

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 080814

PERMIT ISSUED
JUL 22 2008
CITY OF PORTLAND

This is to certify that PORTLAND MUSEUM OF ART / RE-ENTRY

has permission to Develop 45 space parking w/ Plant areas

AT 87 SPRING ST L 039 B015001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of this State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is lashed or closed-in. 4 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Craig Cross
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 7/22/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0814	Issue Date:	CBL: 039 B015001
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Location of Construction: 87 SPRING ST	Owner Name: PORTLAND MUSEUM OF ART	Owner Address: SEVEN CONGRESS SQ	Phone:
Business Name:	Contractor Name: R E Coleman	Contractor Address: 17 Coleman Way Falmouth	Phone 2078312822
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-3

Past Use: Vacant Lot	Proposed Use: Parking Lot - Develop 45 space parking lot w/ Planting areas	Permit Fee: \$1,910.00	Cost of Work: \$189,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: U Type: <i>Parking lot</i>	

Proposed Project Description:
Develop 45 space parking lot w/ Planting areas

Signature: *Greg Cass*

Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

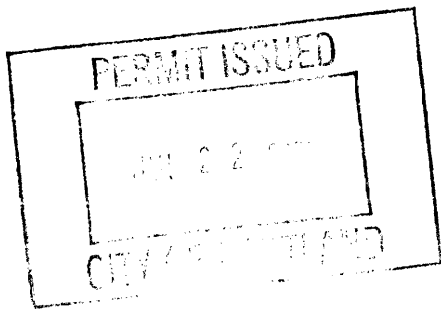
Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 07/03/2008	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>7/7/08</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0814	Date Applied For: 07/03/2008	CBL: 039 B015001
-----------------------	---------------------------------	---------------------

Location of Construction: 87 SPRING ST	Owner Name: PORTLAND MUSEUM OF ART	Owner Address: SEVEN CONGRESS SQ	Phone:
Business Name:	Contractor Name: R E Coleman	Contractor Address: 17 Coleman Way Falmouth	Phone (207) 831-2822
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Parking Lot - Develop 45 space parking lot w/ Planting areas	Proposed Project Description: Develop 45 space parking lot w/ Planting areas
-------------------------------------------------------------------------------	---------------------------------------------------------------------------------

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 07/07/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits shall be required for any new signage.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 07/15/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.			
Dept: Fire	Status: Approved	Reviewer: Capt Greg Cass	Approval Date: 07/09/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Dept: Public Works	Status: Approved with Conditions	Reviewer: Mike Farmer	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date:
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Parks	Status: Approved with Conditions	Reviewer: Jeff Tarling	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Fire	Status: Approved	Reviewer: Greg Cass	Approval Date: 04/11/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: DRC	Status: Approved with Conditions	Reviewer: Phil DiPierro	Approval Date: 07/22/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Planning	Status: Approved with Conditions	Reviewer: Jean Fraser	Approval Date: 05/27/2008
Note:			Ok to Issue: <input type="checkbox"/>

Location of Construction: 87 SPRING ST	Owner Name: PORTLAND MUSEUM OF ART	Owner Address: SEVEN CONGRESS SQ	Phone:
Business Name:	Contractor Name: R E Coleman	Contractor Address: 17 Coleman Way Falmouth	Phone (207) 831-2822
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

1) **CONDITIONAL USE**

The Planning Board voted (5-0, Hall and Odokara absent) that the proposed plans are in conformance with the conditional use standards of the Land Use Code, subject to the following conditions:

- i. The applicant shall submit for final review and approval by Corporation Counsel, and execute prior to the issuance of a Certificate of Occupancy, the license to the City of Portland for limited public access to the landscape gardens associated with the parking lot; and
- ii. That the applicant shall be responsible for ongoing maintenance and monitoring of the operation of the biodetention cell/raingarden, and immediately address any problems that may arise (eg re survival of plantings, safety for the public), whether identified by the applicant or other parties, to the satisfaction of the Planning Authority.

LIGHTING WAIVER

The Planning Board voted 5-0 (Hall and Odokara absent) to waive the Technical Standard, Section XV 3., which requires all lighting fixtures to be of the "cut off" type, to allow for the proposed tree-mounted downlighters, subject to confirmation that this lighting proposal meets the current Illuminating Engineering Society of North America (IESNA) recommendations as per the City's Site Lighting Technical Standards. This waiver is given in recognition of the applicant's objective to provide security lighting within the landscaped areas.

SITE PLAN REVIEW

The Planning Board voted (5-0, Hall and Odokara absent) that the plan is in conformance with the site plan standards of the Land Use Code, subject to the following conditions of approval:

-
- i. That the applicant submit for review and approval of the Planning Authority prior to the issuance of a building permit, the detail of the concrete sidewalk repair proposed within the Right of Way, which should comply with the City of Portland Technical Standards; and
- ii. That the applicant shall be responsible for ongoing maintenance and monitoring of the operation of the biodetention cell/raingarden, and immediately address any problems that may arise (eg re survival of plantings, safety for the public), whether identified by the applicant or other parties, to the satisfaction of the Planning Authority; and
- iii. That the applicant shall submit revised proposals for the lighting along the pedestrian walkway through the site, which meet the City's Site Lighting Standards, for review and approval of the Planning Authority prior to the issuance of a building permit; and
- iv. That any signs, including the proposed sign at the corner of Spring and Oak Streets shown in Plan 5.0, shall be subject to detailed review and approval prior to the issuance of a Certificate of Occupancy; and
- v. That the applicant shall revise the design of the central portion of the fencing along the top of the existing retaining wall to address the concerns of the Children's Museum of Maine, to be submitted for review and approval by the Planning Authority prior to the issuance of a building permit.

Comments:

7/15/2008-tmm: Still need Phi D sign off.

7/7/2008-mes: I returned my plan to Jean F. So she could stamp a final site plan for me. She is waiting for the performance guarantee. DON'T ISSUE PERMIT until planning signs off first.

7/8/2008-JF: Final plan has been stamped as approved so that Building Permit can be progressed; PLEASE DO NOT ISSUE THE BUILDING PERMIT UNTIL PHIL DIPIERRO HAS SIGNED OFF (that the Perf Guarantee has been paid.)



General Building Permit Application


If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>87 SPRING STREET</u>		
Total Square Footage of Proposed Structure/Area <u>16,000 S.F. PARKING LOT</u>		Square Footage of Lot <u>38,737 S.F.</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u> 34B 15</u>	Applicant * <u>must be owner, Lessee or Buyer*</u> Name <u>PORTLAND MUSEUM OF ART</u> Address <u>SEVEN CONGRESS SQUARE</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>207-775-6148</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip <u>N/A</u>	Cost Of Work: \$ <u>189,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>1910.00</u>
Current legal use (i.e. single family) <u>VACANT LOT</u> If vacant, what was the previous use? <u>FORMER YWCA FACILITY</u> Proposed Specific use: <u>PARKING LOT + GARDEN</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>DEVELOPMENT OF 45 SPACE PARKING LOT (PAVED) TO BE UTILIZED BY PORTLAND MUSEUM OF ART. SITE IMPROVEMENTS ALSO INCLUDE INSTALLATION OF PLANTING AREAS ALONG SPRING STREET.</u>		
Contractor's name: <u>R. E. COLEMAN</u> Address: <u>126 INDUSTRIAL WAY</u> City, State & Zip <u>PORTLAND, ME 04031</u> Telephone: <u>797-3779</u> Who should we contact when the permit is ready: <u>STEPHEN MOHR</u> Telephone: <u>871-0003</u> Mailing address: <u>MOHR + SEREDIN, 18 PLEASANT ST., PORTLAND, ME 04101</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature:  Date: 7/2/08

This is not a permit; you may not commence ANY work until the permit is issue



Accessibility Building Code Certificate

NOT APPLICABLE

Designer: _____

Address of Project: _____

Nature of Project: _____

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: _____

Title: _____

Firm: _____

Address: _____

Phone: _____

(SEAL)

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design Application

From Designer: _____
 Date: _____
 Job Name: NOT APPLICABLE
 Address of Construction: _____

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year _____ Use Group Classification (s) _____

Type of Construction _____

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC _____

Is the Structure mixed use? _____ If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? _____ Geotechnical/Soils report required? (See Section 1802.2) _____

Structural Design Calculations

_____ Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- _____ Live load reduction
- _____ Roof *live* loads (1603.1.2, 1607.11)
- _____ Roof snow loads (1603.7.3, 1608)
- _____ Ground snow load, P_g (1608.2)
- _____ If $P_g > 10$ psf, flat-roof snow load P_f
- _____ If $P_g > 10$ psf, snow exposure factor, C_e
- _____ If $P_g > 10$ psf, snow load importance factor, I_s
- _____ Roof thermal factor, C_t (1608.4)
- _____ Sloped roof snowload, P_s (1608.4)
- _____ Seismic design category (1616.3)
- _____ Basic seismic force resisting system (1617.6.2)
- _____ Response modification coefficient, R_d and deflection amplification factor C_d (1617.6.2)
- _____ Analysis procedure (1616.6, 1617.5)
- _____ Design base shear (1617.4, 1617.5.1)

Wind loads (1603.1.4, 1609)

- _____ Design option utilized (1609.1.1, 1609.6)
- _____ Basic wind speed (1809.3)
- _____ Building category and wind importance Factor, w table 1604.5, 1609.5)
- _____ Wind exposure category (1609.4)
- _____ Internal pressure coefficient (ASCE 7)
- _____ Component and cladding pressures (1609.1.1, 1609.6.2.2)
- _____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Flood loads (1803.1.6, 1612)

- _____ Flood Hazard area (1612.3)
- _____ Elevation of structure

Earth design data (1603.1.5, 1614-1623)

- _____ Design option utilized (1614.1)
- _____ Seismic use group ("Category")
- _____ Spectral response coefficients, S_D & S_I (1615.1)
- _____ Site class (1615.1.5)

Other loads

- _____ Concentrated loads (1607.4)
- _____ Partition loads (1607.5)
- _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Certificate of Design

Date: _____

From: _____
NOT APPLICABLE

These plans and / or specifications covering construction work on:

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.

(SEAL)

Signature: _____

Title: _____

Firm: _____

Address: _____

Phone: _____

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

M O H R & S E R E D I N
Landscape Architects, Inc.

July 3, 2008

Ms. Jeanie Bourke
City of Portland – Inspections Division
389 Congress St.
Portland, ME 04101-3503

**Re: Portland Museum of Art – Spring Street Parking and Garden
Building Permit Application**

Dear Ms. Bourke:

On behalf of The Portland Museum of Art we submit the attached General Building Permit Application for the property at 87 Spring Street recently purchased by The Museum. The Museum plans to create a paved parking area for 45 vehicles on the southwesterly corner of the property and to regrade 16,000 s.f. of the lot to create three landscaped terraces paralleling Spring Street. The site improvements will include new storm drainage, site lighting and planting. The City of Portland Planning Board approved this project on June 10, 2008.

Mohr & Seredin Landscape Architects, Inc. has been working with Jean Fraser (Planning) to ensure all the Conditions of Approval have been met. Also, we have been working with Phil DiPierro (Development Review Coordinator) regarding the Performance Guarantee.

Attached are nine (9) full-size site plans, one (1) 11" x 17" set of drawings, and one (1) completed General Building Permit Application, dated July 2, 2008. Also attached is a check in the amount of \$1910.00, based upon construction costs of \$189,000.00.

Please review this General Building Permit Application and make us aware (871-0003) of any additional information your department will need as part of the review process. Thank you.

Sincerely,



Michael King
Mohr & Seredin Landscape Architects, Inc.

Enc. General Building Permit Application
Copies of Site Plans (9)

Cc: Tom Denenberg

Marg Schmuckal



To: All reviewers plus Alex Jaegerman, Barbara Barhydt and Penny Littell for information

From: Jean Fraser

Date: May 16 2008

Additional information submitted for the following project:

Application ID #: 2008-0038

Project Name: PMA parking lot and gardens

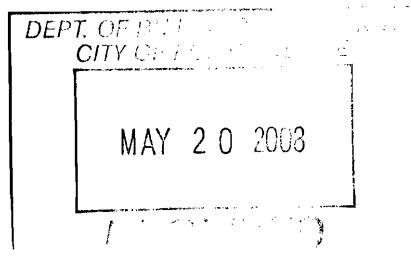
Project Address: 87 Spring Street

This is the final plan set which will go to the Planning Board Hearing on May 27 (report going out Friday, May 23, 2008).

I need final comments on this project on Wed Dev Rev (May 21) and in writing immediately after - very little has changed (see their cover letter) but please note:

1. Re engineering- they submitted the revised engineering responses last week and I circulated those at Dev Rev on May 7 but there was not time for review- so need final review of the revisions. Also note they have added in proposals for the sidewalk which they say address Mike Farmer's Memo.
2. Gates proposed at parking lot entrance which is a new proposal
3. Landscaping and planting has changed- some of which was presented to the Planning Board Workshop in response to Jeffs' comments of May 9- need final review of the attached.
4. PENNY- please note they are sending the draft license agreement.... do we need to have this sorted before the Hearing or can that be a condition?

Thanks
Jean



May 15, 2008

Ms. Jean Fraser
City of Portland
398 Congress St.
Portland, ME 04101

**Re: Revised Submission Materials
Portland Museum of Art Spring Street Parking and Garden Project**

Dear Jean:

As you requested, we submit the attached PDF images of the plans for the Spring Street project. These plans have been revised to include the comments set forth in your memo as well as comments made by the Planning Board at the workshop on May 13, 2008. The specific revisions to the plans are as follows:

1. Electronic gate for parking control:
The plans have been revised to include an electronic gate and 18-foot long control arm. The gate has been located to control access into, and out of, the new parking lot. The gate is designed with both a key pad and magnetic swipe card so that access will be limited to the persons set forth in our earlier correspondence. The control key pad has been located on a granite block on the drivers' side of the entry aisle for ease of convenience. The details for the control gate are included on the detail sheet for the project.
2. Sidewalk repairs and improvement in Spring and Oak Streets:
We have included on our plans the information showing the extent of the sidewalk repair and improvements on Oak and Spring Streets. The work limits are in conformance with Mr. Farmer's memo. We are replacing the concrete sidewalks with brick as is required in this district. The details are shown on the project detail sheet.
3. Treatment of the rear wall:
The information that was presented to the Board for the treatment of the rear wall has been included on a separate drawing, L5.3, submitted in this package. As presented to the Board, we will be installing cables on the rear wall as an armature for the vines. The layout and construction details for the cables are shown on the newly inserted project sheet.
4. Planting:
As discussed with the City Arborist, and reviewed with the Planning Board, we have added an additional vine species, Sweet Autumn Clematis, to the plant list for the rear wall. We have also increased the plant quantities and increased plant

CITY OF PORTLAND, MAINE

PLANNING BOARD

Lance E. Levaman, Chair
David Silk, Vice Chair
Bill Hall
Joe Lewis
Lee Lowry III
Shalom Odokara
Michael J. Patterson

June 10, 2008

Stephen B. Mohr, ASI A
Mohr & Seregin Landscape Architects Inc
18 Pleasant Street
Portland, Maine 04101

RE: Portland Museum of Art Parking Lot, 87 Spring Street, Portland
CBI: 039 B015 001
Application ID: 2008-0038

Dear Mr. Mohr:

On May 27, 2008, the Portland Planning Board considered the Portland Museum of Art proposal for a 45 space surface parking lot and associated access, lighting and landscaping improvements on the site of the former YWCA on Spring Street. The Planning Board reviewed the proposal for conformance with the standards of the Conditional Use and Site Plan Ordinances.

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report #27-08 relevant to standards for conditional use and site plan regulations, and other findings, the Planning Board approved the application with the following motions, waivers and conditions as presented below.

CONDITIONAL USE

The Planning Board voted (5-0, Hall and Odokara absent) that the proposed plans are in conformance with the conditional use standards of the Land Use Code, subject to the following conditions:

- i. The applicant shall submit for final review and approval by Corporation Counsel, and execute prior to the issuance of a Certificate of Occupancy, the license to the City of Portland for limited public access to the landscape gardens associated with the parking lot; and
- ii. That the applicant shall be responsible for ongoing maintenance and monitoring of the operation of the bioretention cell/raingarden, and immediately address any problems that may arise (eg re survival of plantings, safety for the public), whether identified by the applicant or other parties, to the satisfaction of the Planning Authority.

LIGHTING WAIVER

The Planning Board voted 5-0 (Hall and Odokara absent) to waive the Technical Standard, Section XV 3., which requires all lighting fixtures to be of the "cut off" type, to allow for the proposed tree-mounted downlighters, subject to confirmation that this lighting proposal meets the current Illuminating Engineering Society of North America (IESNA) recommendations as per the City's Site Lighting Technical Standards. This waiver is given in recognition of the applicant's objective to provide security lighting within the landscaped areas.

SITE PLAN REVIEW

The Planning Board voted (5-0, Hall and Odokara absent) that the plan is in conformance with the site plan standards of the Land Use Code, subject to the following conditions of approval:

- i. That the applicant submit for review and approval of the Planning Authority prior to the issuance of a building permit, the detail of the concrete sidewalk repair proposed within the Right of Way, which should comply with the City of Portland Technical Standards; and
- ii. That the applicant shall be responsible for ongoing maintenance and monitoring of the operation of the bioretention cell/raingarden, and immediately address any problems that may arise (eg re survival of plantings, safety for the public), whether identified by the applicant or other parties, to the satisfaction of the Planning Authority; and
- iii. That the applicant shall submit revised proposals for the lighting along the pedestrian walkway through the site, which meet the City's Site Lighting Standards, for review and approval of the Planning Authority prior to the issuance of a building permit; and
- iv. That any signs, including the proposed sign at the corner of Spring and Oak Streets shown in Plan 5.0, shall be subject to detailed review and approval prior to the issuance of a Certificate of Occupancy; and
- v. That the applicant shall revise the design of the central portion of the fencing along the top of the existing retaining wall to address the concerns of the Children's Museum of Maine, to be submitted for review and approval by the Planning Authority prior to the issuance of a building permit.

The approval is based on the submitted plans and the findings related to conditional use and site plan review standards as contained in Planning Report #27-08, which is attached.

Please note the following provisions and requirements for all site plan approvals:


1. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
2. 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 Works 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.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
5. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

6. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's 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 representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. 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.)

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. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as 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 Jean Fraser at 874-8728.

Sincerely,



Janice Tevanian, Chair
Portland Planning Board

Attachments:

1. Planning Board Report #27-08
2. Performance Guarantee Packet

Electronic Distribution:

cc: Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections Division
Lisa Dantorth, Administrative Assistant
Michael Bobinsky, Public Works Director
Kathi Farley, Public Works
Bill Clark, Public Works
Michael Farmer, Public Works
Jim Carmody, City Transportation Engineer
Jane Ward, Public Works
Captain Greg Cass, Fire Prevention
Jeff Farling, City Arborist
Tom Errico, Wilbur Smith Consulting Engineers
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy: Project File

From: Jean Fraser
To: Schmuckal, Marge
Date: 7/1/2008 12:17:32 PM
Subject: Portland Museum of Art

Marge,

I was away the week of June 16 and knowing that they wished to move forward re the Building Permit I arranged for Phil to bring down (when they submitted it) the final plan so that you would be able to begin a review of any submitted Building Permit application.

I understand that Phil is still waiting for the Performance Guarantee and when he gets that I will come down and stamp your set as "approved" (the date will be May 27, 2008).

I have put various notes in UI but thought I would follow up as I was away and not entirely sure what communications have taken place on this.

Thanks
Jean

CC: DiPierro, Philip

7/7/08 → I came back to Jean F.
She can't quite sign off yet.

comment
submitted

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

2008-0038
Application I. D. Number
4/2/2008
Application Date
Ptld Museum of Art Spring St. Pking &
Project Name/Description

Portland Museum Of Art
Applicant
Seven Congress Sq , Portland , ME 04101
Applicant's Mailing Address

4/9/08

Consultant/Agent
Agent Ph: Agent Fax:
Applicant or Agent Daytime Telephone, Fax

87 - 87 Spring St Arterial, Portland, Maine
Address of Proposed Site
039 B015001
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 Apt 0 Condo 0 Other (specify) **Conditional Use**

Proposed Building square Feet or # of Units Acreage of Site Proposed Total Disturbed Area of the Site Zoning
0 B-3

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Other
- After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$500.00 Subdivision Engineer Review Date 4/2/2008

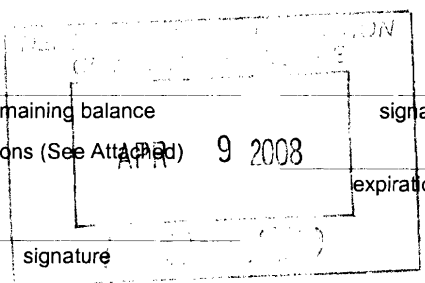
Zoning Approval Status:

Approved Approved w/Conditions See Attached Denied
Approval Date Approval Expiration Extension to Additional Sheets Attached
 Condition Compliance 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	date	<input type="checkbox"/> Conditions (See Attached)	signature
<input type="checkbox"/> Final Inspection	date	9 2008	expiration date
<input type="checkbox"/> Certificate Of Occupancy	date	signature	
<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	



MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0038

Date: 4/11/2008

This property is located within the B-3 Business Zone. Parking lots are required to be approved by the Planning Board under a conditional use appeal. Parking lots in the B-3 zone require parking to be setback a minimum of 35 feet from any street line. This submittal shows 65 feet and 70.5 feet setbacks. Bicycle racks are shown on the plans as encouraged.

A separate application and review is required for any new signage. The B-3 Zone restricts freestanding signs on the peninsula. Section 14- 434 restricts signage heights within areas situated on the corner of two streets.

All other zoning requirements related to this parking lot are being met.

Marge Schmuckal
Zoning Administrator

comments submitted 4/7/08

Applicant: Portland Museum of Art

Date: 4/11/08

Address: 87 Spring St

C-B-L: 039-B-15

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Vacant lot - where The YWCA used to be

Zone Location - B-3

Interior or corner lot - Create parking for 45 vehicles for the primary use of museum staff, volunteers & docents

Proposed Use/Work -

Sewage Disposal - N/A

Lot Street Frontage - N/A

Street setback for parking: condition of USE to PB - 35' min - 65' & 70.5' (Spring, Oak)

Rear Yard -

Side Yard -

Projections - N/A

Width of Lot - N/A

Height - N/A

Lot Area - No min req - 38,797 sq ft shown

Lot Coverage/ Impervious Surface - 100% allowed

Area per Family - N/A

Off-street Parking - previously The YWCA had 24 to 26 pkg spaces

Loading Bays - N/A

Site Plan - 2008 - 0038

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 13 - Zone C

Should show bicycle racks - encourage (shown near bldg) - bosques of birch trees shown sep. req. for new PMA sign - 8' wide easement held by Harper Hotels

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0038

Date: 6/20/2008

Received a "final" as yet unstamped plan. Still meeting the B-3 zone requirements. A separate permit for the parking lot is required through Inspection Services. Separate permits shall be required for any new signage.

Marge Schmuckal
Zoning Administrator

M O H R & S E R E D I N

Landscape Architects, Inc.

March 31, 2008

Ms. Barbara Barhydt, Development Review Services Manager
City of Portland Planning Department
389 Congress St.
Portland, ME 04101

**Re: Portland Museum of Art, Spring Street Site Plan Submission
Tax Map 39B, Lot 15**

Dear Barbara:

On behalf of the Portland Museum of Art (The Museum) we submit the attached site plan and Conditional Use applications, plans, and documents in support of a request for Conditional Use Site Plan approval for the property at 83 Spring Street recently purchased by The Museum. As you know from our meetings and discussions, The Museum is proposing to utilize this property for parking to support the Museum's mission, for outdoor gardens and to improve the appearance of the Museum's facilities on Spring Street. The Museum is putting forth this plan as an interim measure while it develops a long-range Master Plan for the former YWCA property.

The 38,500 s.f. parcel is located at the corner of Oak and Spring Streets and is within the B-3 Downtown Business Zoning District. Parking is permitted within this zone as a Conditional Use and requires Planning Board approval of a site plan developed in conformance with Portland's Land Use Ordinance. The proposal by The Museum is to create a paved parking area for 45 vehicles on the southwesterly corner of the property and to regrade 16,000 s.f. of the lot to create three landscaped terraces paralleling Spring Street. The site improvements will include new storm drainage, site lighting and planting.

Our office has developed this site plan in response to the specific program of The Museum, the historic residential precedents on Spring Street, and the functional issues which exist at this parcel. The proposed parking area includes 35 regular spaces and 10 tandem spaces for a total count of 45 vehicles. This lot will be used primarily by Museum staff, volunteers, docents, and therefore the tandem parking can be successfully used given The Museum's control over, and management of, this lot. The three terraces reflect the prior residential development on Spring Street that was removed to construct the YWCA and the slopes between the terraces reinforce the location of the original house lots that existed on the west side of Spring Street. The bosques of birch trees suggest the massing of the removed homes and are The Museum's landscape statement identifying this parcel as a part of their campus.

The site plan has been developed to include stormwater management measures on the property to address the quantity of runoff as well as water quality. When the YWCA was located on this parcel approximately 90% of the property was impervious and 10% was green space. The design as proposed includes approximately 40% green space and 60% impervious area. The redesign of the drainage system on the property directs the runoff from the parking area into a bio-retention cell/rain garden. This is a low-lying vegetated basin that is constructed with a soil underdrain that will result in runoff with a water quality that meets the City standards. The rain garden will have both an underdrain and an emergency overflow that will be connected to the separated storm drainage system in Spring Street. Runoff from the lawn terraces will be controlled by small drain inlets and underdrains which will also be tied into the separated storm drainage system. A stormwater management plan has been prepared by Steve Blais, PE, of Land Consulting Engineers and is attached with this submission.

Site lighting will be provided via low-level lights on the pedestrian walkway that crosses the southern end of the property and pole mounted lights on the western edge of the parking lot. The walkway lights are proposed as 50-watt metal halide bollard lights. These will be placed parallel to the walkway, adjacent to the parking area, to provide a lower-level, soft, polite illumination level at the edges of the parking lot closest to pedestrian activity. The four pole mounted lights will be located at the western side of the parking lot. These will be metal halide fixtures mounted at a 15-foot height. Both fixture types are simple, anodized black lights that comply with the City of Portland standards. By design the illumination levels are likely to be less than the City standards but as proposed are sufficient to provide safe, nighttime use of this area. An illumination diagram for the site has been included in this submission which shows the footcandle levels within the property. A proposed photometrics plan will be submitted under separate cover.

We have reviewed the traffic and circulation issues for the project and consulted with William Bray, P.E. regarding traffic issues. Prior to the demolition of the YWCA there were 24 to 26 parking spaces that utilized the existing 16-foot wide driveway from Spring Street. The proposed plan expands the parking spaces to 45, and we are proposing to widen the existing driveway to a 20-foot travel width. In doing so, we will relocate the existing 4-foot wide sidewalk in order to accommodate the additional travel width of the driveway. The use of the property by the YWCA produced a daily trip generation level that will not be matched by the proposed use of the space for 20 additional vehicles for parking. Mr. Bray has prepared a summary traffic statement that is attached with this submission.

The three bosques of birch trees are a significant element in the overall landscape design for this project. In order to showcase these plantings we are proposing to remove all of the existing Norway Maples that are on the property. The London Plane tree that is within the Spring Street right-of-way will be preserved. The birches and the proposed shrub masses will meet the intent of the parking lot landscaping guidelines set forth in the City's Technical Supplement. To assure survival of the planting they will all be irrigated as will the lawn areas on the terraces. The existing concrete wall will be treated with a paint that assures graffiti removal, and will be planted with vines on wires as well as on metal trellises. Details for the landscaping are included in this submission with a specific plant list for all proposed plantings.

The design for this property is based upon a simple terraced landform and the massing of the white birch trees that screen the proposed parking on the site. Accordingly, site improvements will be kept to a minimum to allow the strength of the planting and lawn terraces to be revealed. One sign will be located at the driveway entrance stating that the parking is for the Portland Museum of Art staff and a Portland Art Museum identification sign will be placed at the corner of Oak and Spring Streets. No other signs are proposed for the parcel. Granite seating may be incorporated into the park design in a form consistent with the seating found at The Museum entrance. The existing pre-cast concrete pedestrian walkway will be reconstructed with a brick surface to provide color contrast as well as a historical reference with the surface materials.

The property has an eight (8) foot wide easement held by Harper Hotels, Inc. for a pedestrian walkway and utilities. This easement is used by the Holiday Inn to provide pedestrian connection to the Free Street parking lot owned by Harper Hotels, Inc. No other easement are located on the parcel. The Museum is evaluating the issue of public access to the proposed landscaped areas and will discuss that issue with the Planning Board at the April Workshop.

There are no trash cans, solid waste facilities or dumpsters proposed for the project. The Museum handles these needs via their existing facilities so none are included on the site plan. The proposal does not include any structures, so there will be no effluent placed into the City's sanitary sewer system nor

will there be a water demand of domestic use. The stormwater flows leaving the site will be substantially reduced, and have the qualities improved. Based upon these two facts we believe that the public facilities in Spring Street have the capacity to meet the needs of the proposed project.

The Museum plans to proceed with the work immediately upon receipt of the permit from the City. Work will commence in June, and the planting and lawn will be installed by mid to late August, with a completion date by mid-September, 2008. No other state or federal permits are required to perform the work.

This submission includes the following:

1. Site Plan Application and fee.
2. Completed Site Plan Checklist
3. Letter of Agency
4. Letter of Financial Capacity
5. Property deed as evidence of Right, Title and Interest
6. Stormwater Management Report by Steve Blais, PE
7. Written Erosion Control Plan.
8. Traffic statement by William Bray, P.E.
9. Lighting Specifications
10. Perspective Sketches
11. Conditional Use Application and fee.
12. Statement of Conformance with Conditional Use Criteria.
13. Plans
 - S1 -- Standard Boundary Survey
 - L1.0 -- Existing Conditions Plan
 - L2.0 -- Layout, Materials and Lighting Plan
 - L3.0 -- Grading, Drainage, Erosion Control & Utilities Plan
 - L4.0 -- Landscape and Planting Plan
 - L5.0 -- Site Details
 - L5.1 -- Site Details
 - L5.2 -- Site Detail
 - D1 -- Drainage Plan
 - D2 -- Drainage Details and Sections

Please call if you require any other information, or if you want to meet to review this submission.

Sincerely,



Stephen B. Mohr, ASLA

Cc: Mr. Dan O'Leary, PMA
Mr. Charlton Ames
Mr. Hans Underdahl



Development Review Application Portland, Maine

Department of Planning and Development, Planning Division and Planning Board

Address of Proposed Development: **87 SPRING STREET**

Zone: **B-3 DOWNTOWN BUSINESS**

Project Name: **PORTLAND MUSEUM OF ART SPRING STREET PARKING AND GARDENS**

Existing Building Size: **NO BUILDING ON THE LOT** sq. ft.

Proposed Building Size: **NO BUILDINGS PROPOSED** sq. ft.

Existing Acreage of Site: **38,737 (0.89 AC)** sq. ft.

Proposed Acreage of Site: **SAME** sq. ft.

Proposed Total Disturbed Area of the Site: **38,200** sq. ft. *

* If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) or Chapter 500, Stormwater Management Permit with the Maine Department of Environmental Protection (DEP).

<p>Tax Assessor's Chart, Block & Lot:</p> <p>Chart # 39 B</p> <p>Block # 15</p> <p>Lot # 15</p>	<p>Property Owners Name/ Mailing address:</p> <p>PORTLAND MUSEUM OF ART SEVEN CONGRESS SQ. PORTLAND, ME 04101</p> <p>CONTACT: MIR DAN O'LEARY MUSEUM DIRECTOR</p>	<p>Telephone #:</p> <p>775-6148</p> <p>Cell Phone #:</p> <p>N/A</p>
<p>Consultant/Agent Name, Mailing Address, Telephone #, Fax # and Cell Phone #:</p> <p>MORR & SERBIN LANDSCAPE ARCHITECTS, INC. 18 PLEASANT ST PORTLAND 04101 871-0003 (PH)</p>	<p>Applicant's Name/ Mailing Address:</p> <p>SAME AS OWNER</p>	<p>Telephone #:</p> <p>SAME AS OWNER</p> <p>Cell Phone #:</p> <p>N/A</p>

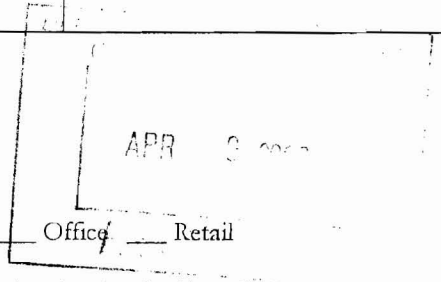
Fee for Service Deposit (all applications) (\$200.00)

Proposed Development (check all that apply)

- New Building
 Building Addition
 Change of Use
 Residential
 Office
 Retail
- Manufacturing
 Warehouse/Distribution
 Parking lot
- Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable
- Site Location of Development (\$3,000.00)
 (except for residential projects which shall be \$200.00 per lot _____)
- Traffic Movement (\$1,000.00)
 Storm water Quality (\$250.00)
- Section 14-403 Review (\$400.00 + \$25.00 per lot)
- Other **CONDITIONAL USE**

(SEPARATE APPLICATION ATTACHED)

~ Please see next page ~



Major Development (more than 10,000 sq. ft.)

- Under 50,000 sq. ft. (\$500.00)
- 50,000 - 100,000 sq. ft. (\$1,000.00)
- Parking Lots over 100 spaces (\$1,000.00)
- 100,000 - 200,000 sq. ft. (\$2,000.00)
- 200,000 - 300,000 sq. ft. (\$3,000.00)
- Over 300,000 sq. ft. (\$5,000.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review

- Less than 10,000 sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

Billing Address: (name, address and contact information)

MOLLY & SEREDIN
 13 PLEASANT ST.
 PORTLAND, ME 04101

PHONE 871-0003
 FAX 871-1410

ATTN: STEPHEN MOLLY
 & TAMMA SEREDIN


Submittals shall include seven (7) folded packets containing of the following materials:

- A. Copy of the application.
- B. Cover letter stating the nature of the project.
- C. Written Submittal (Sec. 14-525 2. (c), including evidence of right, title and interest.
- D. A standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
- E. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
- E. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
- F. In addition to the seven (7) sets of documents listed above, one (1) set of the site plans reduced to 11 x 17 must be submitted.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

Signature of Applicant: 	Date: 30 MARCH 2008
---------------------------------------------------------------------------------------------------------------	------------------------



Site Plan Checklist Portland, Maine

Department of Planning and Development, Planning Division and Planning Board

Project Name, Address of Project

Application Number

The form is to be completed by the Applicant or Designated Representative:

Check Submitted	Site Plan Item	Required Information	Section 14-525 (b,c)
✓	CH. ALTA SURVEY (1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
✓	ON COVER SHEET (2)	Name and address of applicant and name of proposed development	a
✓	(3)	Scale and north points	b
✓	(4)	Boundaries of the site	c
✓	(5)	Total land area of site	d
✓	ON EXIST. COND'S (6)	Topography - existing and proposed (2 feet intervals or less)	e
✓	(7)	Plans based on the boundary survey including:	2
✓	UNSATURATED STATEMENT (8)	Existing soil conditions	a
N/A	(9)	Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
N/A	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
✓	ON COVER SHEET (11)	Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 9 of packet)	d
N/A	(12)	Location of on-site waste receptacles	e
✓	OR COND. PLAN (13)	Public utilities	e
✓	(14)	Water and sewer mains	e
✓	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
✓	ON CH ALTA SURVEY (16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
✓	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
✓	(18)	Parking areas	g
✓	EXISTING PAVEMENT (19)	Loading facilities	g
✓	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
✓	(21)	Curb and sidewalks	g
✓	(22)	Landscape plan showing:	h
✓	(23)	Location of existing vegetation and proposed vegetation	h
✓	(24)	Type of vegetation	h
✓	(25)	Quantity of plantings	h
✓	(26)	Size of proposed landscaping	h
✓	(27)	Existing areas to be preserved	h
✓	(28)	Preservation measures to be employed	h
✓	(29)	Details of planting and preservation specifications	h
✓	(30)	Location and dimensions of all fencing and screening	i
✓	(31)	Location and intensity of outdoor lighting system	j
✓	EXISTING OR PROPOSED (32)	Location of fire hydrants, existing and proposed (refer to Fire Department checklist)	k
✓	(33)	Written statements to include:	c
✓	(34)	Description of proposed uses to be located on site	cl
✓	(35)	Quantity and type of residential, if any	cl
✓	(36)	Total land area of the site	c2
✓	N/A NO BUILDINGS PROPOSED (37)	Total floor area, total disturbed area and ground coverage of each proposed Building and structure	c2
✓	(38)	General summary of existing and proposed easements or other burdens	c3
✓	NOISE PROTECTED (39)	Type, quantity and method of handling solid waste disposal	c4
✓	IN CONSULTATION (40)	Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets	c5
✓	STORM DRAINAGE REPORT (41)	Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	c6 c6

✓	(42)	An estimate of the time period required for completion of the development	7
✓	(43)	A list of all state and federal regulatory approvals to which the development may be subject to. Include the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction.	8
✓	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.	h8
✓ DEED SUBMITTED	(48)	Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.	
N/A	(49)	A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.	
✓ ON YRISC UNIT SUBMISSION	(50)	A jpeg or pdf of the proposed site plan, if available.	
	(51)	Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.	

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities
- erosion and sedimentation controls to be used during construction
- a parking and/or traffic study
- emissions
- a wind impact analysis
- an environmental impact study
- a sun shadow study
- a study of particulates and any other noxious
- a noise study

Other comments:

~~THE~~ The following additional information has been submitted with this application

- Storm Drainage Study (Land Consulting Engineers)
- Erosion Control Plan (M#)
- Traffic/Circulation Statement (William Brown, PE)



Site Plan Checklist Portland, Maine

Department of Planning and Development, Planning Division and Planning Board

**PORTLAND MUSEUM OF ART
SPRING STREET PARKING and GARDENS - 87 SPRING ST.**

Project Name, Address of Project

Application Number

The form is to be completed by the Applicant or Designated Representative:

Check Submitted	Site Plan Item	Required Information	Section 14-525 (b,c)
✓ SEE S-1	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
✓ COVER SHEET	(2)	Name and address of applicant and name of proposed development	a
✓ L1 - L-4	(3)	Scale and north points	b
✓ S-1	(4)	Boundaries of the site	c
S-1 and COVER SHEET	(5)	Total land area of site	d
L-1 and L-3	(6)	Topography - existing and proposed (2 feet intervals or less)	e
✓	(7)	Plans based on the boundary survey including:	2
COVER SHEET	(8)	Existing soil conditions	a
N/A or L-1	(9)	Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
N/A NO BUILDINGS	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
✓ COVER SHEET	(11)	Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 9 of packet)	d
N/A NONE EXIST.	(12)	Location of on-site waste receptacles	e
✓ L-1	(13)	Public utilities	e
✓ L-1	(14)	Water and sewer mains	e
✓ L-1 and L-3	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
✓ S-1	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
✓ S-1 and L-1 to L-4	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
✓ L1 THRU L-4	(18)	Parking areas	g
EXISTING L-1	(19)	Loading facilities	g
✓ L-1 THRU L-4	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
✓ L1 THRU L-4	(21)	Curb and sidewalks	g
✓ L-4	(22)	Landscape plan showing:	h
✓ L-1 and L-4	(23)	Location of existing vegetation and proposed vegetation	h
✓ L-1 and L-4	(24)	Type of vegetation	h
✓ L-4	(25)	Quantity of plantings	h
✓ L-4	(26)	Size of proposed landscaping	h
✓ L-4	(27)	Existing areas to be preserved	h
✓ L-5	(28)	Preservation measures to be employed	h
✓ L-5	(29)	Details of planting and preservation specifications	h
✓ L-4	(30)	Location and dimensions of all fencing and screening	i
L-2	(31)	Location and intensity of outdoor lighting system	j
L-1	(32)	Location of fire hydrants, existing and proposed (refer to Fire Department checklist)	k
COVER LETTER	(33)	Written statements to include:	c
COVER LETTER	(34)	Description of proposed uses to be located on site	cl
N/A	(35)	Quantity and type of residential, if any	cl
COVER LETTER	(36)	Total land area of the site	c2
N/A COVER LETTER	(37)	Total floor area, total disturbed area and ground coverage of each proposed Building and structure	c2
COVER LETTER	(38)	General summary of existing and proposed easements or other burdens	c3
N/A	(39)	Type, quantity and method of handling solid waste disposal	c4
COVER LETTER	(40)	Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets	c5
COVER LETTER and BLAIS REPORT	(41)	Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	c6

✓ <u>COVER LETTER</u>	(42)	An estimate of the time period required for completion of the development	7
<u>COVER LETTER</u>	(43)	A list of all state and federal regulatory approvals to which the development may be subject to. Include the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction.	8
<u>LETTER FROM PMA</u>	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.	h8
<u>DEED SUBMITTED</u>	(48)	Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.	
<u>N/A</u>	(49)	A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.	
<u>WITH SUBMISSION</u>	(50)	A jpeg or pdf of the proposed site plan, if available.	
_____	(51)	Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.	

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- | | | | |
|----|-------------------------------------------------------------------|----|-----------------------------------------------|
| → | drainage patterns and facilities | NO | an environmental impact study |
| → | erosion and sedimentation controls to be used during construction | NO | a sun shadow study |
| → | a parking and/or traffic study | NO | a study of particulates and any other noxious |
| → | emissions | NO | a noise study |
| NO | a wind impact analysis | | |

Other comments:

THIS SUBMISSION INCLUDES:

EROSION & SEDIMENTATION CONTROL PLAN (S. MCHILL and S. BUAIS, PE)

TRAFFIC STATEMENT (W. BRADY, P.E.)

DRAINAGE STUDY (S. BUAIS, PE)



Portland Museum of Art

March 25, 2008

To whom it may concern:

Mohr & Seredin, Landscape Architects, Inc. is authorized to act on behalf of the Portland Museum of Art for the purposes of securing City of Portland permits for the PMA Spring Street Site Improvements Project at 87 Spring Street.

Yours truly,

Hans Underdahl

President

Portland Museum of Art Board of Trustees



Portland Museum of Art

March 25, 2008

To whom it may concern:

The cost to complete the PMA Spring Street Site Improvements Project is estimated not to exceed \$280,000. The Portland Museum of Art's Board of Trustees, at their meeting on March 19, 2008, voted to authorize sufficient funds be set aside to complete this project as budgeted. This money will be available through existing funds.

Yours truly,

Elena Murdock
Deputy Director for Finance and Operations

QUITCLAIM DEED


THE YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF PORTLAND, MAINE, a Maine nonprofit corporation, for consideration paid, GRANTS to the **PORTLAND MUSEUM OF ART**, a Maine nonprofit corporation having a mailing address of Seven Congress Square, Portland, Maine 04101, certain real estate located in Portland, Cumberland County, Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

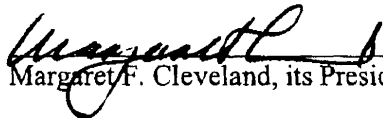
Reference is hereby made to the following deeds: State of Maine to Young Women's Christian Association of Portland, Maine by quitclaim deed dated November 19, 1958 and recorded in the Cumberland County Registry of Deeds in Book 2451, Page 19; and Porteous, Mitchell & Braun Company to Young Women's Christian Association of Portland, Maine by warranty deed dated August 12, 1966 and recorded in the Cumberland County Registry of Deeds in Book 3303, Page 47. Further reference is made to that certain "ALTA/ACSM LAND TITLE SURVEY at 87 Spring Street, Portland, Maine made for Maine State Housing Authority" dated December 1, 2006 and prepared by Owen Haskell, Inc.

IN WITNESS WHEREOF, this instrument is executed on behalf of The Young Women's Christian Association of Portland, Maine this 10th day of July, 2007 by Margaret F. Cleveland, its President, thereunto duly authorized.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

THE YOUNG WOMEN'S CHRISTIAN
ASSOCIATION OF PORTLAND, MAINE

Witness 


Margaret F. Cleveland, its President

STATE OF MAINE
County of Cumberland, SS.

July 10, 2007

Then personally appeared the above-named Margaret F. Cleveland, President of The Young Women's Christian Association of Portland, Maine, and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of The Young Women's Christian Association of Portland, Maine.

Before me,


Notary Public/Maine Attorney-at-Law

Printed Name: _____

JOLEEN M. RICE

NOTARY PUBLIC, MAINE

COMMISSION EXPIRES MAY 3, 2012

SEAL

EXHIBIT A

87 Spring Street, Portland, Maine

A certain lot or parcel of land, with the buildings thereon, situated on the northerly side of Spring Street and the westerly side of Oak Street in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at the aforementioned intersection of Spring and Oak Streets;

Thence S 61° 29' 20" W along said northerly side of Spring Street, 264.94 feet to land now or formerly of the Portland Society of Art;

Thence, leaving said Spring Street, N 25° 44' 40" W along said Portland Society of Art land 114.90 feet;

Thence N 24° 10' 40" W, continuing along said Portland Society of Art land 47.37 feet to land now or formerly of Harper Hotels Inc.;

Thence, along said Harper Hotels Inc. the following courses and distances:

N 63° 27' 20" E a distance of 72.75 feet;

N 68° 06' 18" E a distance of 127.15 feet;

S 27° 48' 20" E a distance of 30.48 feet;

N 68° 56' 12" E a distance of 71.57 feet to the westerly side of the aforementioned Oak Street;

Thence S 21° 02' 20" E along said Oak Street 106.00 feet to the point of beginning and containing 0.89 acres, more or less.

Together with the benefit of rights and easements granted to The Young Women's Christian Association of Portland, Maine by Portland Society of Art as set forth in an Indenture dated October 8, 1980 and recorded in the Cumberland County Registry of Deeds in Book 4689, Page 284, and subject to the rights and easements granted to the Portland Society of Art in said instrument and the terms and conditions contained therein, as affected by an Amendment to Indenture dated December 1, 1982 and recorded in said Registry of Deeds in Book 5089, Page 116.

Subject to an easement granted to Harper Hotels, Inc. by The Young Women's Christian Association of Portland, Maine as set forth in an Easement Deed dated September 30, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10376, Page 112.

Received
Recorded Register of Deeds
Jul 10 2007 01:19:15P
Cumberland County
Pamela E. Lovley



STORMWATER ANALYSIS
For
PORTLAND MUSEUM OF ART
SPRING STREET PARKING and GARDENS
March 25, 2008

INTRODUCTION

As requested by Mohr & Seredin Landscape Architects, we have prepared this report to evaluate stormwater runoff from the interim Portland Museum of Art's Spring Street Parking and Gardens development, in Portland, Maine. This stormwater analysis will be updated as the Museum develops a long term Master Plan for the property.

The 0.89 ± acre parcel is located on the northwest corner of Spring Street and Oak Street in Portland, Maine. There is approximately ten feet of elevation change over the length of the 106 foot by 264 foot lot. This parcel will be referred to as the "Site" for the remainder of this report.

In this analysis the existing condition refers to the Site conditions prior to demolition of the Young Women's Christian Association (YWCA) Building. The Portland Museum of Art's plans for the Site are to construct an interim parking facility with 35 vehicles spaces and 10 tandem parking spaces separated from Spring Street by a series of landscaped terraces.

The proposed development reduces the amount of impervious areas on the Site due to the introduction of the new landscaped areas. The additional landscaped areas will absorb more rainwater, thus reducing the Site's stormwater impacts. To further reduce stormwater impacts, the Museum is proposing to construct an interim bioretention cell to treat the runoff from the proposed parking area and a portion of the driveway near the museum.

DATA COLLECTION AND ASSUMPTIONS

The following information sources were used to create a HydroCAD drainage model of the Site:

- CAD files from Mohr & Seredin.
- Field observations and data collected in the field by LCE.



HydroCAD is a Computer Aided Design program for modeling the hydrology and hydraulics of stormwater runoff. It is based largely on hydrology techniques developed by the Soil Conservation Service (now the Natural Resources Conservation Service), combined with other hydrology and hydraulics calculations. For a given rainfall event, these techniques are used to generate hydrographs throughout a watershed. This allows LCE to verify that a given drainage system is adequate for the area under consideration, or to predict where flooding or erosion problems are likely to occur.

Curve numbers (CNs) assigned to differing land cover and soil types were taken from tables within the HydroCAD software, which are from the SCS TR-55 manual, revised 1986. Because the Sites soils have been altered over the years, we have assumed them to have a hydrologic soil classification (HSG) of C.

24-hour rainfall depths were taken from the "City of Portland, Maine Technical and Design Standards and Guidelines, Adopted September 1987, March 2000". Times of concentrations were calculated with the HydroCAD software using the TR-55 methodologies including sheet flow, shallow concentrated flow, and circular channel flow.

Watershed subcatchments for the existing and proposed conditions are shown on the enclosed Drawing C-2. Modeling assumptions made for each subcatchment are summarized in the attached HydroCAD output.

EXISTING SITE CONDITIONS

The total impervious area for the Site's existing conditions is approximately 39,358 square feet. This area includes the former YWCA building, driveway, and parking area. The building had a flat roof, which we were told by YWCA staff and a building contractor connected directly into the City's stormwater system in Spring Street via a closed conduit system.

The Site generally slopes towards the northeast and has an elevation change of approximately 10 feet. Runoff from the Site flowed into the City of Portland's storm sewer system in Spring Street. There was no treatment that we are aware of for the Site's stormwater runoff other than a Casco Bay trap in the single parking lot catch basin located on the Site.



PROPOSED DEVELOPMENT CONDITIONS

The proposed project converts a portion of the existing building footprint into landscaped area; it reconfigures and expands, the existing parking, and it adds a new stormwater collection and treatment system on the property.

The total impervious area in the proposed condition is 20,945 square feet, an 18,413 square foot decrease from existing conditions. Land cover changes include converting impervious area to lawn/landscaped area as discussed above.

Positive drainage will be provided from the landscaped areas and new parking lot by sheet flow/vertical relief, and drainage inlets. The new parking area will drain via overland flow to a bioretention cell at the southeast corner of the Site. This BMP (best management practices) device will treat frequent "first flush" stormwater flows. A catch basin in the bioretention cell will serve as an overflow spillway for larger storms. This catch basin will be connected to the existing separated stormwater system in Spring Street via a 12-inch pipe.

The landscaped area includes a series of three stepped terraces. These terraces will be drained by smaller drain inlets which will be interconnected by 8" pipes and released into the City stormwater system as shown on Drawing C-1. Stormwater pipes and culverts are designed to pass the 25-year storm-event.

WATER QUANTITY

The interim development will have less runoff quantity than left the property in the existing conditions without use of any detention in the proposed stormwater management plan. This is due to the roughly 30% reduction in impervious area proposed by the plan.

The bioretention cell will further decrease stormwater flows. The table below compares the existing conditions to the interim developed condition's peak flows for the 2, 10, and 25-year storm events.



**Table Comparing Peak Flows
Portland Museum of Art - Spring Street Gardens
March 25, 2008**

Storm Event	Existing Conditions Peak Flow (cfs)	Interim Conditions Peak Flow (cfs)
2-Year	2.46	0.68
10-Year	4.61	3.50
25-Year	5.61	4.37

WATER QUALITY

In existing conditions, the Site had no water quality treatment devices other than a casco bay trap in the parking lot catch basin. Reducing the Sites impervious area reduces its stormwater quality impact.

The bioretention cell is designed using Maine Department of Environmental Protection standards. It will treat 1.0 inch of water from impervious surfaces and 0.4 inches of water from landscaped areas. The attached calculations and HydroCad data show the design of the bioretention cell.

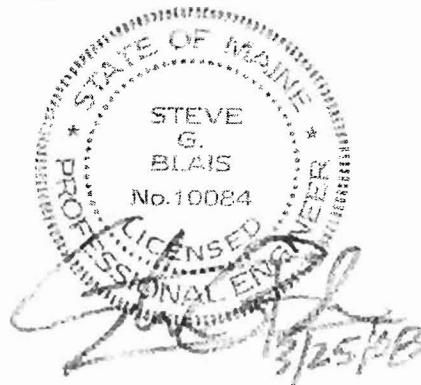
All construction will be in accordance with the most current Maine Erosion and Sedimentation Control Best Management Practices.

CONCLUSIONS

Due to the significant decreases in impervious area, the interim design described in this report will have less stormwater impacts than the YWCA Site did. The bioretention cell will provide additional stormwater mitigation.

This analysis will be revised when the Master Plan is completed. Stormwater quality and quantity will be compared between developed conditions of the Master Plan and existing conditions of the YWCA building Site.

Steve G. Blais, PE



PORTLAND MUSEUM OF ART
SPRING STREET GARDENS
Water Quality Computations
 March 21, 2008

Water Quality Treatment Table

Treatment Unit	Treated Impervious Area	Treated Landscaped/Lawn Area	Total Treated Area	Required WQ Volume	Provided WQ Volume	Subcatchment
Bioretention Cell	13,700 SF	9,937 SF	23,637 SF	1,473 CF	1,483 CF	1.25

- Notes: 1. WQ Volume = (1.0" x Treated Impervious Area) + (0.4" x Treated Landscaped Area)
 2. Req'd Filter Area = 5% of Treated Impervious Area + 2% of Treated Landscaped/Lawn Area

WATER QUALITY VOLUME CALCS.

08109

Type III 24-hr 2-Yr Rainfall=2.60"

Prepared by LAND CONSULTING ENGINEERS, PA

Printed 3/22/2008

HydroCAD® 8.50 s/n 003530 © 2007 HydroCAD Software Solutions LLC

Stage-Area-Storage for Pond 1.2P: BIO. CELL

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
93.50	550	0
93.55	565	28
93.60	580	56
93.65	595	86
93.70	610	116
93.75	625	147
93.80	640	178
93.85	655	211
93.90	670	244
93.95	685	278
94.00	700	313
94.05	720	348
94.10	740	384
94.15	760	422
94.20	780	461
94.25	800	500
94.30	820	540
94.35	840	582
94.40	860	625
94.45	880	668
94.50	900	713
94.55	920	758
94.60	940	804
94.65	960	852
94.70	980	901
94.75	1,000	950
94.80	1,020	1,000
94.85	1,040	1,052
94.90	1,060	1,105
94.95	1,080	1,158
95.00	1,100	1,213
95.05	1,136	1,268
95.10	1,172	1,326
95.15	1,208	1,386
95.20	1,244	1,447
95.25	1,280	1,510
95.30	1,316	1,575
95.35	1,352	1,642
95.40	1,388	1,710
95.45	1,424	1,780
95.50	1,460	1,853
95.55	1,496	1,926
95.60	1,532	2,002
95.65	1,568	2,080
95.70	1,604	2,159
95.75	1,640	2,240
95.80	1,676	2,323
95.85	1,712	2,408
95.90	1,748	2,494
95.95	1,784	2,582
96.00	1,820	2,673

SURFACE STORAGE = 1,213 CF

STORAGE IN SOIL MEDIA:

$$550 \text{ FT}^2 \times 1.5 \text{ FT} \times 30\% = 270 \text{ FT}^3$$

$$\begin{array}{r} 1,213 \text{ CF} \\ + 270 \text{ CF} \\ \hline \end{array}$$

1,483 CF = Total Water Quality
Volume Provided



SGB
3/21/08

EROSION AND SEDIMENTATION CONTROL PLAN

for

Portland Museum of Art Spring Street Parking and Gardens

87 Spring Street
Portland, Maine

March 30, 2008

INTRODUCTION

The following plan for controlling sedimentation and erosion in this project is based on conservation practices found in the Maine Erosion & Sediment Control BMPS Manual, Maine Department of Environmental Protection (DEP), March 2003, or latest edition. The contractor who implements this plan shall be familiar with this publication and adhere to it and the practices presented herein.

The project site is at the former YWCA property at the corner of Oak and Spring Streets in Portland, Maine. The proposed site work consists of approximately 38,200 s.f. of regrading of the site to create a parking lot for 45 vehicles and 16,000 s.f. of terraced landscape area.

The site is 38,737 s.f. in size and the work will involve the majority of the site, all of which is currently disturbed gravel and loam surface. There are currently erosion issues in the parts of the lot not used for parking which this project will address.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

The following is a list of general erosion control practices that will be used to prevent erosion and sedimentation before, during and after the construction of this project. In addition, special care shall be used at all times to:

- 1) Limit disturbance and, hence, erosion;
- 2) Correct any erosion problems immediately;
- 3) Regularly monitor the implemented practices, especially after every rainfall;
- 4) Revegetate disturbed areas as soon as possible after construction;
- 5) Topsoil shall not be removed from the site.

Haybales and/or Silt Fence

As noted on the plans, haybales and/or silt fencing is to be installed at the toe of work area near Spring and Oak Streets which are the limits of the property and soil disturbance.

Temporary Protection Measures for Drainage Structures

As shown on the plan the existing catchbasin will be covered with a solid grate to prevent runoff from entering the system.

Construction Entrance

The existing driveway from Spring Street and the related on-site parking lot entrance will serve as the construction entrance for construction equipment necessary for work of this project. Wheeled or tracked equipment will travel over a stone construction entrance in the parking lot prior to driving over the paved drive leading to Spring Street.

On Site Sediment Basin

The rain garden area will be excavated at the start of the project so that it can serve as a temporary sediment basin for the proposed construction activities.

CONSTRUCTION PHASE

The following general practices will be implemented to prevent erosion during construction on this project:

1. Only those areas under active construction will be left in an untreated or unvegetated condition. Once construction of an area is complete, final grading, loaming and seeding shall occur immediately (refer to "Post Construction Revegetation" section). If final grading, loaming and seeding cannot occur immediately, it shall be done prior to any storm event and within 15 days of completing construction in the area. If final grading, loaming and seeding cannot occur within 15 days, or if the area is not under active construction for a period longer than 15 days, see Item No. 5 below.
2. Prior to the start of construction in a specific area, silt fencing, haybales and/or erosion control mix berms will be installed at the toe of slope and in areas as located on the plans to protect against any construction related erosion.
3. Topsoil will not be removed from the site and will be stockpiled when necessary in areas which have minimum potential for erosion and will be kept as far as possible from existing drainage areas. 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. Stockpiles expected to remain longer than 3 days shall be encircled with haybales or silt fence at the toe of the pile.
4. All disturbed areas expected to remain longer than 15 days shall be:
 - A. Treated with straw at a rate of 70-90 lbs. per 1000 square feet from 4/14 to 10/1, or at a rate of 150-200 lbs. per 1000 square feet from 10/1 to 4/15.
 - B. Seeded with conservation mix of perennial rye grass (1.0 lbs/1000 sq.ft.) and mulched immediately. From 10/1 to 4/15, follow the seeding rates as outlined below in sub-section 4.D. of the "Post Construction Revegetation" section.
 - C. Monitored every two weeks until seeding can occur and remulched as needed to protect slopes.
5. All grading will be held to a maximum 3:1 slope where practical. Greater slopes may be used where the banks are protected with soft armour matting, or riprap. All slopes will be stabilized with permanent seeding immediately after final grading is complete. (It is understood that immediately means within 5 days of the completion of work. See Post-Construction revegetation for seeding specification.)

6. Construction traffic will be directed over the construction entrance into the site area. Any areas subject to rutting will be stabilized immediately. The crushed stone construction entrance shall be maintained by the addition of more crushed stone as needed as the voids become filled. The entrance driveway and Spring Street shall be swept daily should mud be left on these paved surfaces by construction activities.

POST CONSTRUCTION REVEGETATION

The following general practices will be implemented to prevent erosion as soon as an area is ready to undergo final grading:

1. A minimum of 6" of loam will be spread over disturbed areas and graded to a uniform depth and natural appearance.
2. If final grading is accomplished during the normal growing season (4/15 to 10/1), permanent seeding will be done as specified below. Prior to seeding, limestone shall be applied at a rate of 100 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:

<u>Lawns</u>		<u>Swales</u>	
Hard Fescue	0.60 lbs/1000 sf	Creeping Red Fescue	0.46 lbs/1000 sf
Creeping Red Fescue	0.46 lbs/1000 sf	Red Top	0.05 lbs/1000 sf
Perennial Ryegrass	0.11 lbs/1000 sf	Tall Fescue	0.46 lbs/1000 sf

If permanent seeding areas that have received winter mulching, the top two inches of winter mulching shall be removed.

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 Design Professional.
 - A. Hay mulch shall be applied at the rate of 2 tons per acre. Hay mulch shall be secured by one of the following:
 1. Drive over with tracked construction equipment on grades of 5% and less.
 2. Blanket with tacked photodegradable/biodegradable netting on grades greater than 5%.
 - B. Hydro-mulch shall consist of a mixture of binder, wood fibre or paper fibre and water which is sprayed over a seeded area. Hydro-mulch shall not be used between 10/1 and 4/15.
4. Construction shall be planned to eliminate the need for seeding between October 1st and April 15th. Should seeding be necessary between these dates, 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 s.f.) shall be sown instead of the previously noted seeding rate.

- D. Where temporary seeding is required, Annual Winter Rye (2.5 lbs/1000 s.f.) 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 spread.
 - F. Hay mulch shall be secured with photodegradable/biodegradable netting. Tracking by machinery alone will not suffice. Winter mulching rates, as specified above in subsection 5.A. of the "Construction Phase" section, should be applied during this period.
5. 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 Design Professional that the existing catch is inadequate.

MONITORING SCHEDULE

The contractor shall be 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. Immediately following any significant rainfall, and at least once a week, a visual inspection will be made of all erosion and sedimentation controls as follows:

1. Haybale barriers and silt fence shall be inspected and repaired. Sediment trapped behind these barriers shall be excavated when it reaches a depth of 6" and redistributed to areas undergoing final grading. Should the haybale barriers prove to be ineffective, the contractor shall install silt fence behind the haybales.
2. Construction entrance (crushed stone per details) shall be visually inspected daily. Spring Street and the access drive shall be swept should mud or debris be deposited/tracked onto them.

EROSION CONTROL REMOVAL

An area is considered stable if it is paved or if 80% growth of planted seeds are established. Once an area is considered stable, the erosion control measures can be removed as follows:

1. Haybales and Silt Fence

The haybales and silt fence shall be disposed of legally and properly off-site. All sediment trapped behind these controls shall be distributed to an area undergoing final grading or removed and relocated off-site.

The above erosion controls must be removed within 30 days of final stabilization of the site.

Conformance with this plan, and following these practices, will result in a project that complies with the State Regulations, and will protect water quality in areas downstream from the project.



Stephen B. Mohr, ASLA
Mohr & Seredin Landscape Architects, Inc.

William J. Bray, P.E.
235 Bancroft Street
Portland, Maine 04102
Phone (207) 774-3603
trafficsolutions@maine.rr.com

March 27, 2008

Stephen B. Mohr, ASLA
Mohr & Seredin, Landscape Architects, Inc.
18 Pleasant Street
Portland, Maine 04101

RE: Portland Museum of Art – Parking Lot Access

Dear Steve:

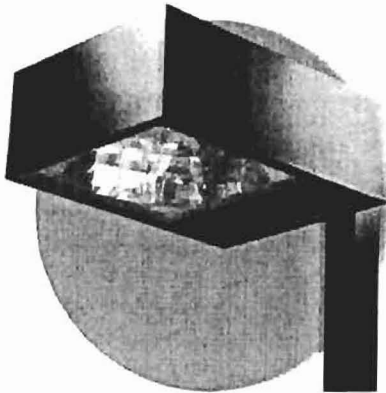
It is my understanding that the Portland Museum of Art is proposing to develop a 42 to 45-space surface parking lot in the general area of the recently removed YWCA building. Access to the facility will be provided across an existing 16-foot wide driveway that intersects Spring Street directly opposite the Holiday Inn parking garage entrance. Your March 11th note asks that I address the following two project design issues:

- Is the existing 16-foot wide access drive adequate for safe ingress/egress to the parking lot?
- Are there other traffic safety issues that need to be addressed with development of the proposed parking lot?

The American Association of State Highway and Transportation Officials (AASHTO) handbook, which presents national standards for the design and construction of highways and streets, has been adopted by the Maine Department of Transportation to provide uniform design practices within the State of Maine. The most recent 2004 edition of the AASHTO manual establishes the design width of a passenger vehicle at 7'0". In my opinion, based upon this design dimension, two passenger vehicles, one entering and a second departing, the proposed parking lot would have considerable difficulty passing each other safely with an overall driveway dimension of 16-feet. It is suggested that the driveway be widened to a minimum width of 20-feet, which provides a reasonable dimension for both vehicles to safely pass each other.

Vehicle sightlines were examined at the existing driveway intersection with Spring Street to determine if vehicles leaving the parking lot are visible to approaching vehicles traveling west on Spring Street. A clear line of sight in excess of 200-feet is attainable "looking" to the center of the approaching travel lanes on Spring Street, which is adequate for approach speeds of 25mph. Based upon the existing conditions plan that you provided for my review, the existing

RAVEN®



Features

- Lightweight, rugged, one-piece formed and welded aluminum for smooth construction and weatherproofing. Pre-drilled for mounting. Decorative embossed band and reveal colors available.
- Extruded aluminum doorframe with rigid corner bracing and die-cast zinc latches for tool-free entry. Quality silicone gasketing seals out insects, dirt and moisture. Decorative silk screening conceals electrical compartment. Flat tempered and impact-resistant glass provide sharp full cutoff.
- Hydroformed and performance series reflectors available. IES type II, III, IV, and V distributions. RCS: H2/H3/H5 (hydroformed), H2P/H3P (patented multi-faceted hydroformed), H4 (multi-piece), H5P (segmented). RCL: H2P/H3P (segmented), H4/H4P (multi-piece), H5 (hydroformed). All reflectors are field rotatable.
- Extruded arms along with multiple adapters provide mounting flexibility.
- Mogul porcelain socket, pulse rated, with spring-loaded, nickel-plated center contact and reinforced lamp grip screw shell. Medium base for ED-17 lamp.
- CWA type, HPF ballast, starting rated at -20°F (-40°F for HPS). Removable Powr-Pan!® available for maintenance and installation ease.
- Durable Lektrocote® TGIC thermoset polyester powder coat paint finish assures long life and maintenance-free service.
- UL 1598 listed and CSA certified for outdoor use in wet locations.

Ordering Information

Example: RCS - A4 - H17 - H3 - F - Q - DB - F1

Series	RCS Raven Small (100-400W)
RCL	Raven Large (400-1000W)
Mounting	
A4	Arm Mount (includes 4" rigid arm)
A10 ²	Arm Mount (includes 10" rigid arm)
WB	Wall Bracket (arm not required or included)
WBA4	Wall Bracket with 4" rigid arm
WBA10	Wall Bracket with 10" rigid arm
0	No arm or wall bracket (only order without arm or wall bracket when they are ordered as an accessory)

Wattage/Source	
Metal Halide	
H17	175W (ED-28) RCS only
H25	250W (ED-28) RCS only
H40	400W (RCS: ED-28, RCL: BT-37)
H1K	1000W (BT-56) RCL only
Super Metal Halide	
MS17	175W (ED-28) RCS only
MS25	250W (ED-28) RCS only
MS40	400W (RCS: ED-28, RCL: BT-37)
MS1K	1000W (BT-56) RCL only

Pulse Start Metal Halide	
P10	100W (ED-17) RCS only
P12	125W (ED-17) RCS only
P15	150W (ED-28) RCS only
P20	200W (ED-28) RCS only
P25	250W (ED-28) RCS only
P32	320W (ED-28) RCS only
P35	350W (ED-28) RCS only
P40	400W (RCS: ED-28, RCL: BT-37)
P75	750W (BT-37) RCL only
P1K	1000W (BT-37) RCL only

High Pressure Sodium	
S10	100W (ED-23 1/2) RCS only
S15	150W (ED-23 1/2) RCS only
S25	250W (ED-18) RCS only
S40	400W (ED-18)
S60 ³	600W (T-14) RCL only
S75 ³	750W (BT-37) RCL only
S1K	1000W (E-25) RCL only

Series	Mount	Wattage Source	Orient./ Dist.	Lens	Volts	Color	Options
Lamp Orientation/Distribution							
H2			Horiz. II - RCS only (hydroformed)				Options
H2P ⁴			Horiz. II - Performance Series (RCS: patented multi-faceted hydroformed; RCL segmented)				W1 120V Wiring Prep
H3			Horiz. III - RCS only (hydroformed)				W2 208V Wiring Prep
H3P			Horiz. III - Performance Series (RCS: patented multi-faceted hydroformed; RCL segmented)				W3 240V Wiring Prep
H4			Horiz. IV (multi-piece)				W4 277V Wiring Prep
H4P			Horiz. IV - RCL only Performance Series (multi-piece)				W5 480V Wiring Prep
H5			Horiz. V - (hydroformed)				W6 347V Wiring Prep
H5P			Horiz. V - Performance Series RCS Only (segmented)				RPA2 Round Pole Adapter (2 3/4 - 3 1/8")
Lens							
F			Flat				RPA3 Round Pole Adapter (3 1/4 - 3 3/4")
Voltage							
Q ¹			Quad-Tap ⁶ 120/208/240/277V				RPA4 Round Pole Adapter (3 7/8 - 4 1/2")
5			480V				RPA5 Round Pole Adapter (5")
T ^{1,3}			Tri-Tap ⁶ 120/277/347V				RPA6 Round Pole Adapter (6")
E			50Hz 220/240V (250 & 400W MH & HPS only)				F(X) Fusing (replace X with voltage: 1-120, 2-208, 3-240, 4-277, 5-480, 6-347)
V ¹			Five-Tap 120/277/347/480V (120/208/240/277/480V) ¹				PR(X) Photo Cell Receptacle (replace X with voltage: 1-120, 2-208, 3-240, 4-277, 5-480, 6-347)
0			No Ballast				QZ Quartz RS with lamp
Color							
DB			Dark Bronze				H5 Internal House-Side Shield
BL			Black				VG Polycarbonate Vandal Guard
WH			White				R(XX) Reveal (EB option must be chosen also)
GR			Gray				(replace XX with color)
PS			Platinum Silver				EB Embossed Band
RD			Red (premium color)				L Lamp
FG			Forest Green (premium color)				1 Factory wired for highest voltage unless specified.
CC			Custom Color (consult factory)				2 Required for 90° configurations.
							3 Must specify Q, 5, or T voltage. Available voltage tap on ballast may vary from catalog. Must specify wiring prep within options.

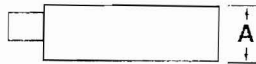
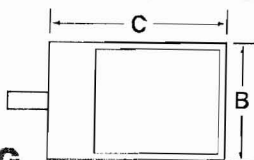
Note: All poles to be drilled with #2 pattern.

Accessories - Order Separately

Catalog Number	Description
RCS Series	
RCS-PVG	Polycarbonate Vandal Guard
RCS-HS-23	Internal House-Side Shield (H2 & H3 distributions)
RCS-HS-23P	Internal House-Side Shield (H2P & H3P distributions)
RCS-HS-4	Internal House-Side Shield (H4 distribution)
RCL Series	
RCL-PVG	Polycarbonate Vandal Guard
RCL-HS-23P	Internal House-Side Shield (H2P & H3P distributions)
RCL-HS-4	Internal House-Side Shield (H4 distribution)
RCL-HS-4P	Internal House-Side Shield (H4P distribution)



Dimensions

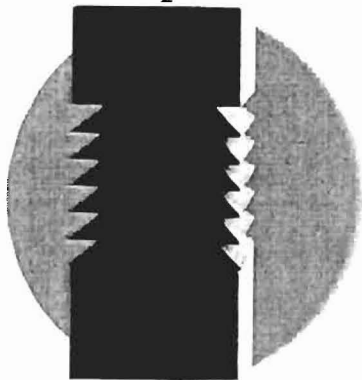


	A	B	C	EPA	Weight
RCS	8 1/2"	16 1/4"	23 1/2"	1.7 ft ²	42 lbs.
	203mm	413mm	591mm	0.2 m ²	19.1 kg
RCL	10 1/2"	22 1/4"	30"	2.6 ft ²	70 lbs.
	262mm	556mm	750mm	0.2 m ²	31.7 kg

Note: EPA and weight values do not include mounting arm
See Spaulding EPA Value pages for more detailed information.

MODESTO

SQUARE/ROUND



Star View.
compliant

Features

- Extruded aluminum square or round housing, with tamper resistant hardware. Flat top, or optional dome top for round MO2. Single screw access for top relamping.
- Thread-on glass diffuser and matte black polycarbonate louvers enclose lamp.
- Medium porcelain socket, pulse rated, with spring-loaded, nickel-plated center contact and reinforced lamp grip screw shell.
- Concealed, galvanized steel anchor base. Four 1/2" x 10" anchor bolts, on 4" diameter bolt circle.
- HPF ballast, starting rated at -20°F (-40°F for HPS). Metal Halide is CWA or Super CWA type. HPS is CWA, HR, or Reactor type.
- Durable Lektrocote® TGIC thermoset polyester powder coat paint finish assures long life and maintenance-free service.
- UL1598 listed and CSA certified for outdoor use in wet locations.
- IESNA full cutoff classified.

Ordering Information

Example: MD1 - H17 - Q - DB - F1
 Series Wattage/Source volts Color Options

Series
 MO1 Modesto Square
 MO2 Modesto Round

Wattage/Source
Metal Halide
 H17 175W (ED-17)
Pulse Start Metal Halide
 P50 50W (ED-17)
 P70 70W (ED-17)
 P10 100W (ED-17)
 P12 125W (ED-17)
 P15 150W (ED-17)
High Pressure Sodium
 S35² 35W (ED-17)
 S50 50W (ED-17)
 S70 70W (ED-17)
 S10 100W (ED-17)
 S15 150W (ED-17)
Voltage
 Q¹ Quad-Tap® - 120/208/240/277V
 T³ 120/277/347V CSA¹

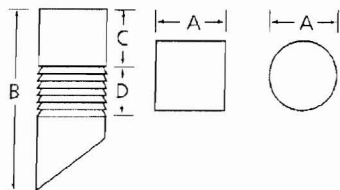
Color
 DB Dark Bronze
 BL Black
 WH White
 GR Gray
 PS Platinum Silver
 RD Red (premium color)
 FG Forest Green (premium color)
 CC Custom Color (consult factory)

Options
 DM Dome Top (round only)
 24 24" Luminaire Height
 30 30" Luminaire Height
 36 36" Luminaire Height
 F1 Fusing - 120V
 F2 Fusing - 208V
 F3 Fusing - 240V
 F4 Fusing - 277V
 F6 Fusing - 347V
 HS120 Internal Shield - 120°
 HS180 Internal Shield - 180°
 L Lamp

- 1 Factory wired for highest voltage unless specified.
- 2 120V only.
- 3 70 watt system or higher only.



Dimensions



	A	B	C	D	Weight
MO1	6 3/4" sq.	42"	6"	3 3/4"	41 lbs.
	171 mm	1067 mm	152 mm	95 mm	18.6 kg
MO2	7" dia.	42"	6"	3 3/4"	41 lbs.
	178 mm	1067 mm	152 mm	95 mm	18.6 kg

BOLLARDS



Conditional Use Application

Department of Planning and Development
Portland Planning Board

1. Applicant Information:

PORTLAND MUSEUM OF ART

Name

SEVEN CONGRESS SQ.

Address

PORTLAND, ME 04101

775.6148

Phone

Fax

2. Subject Property:

87 SPRING STREET

Address

39 B LOT 15

Assessor's Reference (Chart-Block-Lot)

3. Property Owner: Applicant Other

SAME AS APPLICANT

Name

Address

Phone

Fax

4. Current Zoning Designation(s):

B-3 DOWNTOWN BUSINESS

5. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

THE MUSEUM OWNS THE LOT IN FEE SIMPLE INTEREST (DEED ATTACHED)

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

6. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

SEE PROJECT PLAN COVER SHEET (EXEMPT ATTACHED)

7. Existing Use:

Describe the existing use of the subject property: FORMER YWCA SITE; EXISTING USE IS OPEN SPACE and PARKING AREA FOR 25/26 VEHICLES

8. Type of Conditional Use Proposed:

SURFACE PARKING GREATER THAN 35 FEET FROM STREET LINES AS SET FORTH IN 14-218 (b) (5)



9. **Sketch Plan:** On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.) *SEE ATTACHED PLAN SET*

10. **Conditional Use Authorized by:** Section 14- *218 (b) (5) REVIEW BY PLANNING BOARD*

11. **Standards - Criteria for Conditional Use Appeal**

SEE ATTACHED WRITTEN RESPONSE

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the Board determines that:

- a. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- b. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area;
- c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

12. **Application Fee:** A fee for must be submitted by check payable to the City of Portland in accordance with Section 14-54 of the Municipal Code (see below). The applicant also agrees to pay all costs of publication (or advertising) of the Workshop and Public Hearing notices as required for this application. Such amount will be billed to the applicant following the appearance of the advertisement.

Fee for Service Deposit (\$200.00)
(Required for all applications in addition to the applicable application fee listed below)

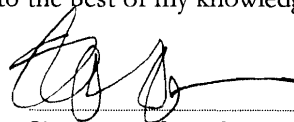
<input checked="" type="checkbox"/> Conditional Use	\$100.00
Legal Advertisements	percent of total bill
Notices (workshop and public hearing)	.55 cents each

NOTE: Legal notices placed in the newspaper for the public hearing meeting are required by State Statute and local ordinance. The cost of any and all Newspaper advertisements, legal advertisements and Planning Board notices will be billed directly to the applicant.

13. **Signature:** The above information is true and accurate to the best of my knowledge.

30 MARCH 08

Date of Filing



Signature of Applicant

Further Information: Please contact the Planning Division for further information regarding the conditional use process. Applicants are encouraged to make an appointment to discuss their conditional use before filing the application.

Applicants are encouraged to include a letter or narrative to accompany the conditional use application which can provide additional background or contextual information, and describe the proposed conditional use and reasons for the request in a manner that best suits the situation.

Portland Planning Board, Portland, Maine- Effective: July 6, 1998

Statement of Conformance with Conditional Use Criteria

The Portland Museum of Art (PMA) is proposing to construct a parking lot and landscaped terraces on the property that they recently acquired at 87 Spring Street. This 38,500 s.f. parcel was formerly occupied by the YWCA structure; the buildings that occupied the parcel have been removed and a site plan developed by PMA for the reuse of the property. The proposed plan includes a parking lot for 45 cars on the southwest corner of the lot and the development of three landscape terraces adjacent to Spring Street.

The construction of surface parking lot in the B-3 Zoning District is permitted as a Conditional Use under Section 14-218(b)(5) of the City of Portland Land Use Ordinance. This section states that surface parking can be provided as long as it is reviewed as a Conditional Use by the Planning Board; that there is no parking located within 35 feet of any street and that no parking space shall be encumbered by a lease or other use commitment exceeding a 24-month term.

Our response to the criteria for the Conditional Use are set forth below based upon the plan as proposed by PMA. The ordinance states that a Conditional Use permit shall be granted unless the Board determines that the following criteria apply to a property or project.

a. There are unique or distinctive characteristics or effects associated with the proposed conditional use;

When the YWCA occupied this property there was parking for 24 to 26 vehicles and a structure with a footprint of approximately 26,200 s.f. that housed residential uses, office space and indoor recreational facilities. The proposed uses include parking for 45 vehicles, related site improvements, and landscaped open space. Reuse of the site for parking will not create any unique or distinctive characteristics differing from those that existed on the property when it was owned and used by the YWCA.

Some of the negative effects of the former use of the site will be offset by the proposed uses through the inclusion of water quality and stormwater management measures and the separation of sanitary and stormwater flows leaving the property. The proposal to develop over 40% of the property as landscaped/garden area is a unique and distinctive characteristic, but results in a positive effect for adjoining properties. The proposed terracing and planting will enhance the historic qualities seen in the McLellan and Clapp Houses and will provide an aesthetic benefit for the public on Spring and Oak Streets and for the adjacent properties.

b. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area;

Reuse of this site for parking for 45 vehicles and the development of 16,000 s.f. of landscaped open space will not result in any adverse impacts upon the adjoining lots, surrounding area, or upon the health, safety or welfare of the public. A traffic and circulation assessment has been performed by William Bray which indicates the 20 vehicle increase in on-site parking from that formerly found on the property will not create any traffic or safety hazards. The development has been designed to minimize the

visibility of the parking area and to manage the runoff for stormwater quality and quantity.

The redevelopment of the property for the proposed uses will remove all combined sanitary sewer flows from the property and direct the runoff to the portion of the City stormwater system that is a separated drainage system. There will be no shadowing of neighboring properties, there will be no unusual noise or site lighting levels resulting from the proposed project and the inclusion of green space will improve the appearance of the property to the public that travel Spring Street.

- c. *Such impact differs substantially from the impact which would normally occur from such a use in that zone.*

The impacts that result from the use of this property for parking and green space do not differ from uses that occur within the broader B-3 Downtown Zoning District. As noted above this property had parking for 24 to 26 vehicles and therefore the small expansion of the parking is substantially the same use as existed on the property prior to this application. The inclusion of open space, planting, and the related site improvements are all uses that occur throughout the downtown area and in large measure provide benefits within this zone and do not negatively impact abutters, neighbors, the public or the larger Portland community.

4/16/08



To: All reviewers except Fire Department - *Marge Schmuckal*
From: Jean Fraser, Planner
Date: April 16, 2008

Additional information submitted for the following project:

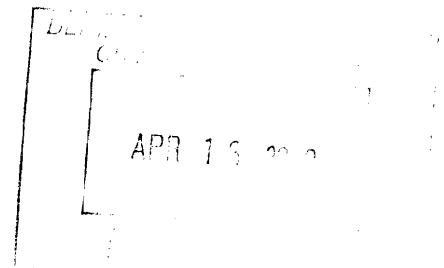
Application ID #: 2008-0038

Project Name: PMA Parking Lot

Project Address: 87 Spring Street

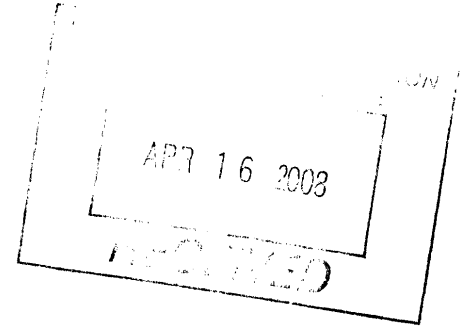
Comments needed by: April 30, 2008 (PB Workshop May 13th, 2008)

Please see supplementary information regarding lighting, railings and retaining wall treatment, and timeframe for this development (ie they state it will be 15-20 years before permanently developed).



April 11, 2008

Ms. Barbara Barhydt, Development Review Services Manager
City of Portland Planning Department
389 Congress St.
Portland, ME 04101



**Re: Supplemental Submission Information
Portland Museum of Art, Spring Street Site Plan Submission
Tax Map 39B, Lot 15**

A/16/08

Dear Barbara:

Thank you for the call yesterday alerting me to the change in schedule for the workshop for the Museum's Spring Street Parking and Garden project. We have informed the client of the change in the workshop date to May 13, 2008, and as discussed with you will continue to follow-up with City staff to resolve any issues that may arise as you continue your review of this application. Per our conversation, I submit the following supplemental information on behalf of the Museum in support of the pending request for Conditional Use and Minor Site Plan approval.

1. Photometrics:

We have completed the revisions to the site lighting plan (Sheet L2.1) and have had the attached photometric chart prepared for the site. As you can see we have maintained an average of one foot candle within the parking lot and are in conformance with the minimum to maximum requirement of the Technical Supplement. The height of the lights on this plan have been reduced to 15 feet and the wattage of each fixture reduced to 100, which we find to be a better solution than the one previously outlined in our submission of March 30, 2008.

2. Railing at the Existing Retaining Wall:

The existing retaining wall that separates the Museum property from the Harper Hotel has the proper safety barrier between the upper and lower lots. In two areas the existing fence is attached to the top of the wall and in the middle section chain link fencing has been placed against the wall at the upper level to create the appropriate barrier. We enclose a revised plan (L2.0) and section (L5.2) which indicates that the Museum proposes to repair and paint the two sections of chain-link fence that comply with code and to install new, lower chain-link fence in the middle section of the retaining wall so that the existing larger panels can be removed. We have confirmed that the wall is on the Museum's property and that they have the necessary rights to make the improvements discussed above.

3. Short and Long-Range Plans for the Site:

As discussed with the City staff in March, the Museum has developed the current plan as a short-range, interim plan that will provide the Museum with some use of the property while they develop a long-range plan for this parcel. The Board of Trustees recognized the importance of securing the property when the YWCA was closed, and acted to secure the property to help meet the long-term mission of the Portland Museum of Art. The Museum believes that it will take 20 to 25 years to properly develop a long-range plan for the property,

implement a capital program/campaign and start the construction related to the long-range plan for the property. Accordingly, the interim use of this parcel for parking and gardens is viewed by the Museum as a 15 to 20 year commitment. The design of the project has been based upon this time frame and is reflected in the selection of plant materials, the utility design and the other site improvements proposed for the property.

Please review this supplemental information and the enclosed plans and call if you have any questions. We can meet with you and/or Ms. Frasier if you want to review any of the submission material in greater detail.

Sincerely,



Stephen B. Mohr, ASLA

Cc: Mr. Dan O'Leary, PMA
Mr. Thomas Denenberg, PMA
Mr. Charlton Ames
Mr. Hans Underdahl

From: Marge Schmuckal
To: Jean Fraser
Date: 7/1/2008 12:57:57 PM
Subject: Re: Portland Museum of Art

2008 7/1/08 12:57 PM

I put comments in UI - I approved it with conditions. We have not received a permit application yet.
Marge

>>> Jean Fraser 7/1/2008 12:17:31 PM >>>
Marge,

I was away the week of June 16 and knowing that they wished to move forward re the Building Permit I arranged for Phil to bring down (when they submitted it) the final plan so that you would be able to begin a review of any submitted Building Permit application.

I understand that Phil is still waiting for the Performance Guarantee and when he gets that I will come down and stamp your set as "approved" (the date will be May 27, 2008).

I have put various notes in UI but thought I would follow up as I was away and not entirely sure what communications have taken place on this.

Thanks
Jean

CC: Philip DiPierro

From: Marge Schmuckal
To: Jean Fraser
Date: 5/5/2008 9:16:15 AM
Subject: Re: Portland Museum of Art project (#2008-0038)

87 Spring St

Jean,
I am not classifying them as a "use". That is landscaping. It is not a zoning issue.
Marge

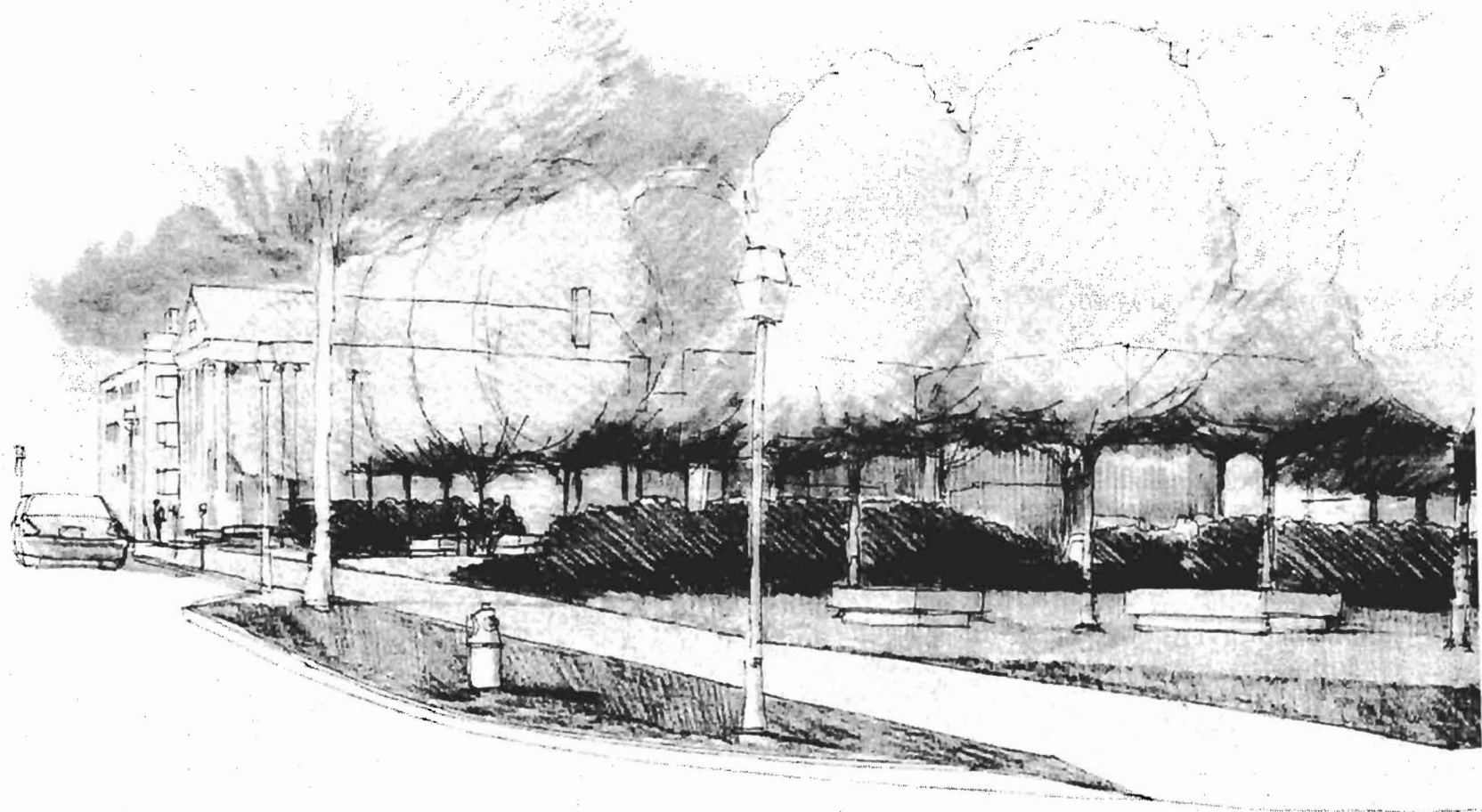
>>> Jean Fraser 5/2/2008 3:55:51 PM >>>
Marge,

I am drafting the PB Memo on this and just need to be clear re the zoning....

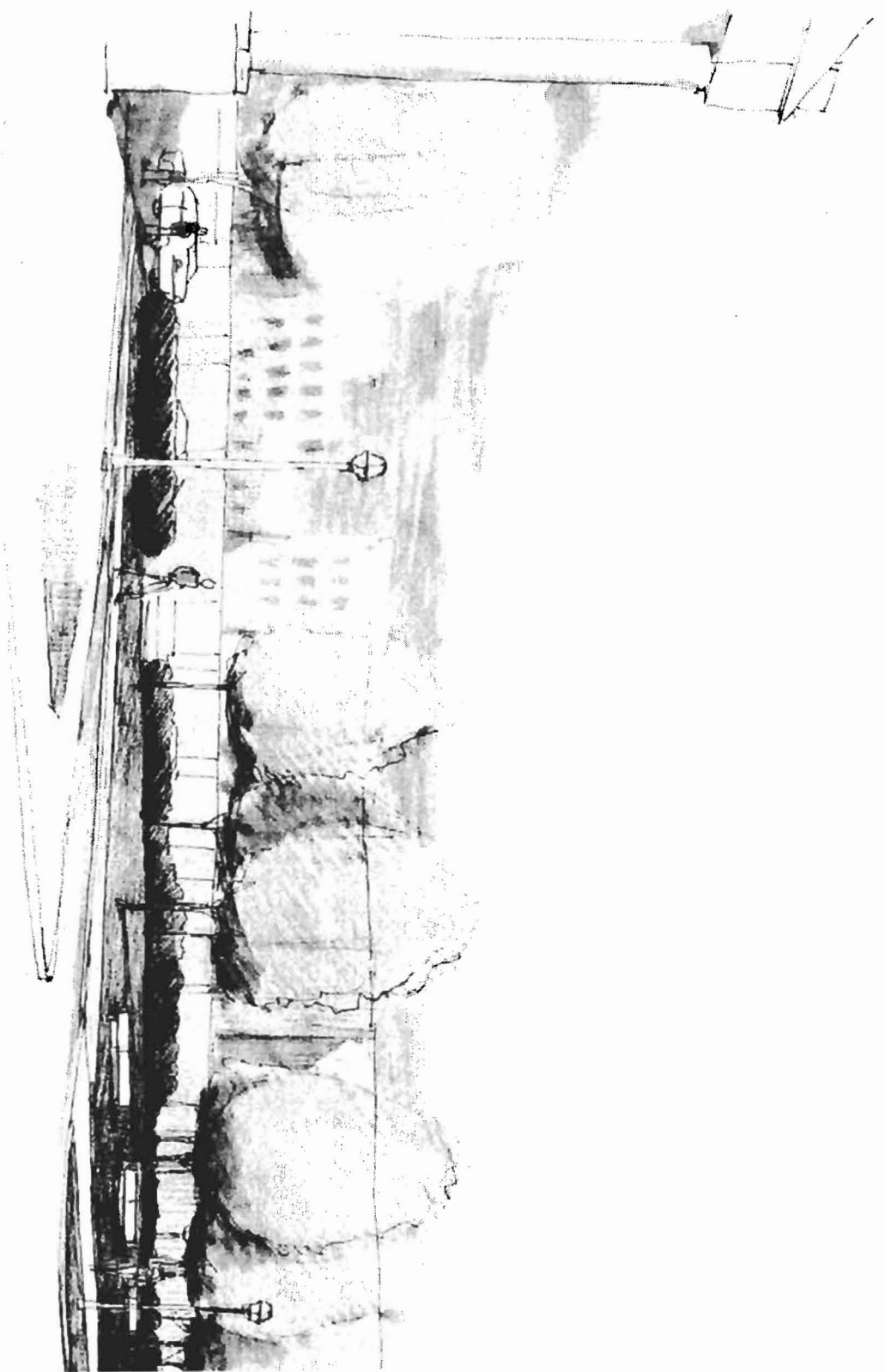
Museums are permitted (institutional) use in B-3; surface parking is a conditional use in the B-3 zone...

This proposal includes **40%** of the site as "gardens" which have no specific public amenities other than 3 benches near the sidewalk (ie no artwork, no lighting etc). Are you classifying the garden use as a "museum" use?

thanks
Jean



P.M.A. Spring Street Parking & Garden
View From Spring Street

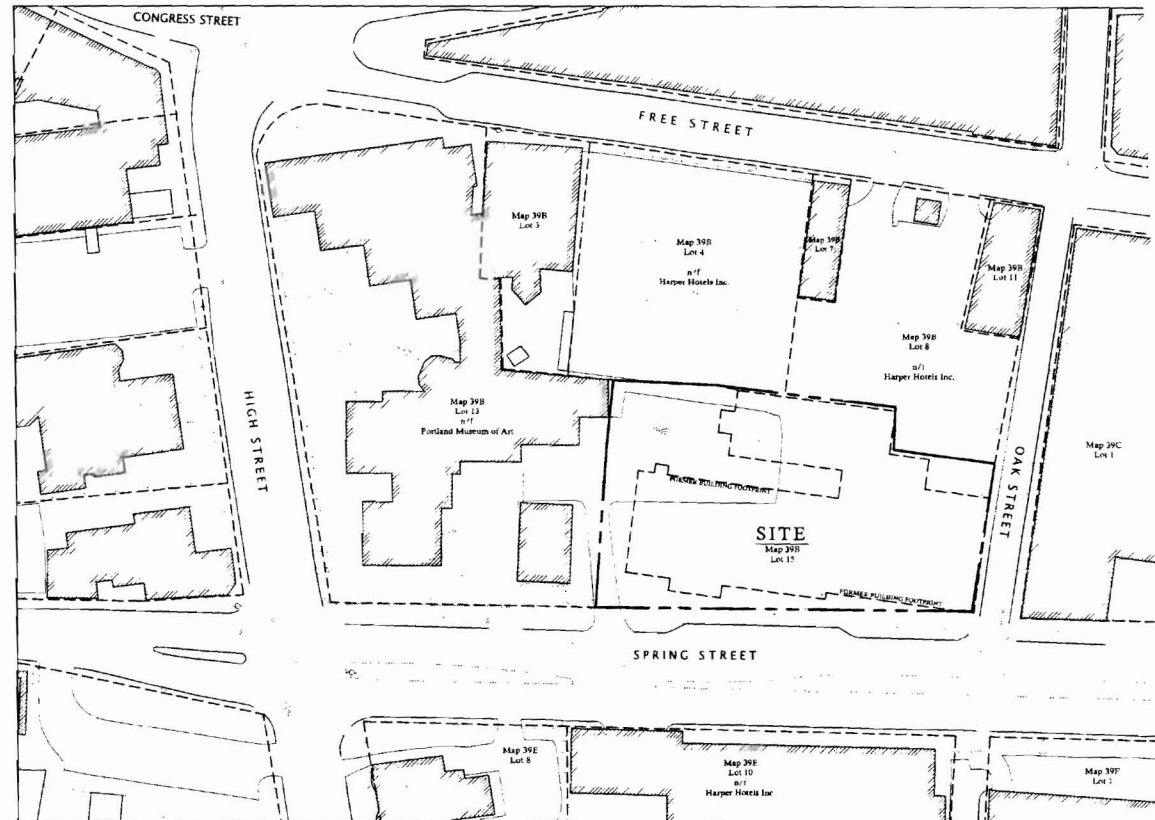


P.M.A. Spring Street Parking & Garden
View From Spring Street

PMA Spring Street Parking ar

87 SPRING STREET

PORT



3 2003

PROJECT DATA

Owner: Portland Museum of Art
7 Congress Square
Portland, Maine 04101
207.775.6148

Tax Map and Lot: Map 39-B, Lot 15

Consultants: Landscape Architect:
Mohr & Seredin Landscape Architects, Inc.
18 Pleasant Street
Portland, Maine 04101
207.871.0003

Civil Engineer/Stormwater
Land Consulting Engineers, PA
967 Broadway
South Portland, Maine 04106
207.767.7300

ZONING SUMMARY

1. Property Location:	B-3 Zone (Downtown Business)	
2. Parcel Acreage:	0.89 acre / 38,797 s.f.	
3. Regulation:	<u>Required/Allowed</u>	<u>Provided</u>
Minimum Lot Area	none	38,797 s.f.
Min. Street Frontage	15 feet	370.94 feet
Min. Front Setback	none	64 feet (for parking)
Min. Rear Setback	none	4 feet (for parking)
Min. Side Setback	none	72 feet (for parking)
Max. Building Height	35 feet min.	N/A
4. Parking Required:	none	45 spaces (10 tandem)
5. Max. Impervious Surface Ratio	90% (existing)	60%
6. Wetland Fill:	N/A	N/A

EXHIBIT A - PROPERTY DESCRIPTION

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON, SITUATED ON THE NORTHERLY SIDE OF SPRING STREET AND THE WESTERLY SIDE OF OAK STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE AFOREMENTIONED INTERSECTION OF SPRING AND OAK STREETS:

THENCE, S 61°29'20" W ALONG SAID NORTHERLY SIDE OF SPRING STREET, 264.94 FEET TO LAND NOW OR FORMERLY OF THE PORTLAND SOCIETY OF ART;

THENCE, LEAVING SAID SPRING STREET, N 25°44'40" W ALONG SAID PORTLAND SOCIETY OF ART LAND 114.90 FEET;

THENCE, N 24°10'40" W, CONTINUING ALONG SAID PORTLAND SOCIETY OF ART LAND 47.37 FEET TO LAND NOW OR FORMERLY OF HARPER HOTELS, INC.;

THENCE, ALONG SAID HARPER HOTELS INC. THE FOLLOWING COURSES AND DISTANCES:

N 63°27'20" E A DISTANCE OF 72.75 FEET;

N 68°05'18" E A DISTANCE OF 127.15 FEET;

S 27°48'20" E A DISTANCE OF 30.45 FEET;

N 68°58'12" E A DISTANCE OF 71.57 FEET TO THE WESTERLY SIDE OF THE AFOREMENTIONED OAK STREET;

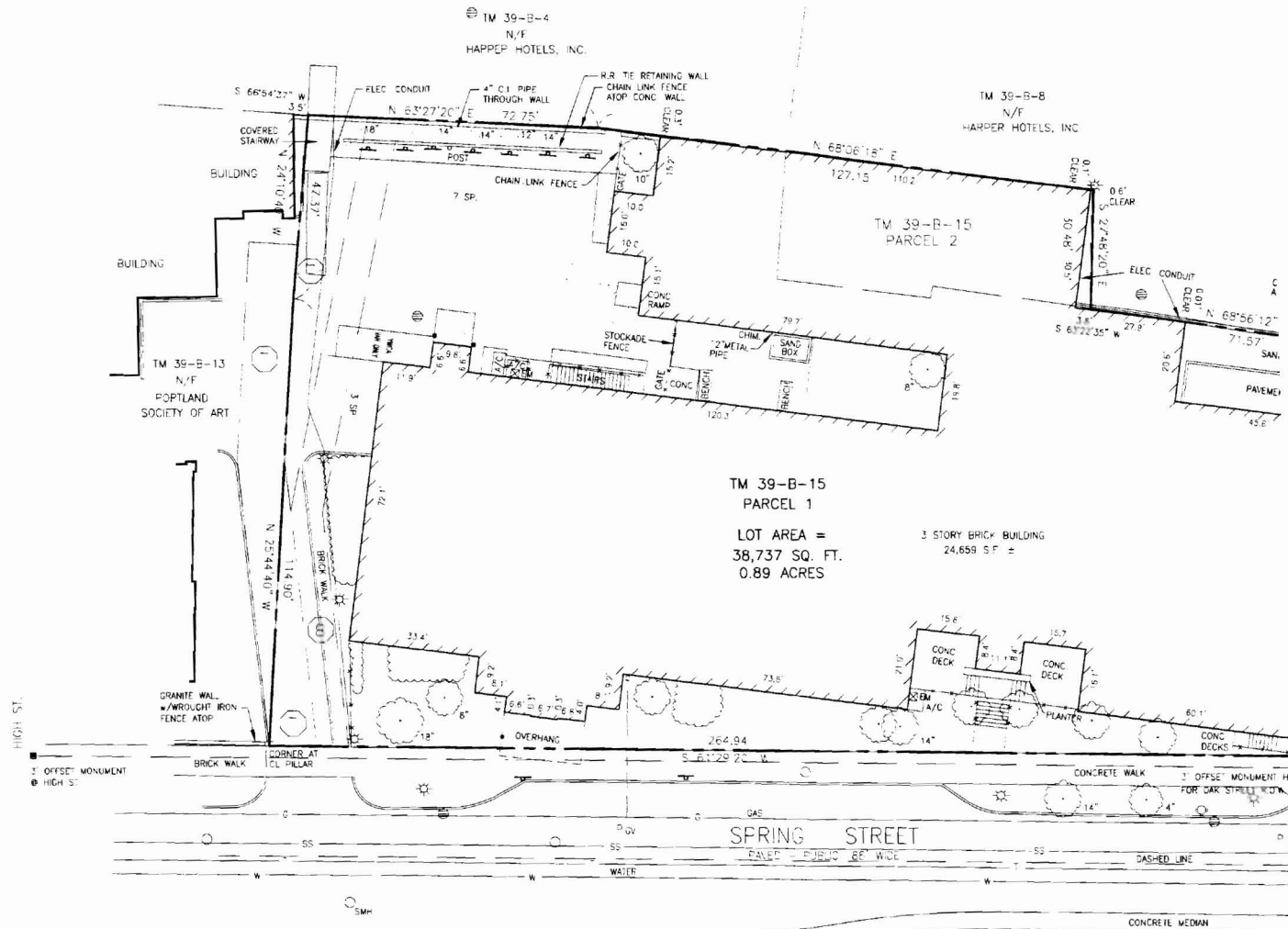
THENCE S 21°02'20" E ALONG SAID OAK STREET 106.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.89 ACRES, MORE OR LESS.

CERTIFICATION:

THIS IS TO CERTIFY TO MAINE STATE HOUSING AUTHORITY, FIRST AMERICAN TITLE INSURANCE COMPANY, AND THE SUCCESSORS AND ASSIGNS OF EACH, THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 2005, EFFECTIVE JANUARY 1, 2006, AND INCLUDES ITEMS C, 3, 4, 6, 7(A), AND (B)(1), 9, 10, AND 11(A) AND (B) OF TABLE A THEREOF PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR REGISTERED IN THE STATE OF MAINE, THE MAXIMUM RELATIVE POSITIONAL ACCURACY RESULTING FROM THE MEASUREMENTS MADE ON THE SURVEY DOES NOT EXCEED THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR MEASUREMENTS CONTROLLING LAND BOUNDARIES ON ALTA/ACSM LAND TITLE SURVEYS. THE UNDERSIGNED ADDITIONALLY CERTIFIES THAT: (A) THIS SURVEY CORRECTLY SHOWS ALL MATTERS OF RECORD OF WHICH I HAVE BEEN ADVISED AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTION OF SUCH MATTERS (WITH INSTRUMENT, BOOK AND PAGE NUMBER INDICATED); (B) EXCEPT AS SHOWN ON THIS SURVEY, NO PART OF THE SUBJECT PROPERTY IS LOCATED IN A 100-YEAR FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 230251 0013 B DATED JULY 17, 1986; (C) TO THE BEST OF MY KNOWLEDGE, THIS SURVEY SHOWS THE RELATION AND DISTANCE OF ALL BUILDINGS, SIDEWALKS AND OTHER IMPROVEMENTS TO EASEMENTS AND SETBACK LINES; (D) TO THE BEST OF MY KNOWLEDGE, EXCEPT AS SHOWN ON THIS SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING LAND FOR DRAINAGE, UTILITIES, INGRESS OR EGRESS; (E) IT IS PRESUMED THAT ALL UTILITIES SERVING THE SUBJECT PROPERTY SHOWN ON THE SURVEY, INCLUDING ELECTRIC, GAS, WATER, SANITARY SEWER AND STORM SEWER, CONNECT TO LINES LOCATED IN PUBLIC ROADWAYS, WITHOUT CROSSING THE PROPERTY OF OTHERS (AS STATED IN NOTE E, THE INFORMATION SHOWN ON THE PLAN IS TAKEN FROM THE LISTED SOURCES; ADDITIONAL INFORMATION REQUESTED BY THIS SURVEYOR HAS NOT BEEN RECEIVED); AND (F) EXCEPT AS SHOWN ON THE PLAN, THERE ARE NO (1) OBSERVED ENCROACHMENTS ON EASEMENTS OR ON ADJACENT PROPERTY, STREETS, OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY, (2) OBSERVED ENCROACHMENTS ON EASEMENTS OR ON ADJACENT PROPERTY, STREETS, OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY, (3) PARTY WALLS, (4) OBSERVED CONFLICTS OR PROTRUSIONS, OR (5) OBSERVED ENCROACHMENTS ONTO SETBACK OR BUILDING RESTRICTION LINES.

DATE

JOE M. WALKER, PLS #2333E



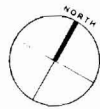
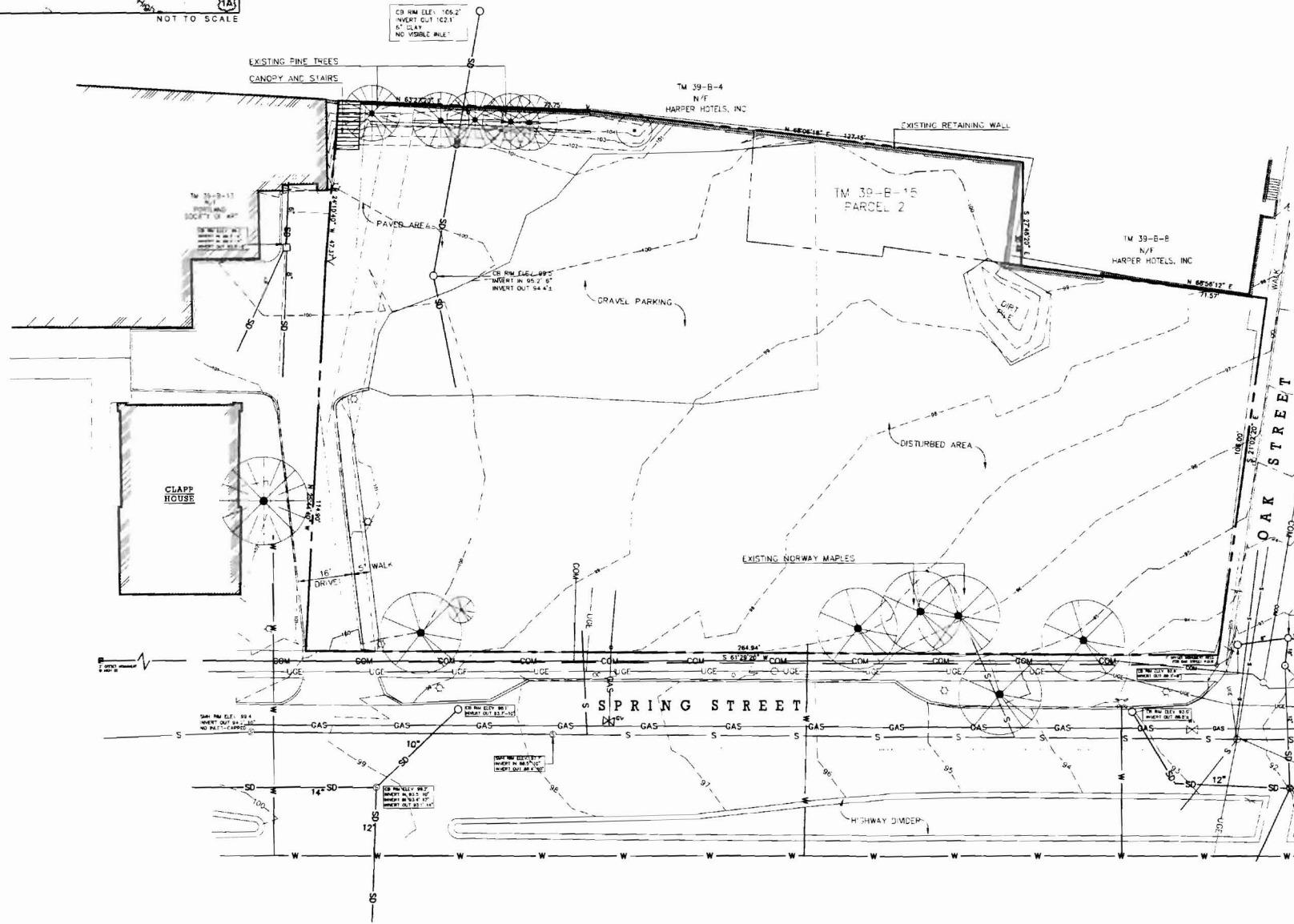
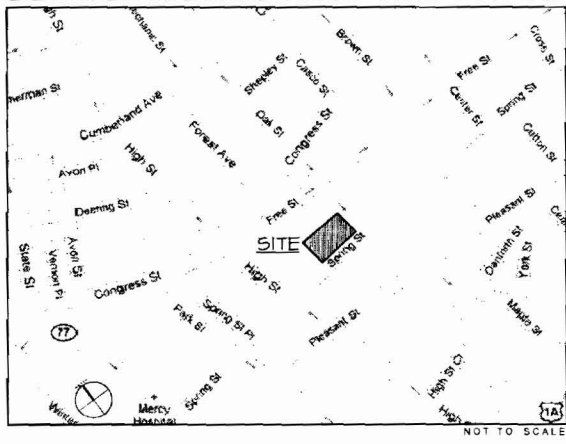
PLAN REFERENCES:

- "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR YOUNG WOMAN'S CHRISTIAN ASSOCIATION" DATED FEBRUARY 16, 1959 BY H.I. & E.C. JORDAN.
- "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR PORTLAND SOCIETY OF ART" DATED MAY 30, 1984 BY H.I. & E.C. JORDAN.
- "RIGHT OF WAY PLAN OF SPRING-MIDDLE ARTERIAL FOR CITY OF PORTLAND," UN-DATED, BY OWEN HASKELL, INC., JOB NUMBER 7687.
- CITY OF PORTLAND'S ASSESSOR'S MAPS.
- CITY OF PORTLAND'S ZONING MAP.
- CITY OF PORTLAND'S HEIGHT OVERLAY DISTRICT MAP.
- NORTHEPN UTILITIES SERVICE RECORD DATED SEPTEMBER 3, 1927 AND SHEET NO. 39 DATED FEBRUARY 5, 2004 (GAS).
- PORTLAND WATER DISTRICT MAP OF 87 SPRING STREET DATED NOVEMBER 28, 2006 (WATER).

SCHEDULE B SECTION 2 EXCEPTIO

- LOAN POLICY
FIRST AMERICAN TITLE INSURANCE COMPANY
SCHEDULE B - PART I
POLICY NO. 100171990 MEL
EXCEPTIONS FROM COVERAGE
- RIGHTS OF TENANTS OR LESSEES. NON-SURVEY ITEM
 - MECHANICS' OR MATERIALMEN'S LIENS. NON-SURVEY ITEM
 - DISCREPANCIES, CONFLICTS OR ENCROACHMENTS, AS SHOWN ON PLAN.
 - MORTGAGE. NON-SURVEY ITEM
 - TAX OR ASSESSMENT LIENS. NON-SURVEY ITEM
 - TITLE AND RIGHTS OF OTHERS TO PORTIONS OF PREMISES WITHIN BOUNDS OF ADJACENT STREETS, ROADS AND WAYS. NON-SURVEY ITEM
 - TERMS OF RECORDED INDENTURES, AS SHOWN ON PLAN.
 - EASEMENT DEED, AS SHOWN ON PLAN.
 - DECLARATIONS OF COVENANTS, CONDITIONS, AND RESTRICTIONS. NON-SURVEY ITEM
- NOTE: THE FOLLOWING EXCEPTION FROM COVERAGE WAS REMOVED FROM THE LOAN POLICY: EXCEPTION (2)

LOCATION MAP



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PMA Spring Street Parking and Garden

87 SPRING STREET

PORTLAND, MAINE 04101

TM 39-P-4
N/F
HARPER HOTELS, INC.

LIGHTING SCHEDULE:

SYMBOL	QUAN.	SIZE/HT.	LIGHT TYPE	NOTE
●	4	10'	TOWN METAL HALIDE	PULSE START MH
●	6	5'	100K METAL HALIDE	PULSE START MH
★	12	8'	50K MR-16	DOWN LIGHT WITH TREE STRAP

TM 39-B-3
N/F
PORTLAND SOCIETY OF ART

CB RIM ELEV. 99.3
INVERT IN 96.2'-6"
INVERT IN 96.4'-4"
INVERT OUT 95.9'-8"

CB RIM ELEV. 89.5
INVERT IN 95.2'-6"
INVERT OUT 94.4'-±

VEHICLE DETECTION LOOP
(UNDERGROUND) (TYP.)

GRANITE BLOCKS (TYP.)

CARD READER AND KEYPAD
ACCESS CONTROL SYSTEM
BY PARKING LOT ACCESS
CONTROL GATE

LIGHTING NOTE:
CORE DRILL THROUGH
CLAPP HOUSE BASEMENT
FOR ELECTRICITY SOURCE

CLAPP HOUSE



LAYOUT AND MATERIALS NOTES:

- REFER TO SHEET L1.0 ABOVE FOR BOUNDARY AND TOPOGRAPHIC INFORMATION.
- ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
- DO NOT SCALE THE DRAWINGS FOR REQUIRED DIMENSIONS. ANY DISCREPANCIES IN DIMENSIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
- ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
- ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
- ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
- PLACE TREE PROTECTION PRIOR TO COMMENCING ANY RELATED CONSTRUCTION ACTIVITIES.
- LIMITS OF TREE CLEARING TO BE FLAGGED AND REVIEWED BY OWNER AND OWNER'S REPRESENTATIVE PRIOR TO ANY CUTTING ACTIVITIES. ANY TREES THAT ARE CUT OR DAMAGED OUTSIDE OF CLEARING LIMITS SHALL BE REPLACED BY CONTRACTOR AT CONTRACTOR'S COST. REFER TO SPECIFICATIONS.
- CENTERLINES OF DRIVEWAY AND WALKWAY, PROPOSED PARKING LOTS AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.



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SMH RIM ELEV. 67.7
INVERT IN 88.8'-10"
INVERT OUT 88.4'-10"

SPRING STREET

PMA Spring Street Parking and Garden

87 SPRING STREET

PORTLAND, MAINE 04101

TM 39-B-4
N/F
HARPER HOTELS, INC.

TM 39-B-13
N/F
PORTLAND
SOCIETY OF ART

CB RIM ELEV. 99.3'
INVERT IN 95.2'-8"
INVERT OUT 95.9'-8"

GRADING NOTE:
GRADE EXISTING BIT
PAVEMENT IN AREA
ADJACENT TO
SAW CUT AREA/SPATCH
ALL EXISTING UNSTABLE
PAVEMENT IN AREA NEAR
CATCH BASIN

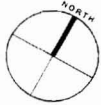
CB RIM ELEV. 99.5'
INVERT IN 95.2' 6"
INVERT OUT 94.4' ±
REMOVE CATCH BASIN GRATE
AND INSTALL MANHOLE COVER
RIM = 99.10

LIGHTING NOTE:
CORE DRILL THROUGH
CLAPP HOUSE BASEMENT
FOR ELECTRICITY SOURCE

CLAPP HOUSE

IRRIGATION NOTE:
CORE DRILL THROUGH
CLAPP HOUSE BASEMENT
FOR WATER SOURCE
(PROVIDE BACKFLOW
PREVENTER)

IRRIGATION ZONE NOTE:
CONTRACTOR TO PROVIDE
THREE SEPARATE ZONES:
1. BIRCH TREES
2. SHRUBS
3. VINES



GRADING, DRAINAGE AND UTILITIES NOTES:

1. REFER TO SHEET L10 FOR BOUNDARY AND TOPOGRAPHIC INFORMATION
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL VERIFY ALL AFFECTED GRADES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE
3. ALL AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL NOT DISTURB THESE AREAS AND PRESERVE EXISTING VEGETATION.
4. GRADE ALL NEW WORK FOR POSITIVE DRAINAGE AND NO PUDDLING. MATCH EXISTING GRADES SMOOTHLY AND CONTINUOUSLY.
5. DRAINAGE ARE A* TERMINUS OF CURBSHALL BE RIP-RAPPED UNLESS OTHERWISE SPECIFIED OR NOTED ON THE PLANS, OR AS DIRECTED BY THE OWNER OR OWNER'S REPRESENTATIVE
6. OWNER AND LANDSCAPE ARCHITECT WILL BE CLOSELY MONITORING FINISH GRADING IN THE FIELD. CONTRACTOR SHALL PERFORM FINISH WORK AS DIRECTED BY THE OWNER OR LANDSCAPE ARCHITECT TO ACHIEVE THE FINISH GRADE CONDITIONS SHOWN ON THE PLANS.
7. ALL SITE IMPROVEMENTS INCLUDING UTILITIES MUST CONFORM TO THE MOST RECENT EDITION OF CITY OF PORTLAND'S TECHNICAL GUIDELINES AND STANDARDS.



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TM 39-B-4
N/F
HARPER HOTELS, INC.

TM 39-B-13
N/F
PORTLAND
SOCIETY OF ART

CB RIM ELEV. 95.2'
INVERT IN 95.2'-6"
INVERT IN 96.4'-4"
INVERT OUT 95.9'-8"

CB RIM ELEV. 99.5'
INVERT IN 95.21 6"
INVERT OUT 94.4'±

27 - HARB
15 - HARB
16 - BPAP



CLAPP HOUSE



PLANTING SCHEDULE:

SYMBOL	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME	NOTES
TREES					
ARB	10	15" cal.	<i>Acer rubrum</i>	Red Maple	
BPAP	48	25" cal.	<i>Betula papyrifera</i>	Paper Birch	Single Stem
P.GLA	3	8' ht.	<i>Picea Glauca</i>	White Spruce	
SHRUBS					
HARB	90	#3 gal.	<i>Hydrangea arborescens</i>	Annabelle hydrangea	
HMAC	84	#3 gal.	<i>Hydrangea macrophylla</i>	White lacecap	
TWILING VINES					
(A)	6	#2 gal.	<i>Wisteria sinensis</i>	Wisteria	
(B)	4	#2 gal.	<i>Lonicera x brownii</i>	Honeysuckle	
(C)	6	#3 gal.	<i>Artinido arguta</i>	Hardy Kiwi	
(D)	6	#2 gal.	<i>Aristolochia durior</i>	Dutchman's Pipe	
(E)	6	#3 gal.	<i>Clematis paniculata</i>	Sweet Autumn Clematis	
CLIMBING VINES					
(F)	10	#2 gal.	<i>Parthenoc quinquefolia</i>	Virginia Creeper	
(G)	8	#2 gal.	<i>Parthenoc tricuspidata</i>	Boston Ivy	
(H)	8	#5 gal.	<i>Hydrangea anomala</i>	Climbing Hydrangea	
WATER GARDEN PLANTINGS					
HERBACEOUS	8	#1 gal.	<i>Asclepias tuberosa</i>	Butterfly weed	
	6	#1 gal.	<i>Baptisia australis</i>	False Blue Indigo	
	10	#1 gal.	<i>Iris versicolor</i>	Blue Flag Iris	
	8	#1 gal.	<i>Penstemon digitalis</i>	Smooth Penstemon	
	25	#1 gal.	<i>Allium cernuum</i>	Nodding Onion	
	12	#1 gal.	<i>Liatris spicata</i>	Blazing Star	
	8	#1 gal.	<i>Boltonia asteroides</i>	False Starwort	
	8	#1 gal.	<i>Red-backia submontana</i>	Sweet Black-eyed Susan	
	12	#1 gal.	<i>Aster novae anglae</i>	New England Aster	
SHRUBS	5	#3 gal.	<i>Hydrangea quercifolia</i>	Oak Leaf hydrangea	
	7	#1 gal.	<i>Ilex glabra</i>	inkberry	
	1	#1 gal.	<i>Viburnum celticum</i>	Arrowwood	

SPRING STREET

SMV RIM ELEV. 97.7'
INVERT IN 98.5' 10"
INVERT OUT 88.4' 10"

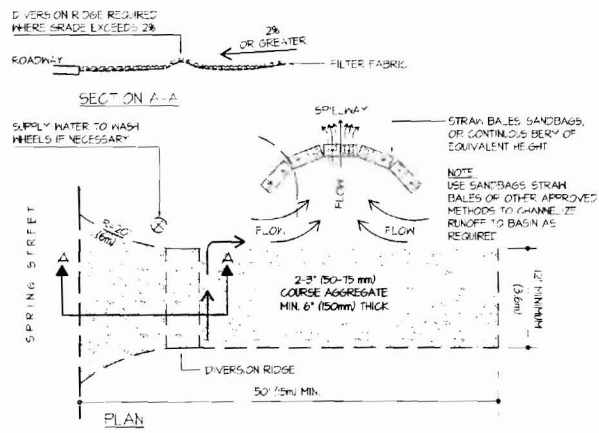


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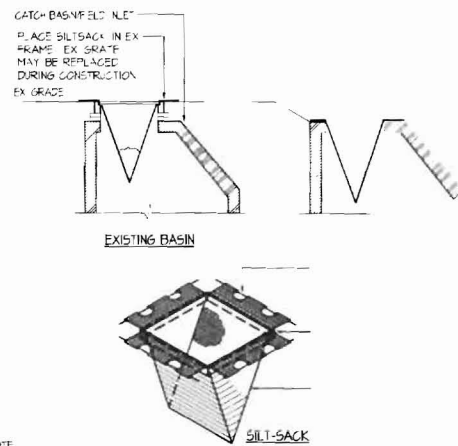
87 SPRING STREET

PORTLAND, MAINE 04101



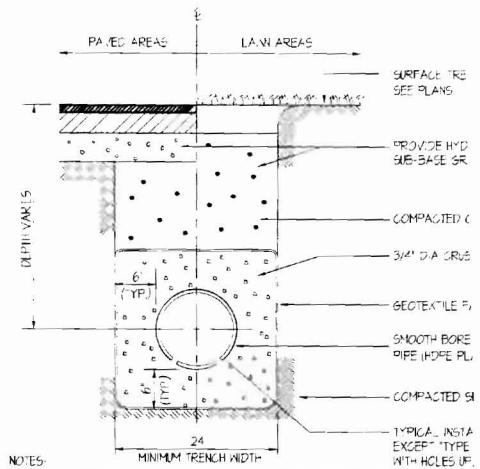
- NOTES:**
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS ONTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

CONSTRUCTION ENTRANCE
NOT TO SCALE



- NOTE:**
1. INSTALLATION PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
 2. EMPTY AND REMOVE SEDIMENT FROM SILT-SACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE AND REPLACE AS NEEDED.
 3. CONTRACTOR SHALL INSPECT CATCH BASIN PROTECTION AFTER EACH MAJOR STORM EVENT AND CLEAN SILT-A.

SILT-SACK AT DRAINAGE STRUCTURE INLET
NOT TO SCALE

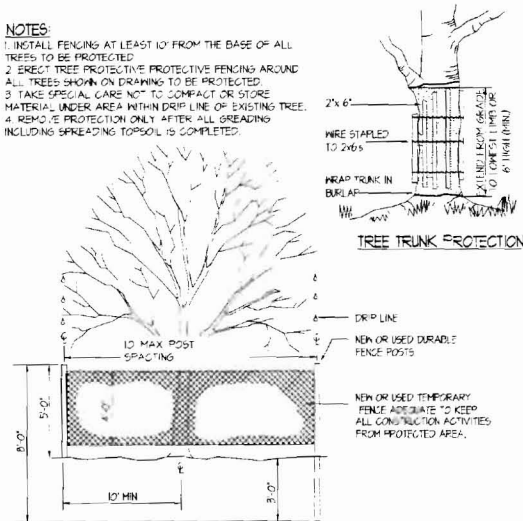


- NOTES:**
1. BACKFILL MATERIAL WITHIN TRENCH BEYOND UNDERDRAIN LATERAL LIMITS SHALL MINIMUM CONFORM TO THE REQUIREMENTS OF GRANULAR BORROW.
 2. UNDERDRAIN SHALL CONFORM TO THE REQUIREMENTS OF MDOT 605.04 TYPE 'B'.
 3. OUTLETS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM AS SHOWN ON THE PLAN OR GRADED BY GRAVITY TO A SUITABLE DISCHARGE POINT. FREE DRAINING OUTLET METAL AS REQUIRED BY MDOT 605.05.

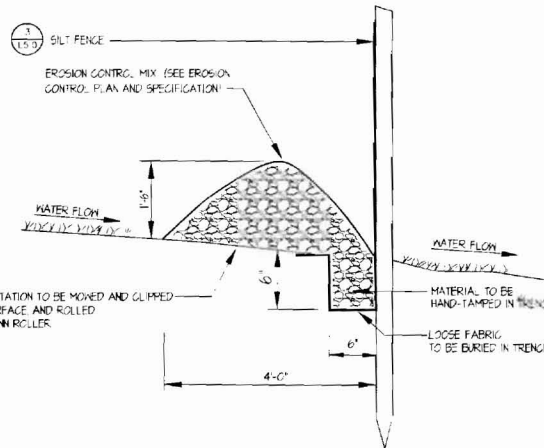
UNDERDRAIN TRENCH DETAIL
NOT TO SCALE

NOTES:

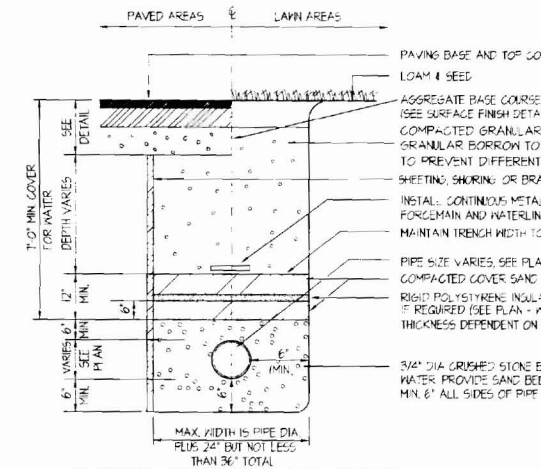
1. INSTALL FENCING AT LEAST 10' FROM THE BASE OF ALL TREES TO BE PROTECTED.
2. SELECT TREE PROTECTIVE FENCING AROUND ALL TREES SHOWN ON DRAWING TO BE PROTECTED.
3. TAKE SPECIAL CARE NOT TO COMPACT OR STORE MATERIAL UNDER AREA WITHIN DRIP LINE OF EXISTING TREE.
4. REMOVE PROTECTION ONLY AFTER ALL GRADING INCLUDING SPREADING TOPSOIL IS COMPLETED.



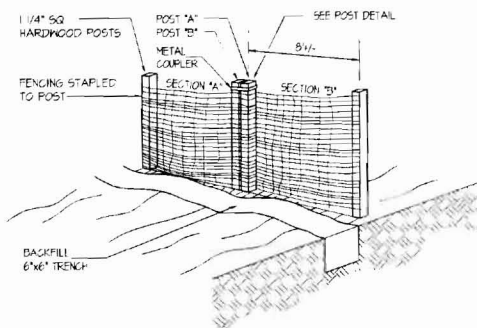
LIMIT OF WORK BARRIER FENCE/ EXISTING TREE PROTECTIVE FENCE
NOT TO SCALE



EROSION CONTROL MIX SEDIMENT BARRIER
NOT TO SCALE

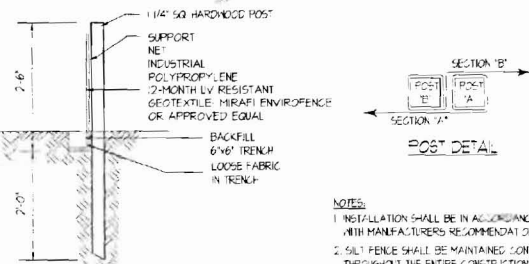


TYPICAL PIPE BEDDING DETAIL
NOT TO SCALE



RIP-RAP CHANNEL
NOT TO SCALE

PMA IDENTIFICATION SIGN
NOT TO SCALE



PREFABRICATED SILT FENCE
NOT TO SCALE

- NOTES:**
1. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
 2. SILT FENCE SHALL BE MAINTAINED CONTINUALLY THROUGHOUT THE ENTIRE CONSTRUCTION CYCLE.

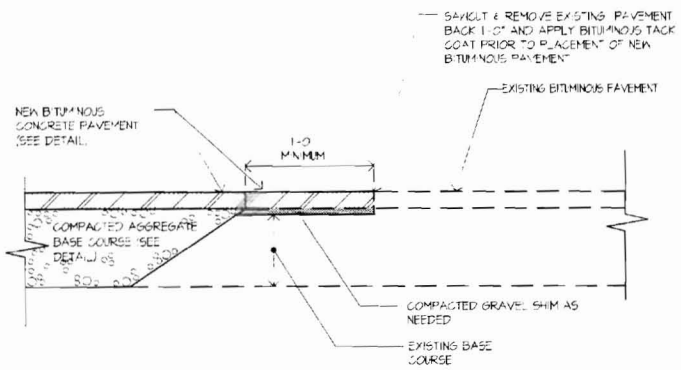


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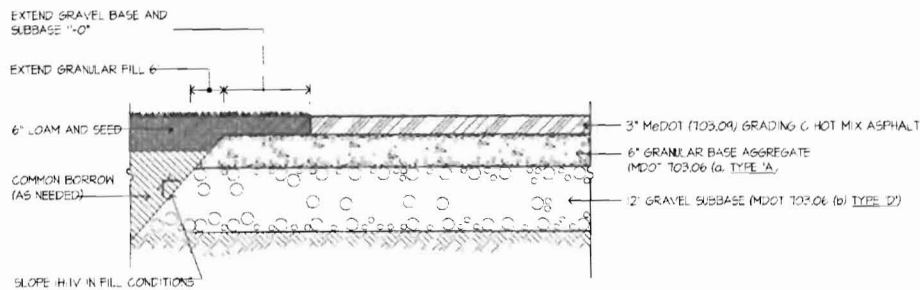
PMA Spring Street Parking and Garden

87 SPRING STREET

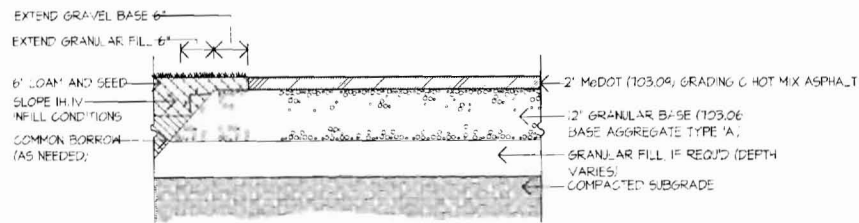
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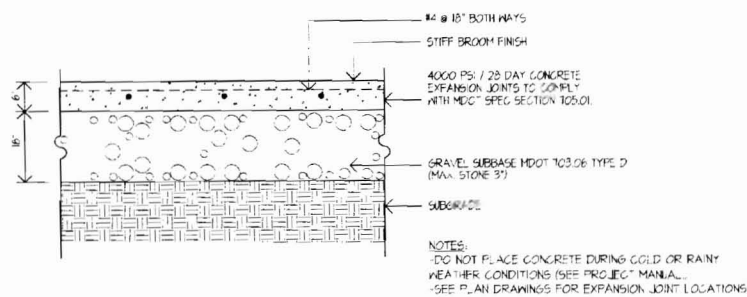
1 PAVEMENT SAW CUT DETAIL
L5.1 NOT TO SCALE



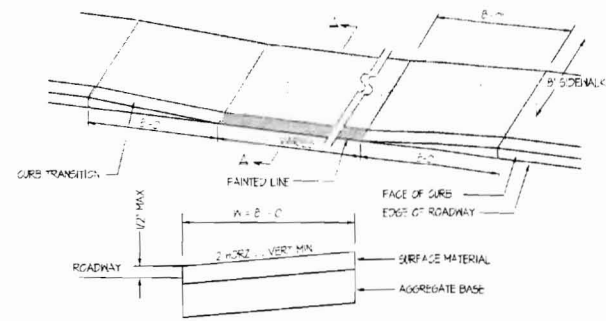
2 PAVEMENT SECTION: DRIVEWAY AND PARKING
L5.1 NOT TO SCALE



3 PAVEMENT SECTION: WALKWAYS
L5.1 NOT TO SCALE

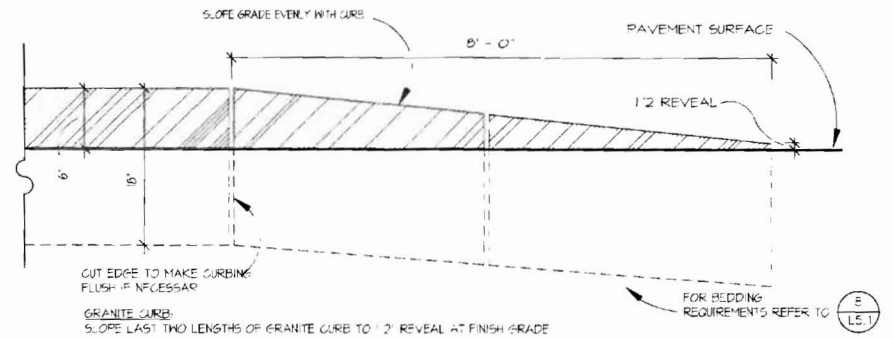


4 CONCRETE PAD
L5.1 NOT TO SCALE

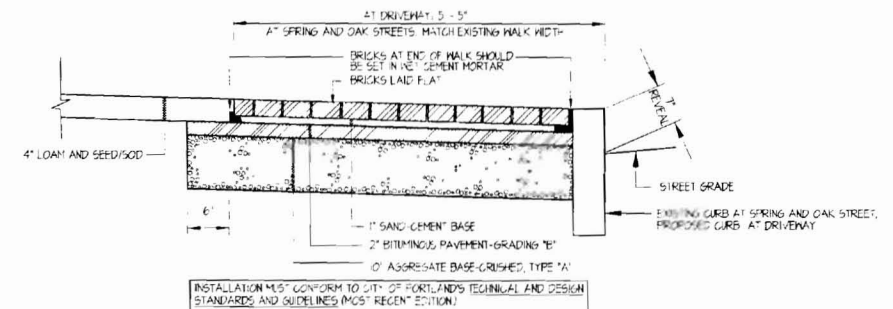


NOTES:
1. THE DIMENSIONS SHOWN AT ROADWAY EDGE ARE FIXED DISTANCES
2. RAMP CROSS SECTION TO BE SAME AS ADJACENT SIDEWALK. IE DEPTH OF SURFACE MATERIAL AND GRAVEL BASE

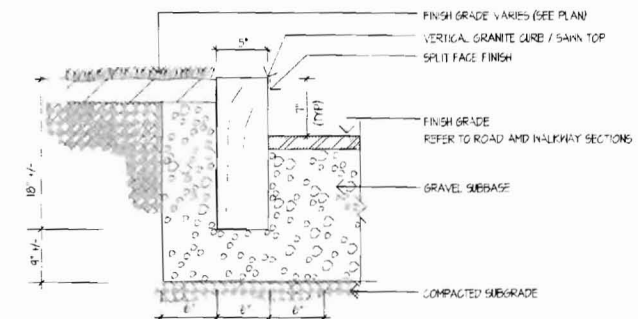
5 ACCESSIBLE RAMP
L5.1 NOT TO SCALE



6 VERTICAL TIP-DOWN CURB
L5.1 NOT TO SCALE



7 CITY OF PORTLAND BRICK SIDEWALK/CURB DETAIL
L5.1



8 VERTICAL GRANITE CURB
L5.1 NOT TO SCALE

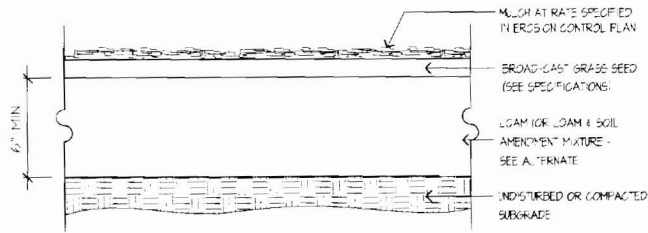


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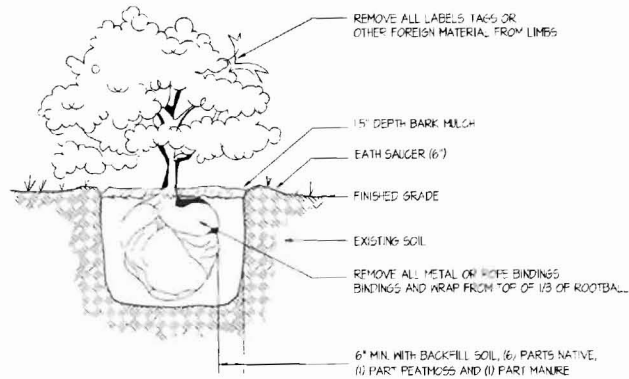
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87 SPRING STREET

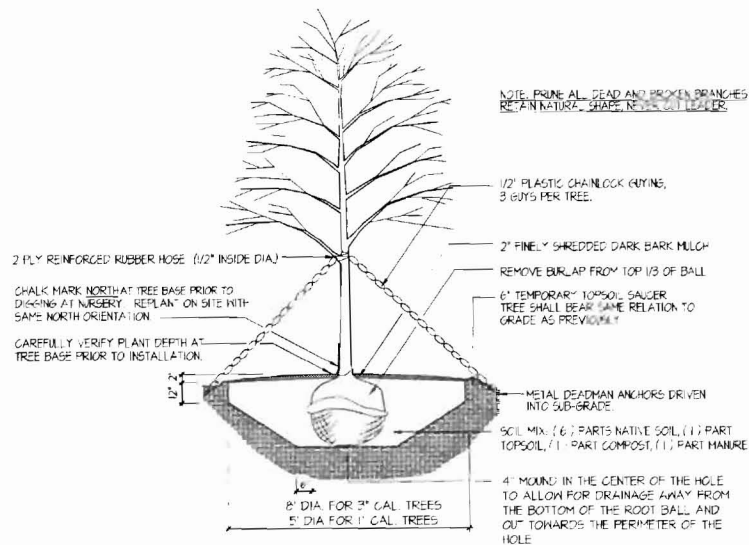
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1 LOAM AND SEED
L.S.2 NOT TO SCALE



2 SHRUB PLANTING INSTALLATION
L.S.2 NOT TO SCALE



NOTE: IN LEDGE CONDITIONS, BLASTING SHALL BE 8" DIA AND 30" BELOW FINISH GRADE

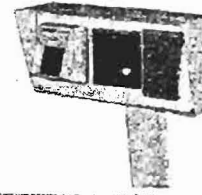
2 DECIDUOUS TREE PLANTING
L.S.2 NOT TO SCALE

CGMCARD-IK Using 26SA Stand Alone Card Reader

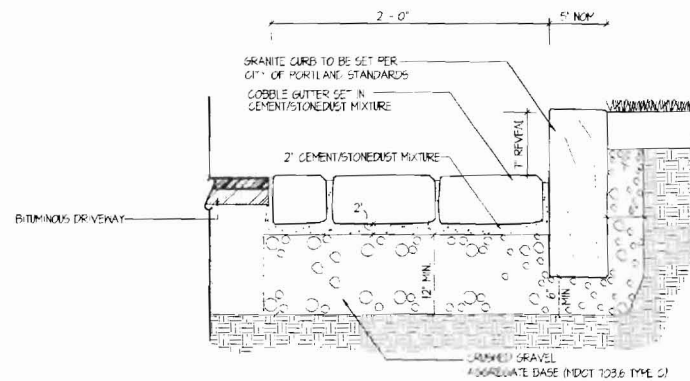
Access control systems and custom engineered solutions available!

Description:

- **CGMCARD-IK** Using 26SA stand alone card reader
- 3500 Card Capacity, Timed Antipassback, no Control Panels or Secondary Electronics.
- Non-Volatile Memory.
- Intercom flush mounted sub station, Vandal Proof and weather resistant.
- SK-KP-SA Series weatherproof Key Pad
Reliable access up to 200 users, Four- to Eight-Digit PIN codes can be selected, with 10 million possible codes at the keypad in seconds.
- **CGMPROX-I** using Radio Key 600 Stand Alone Card Reader
- RK600 is fully-programmable, stand alone access control system, that provides proximity entry up to 600 users.
- Optional Auxiliary Reader for High-Security/Extreme Weather Conditions.
- **CGKEY-I** SK-KP-SA Series weatherproof Key Pad
Reliable access up to 200 users.



4 CARD READER / TOUCH PAD
L.S.2 NOT TO SCALE



5 ALTERNATE #2: COBBLE EDGE ALONG DRIVEWAY
L.S.2 NOT TO SCALE

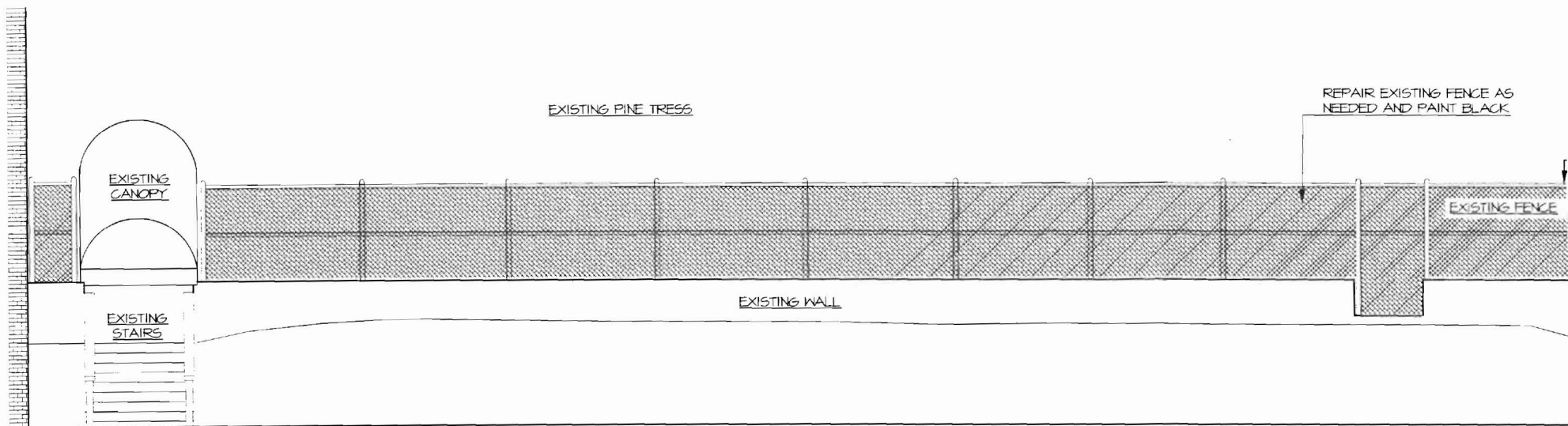


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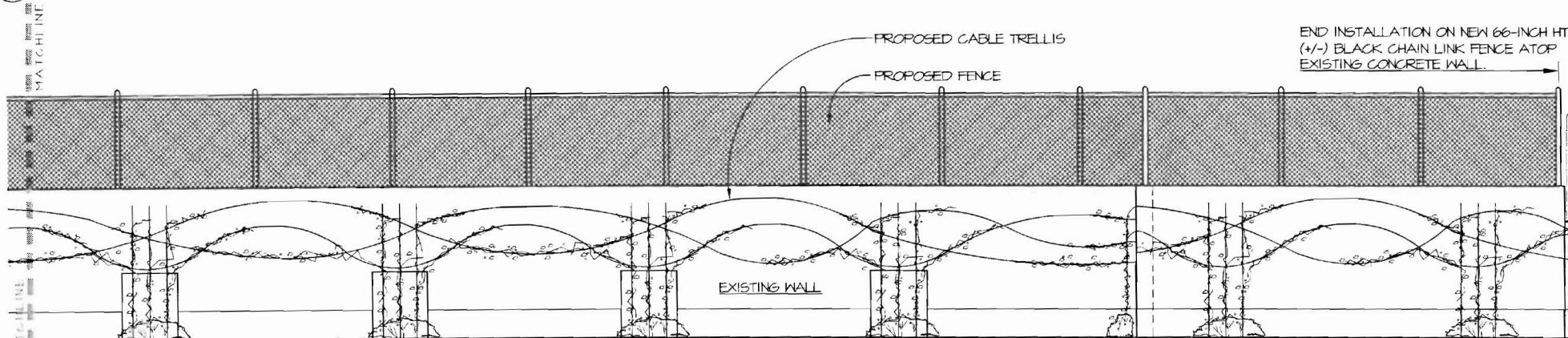
87 SPRING STREET

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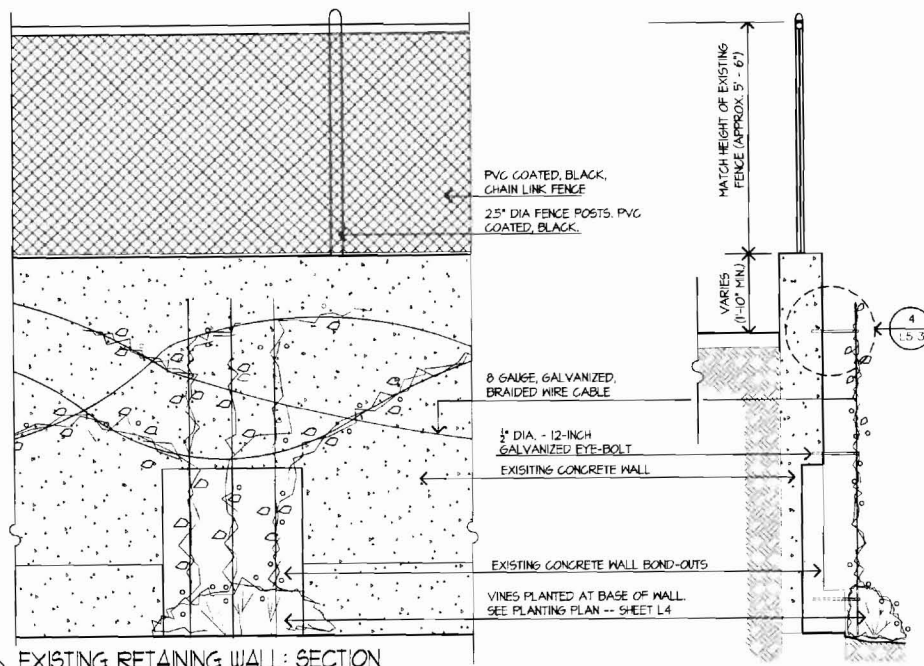
1 FENCE AT CONCRETE RETAINING WALL AND STEEL TRELLIS (ALTERNATE #1): WEST SECTION

1.5.3 SCALE: 1" = 4'



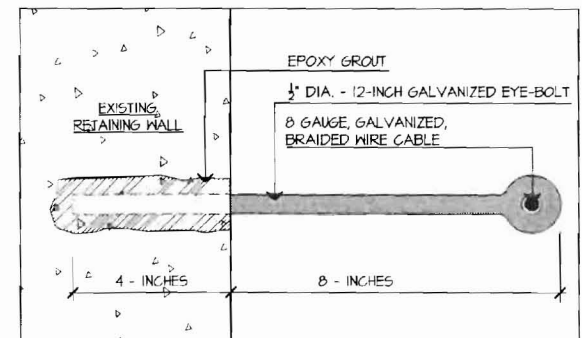
2 FENCE AT CONCRETE RETAINING WALL AND STEEL TRELLIS (ALTERNATE #1): EAST SECTION

1.5.3 SCALE: 1" = 4'



3 EXISTING RETAINING WALL: SECTION

1.5.3 SCALE: 1" = 2'



4 EXISTING RETAINING WALL: CABLE/EYE BOLT/WALL DETAIL

1.5.3 SCALE: 1" = 2'

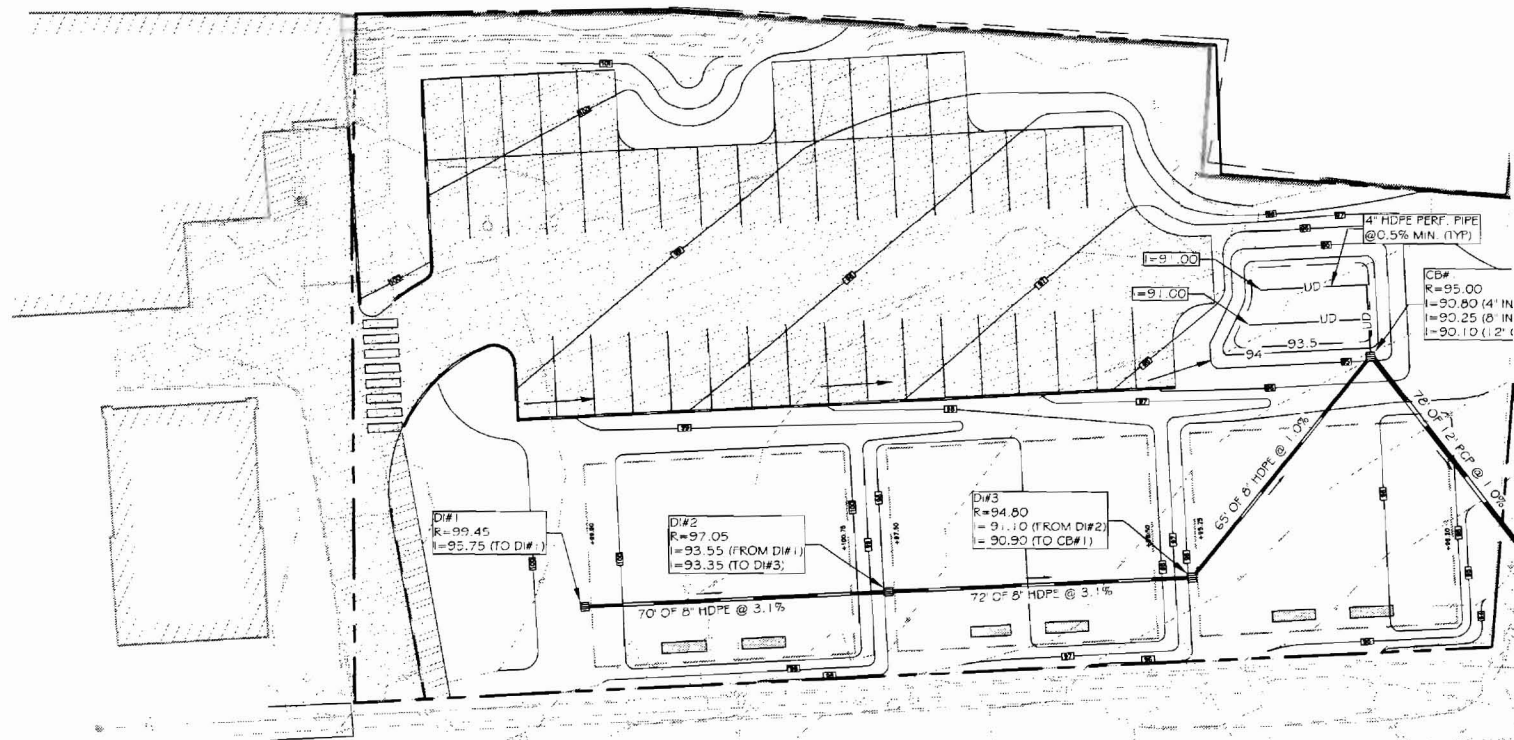


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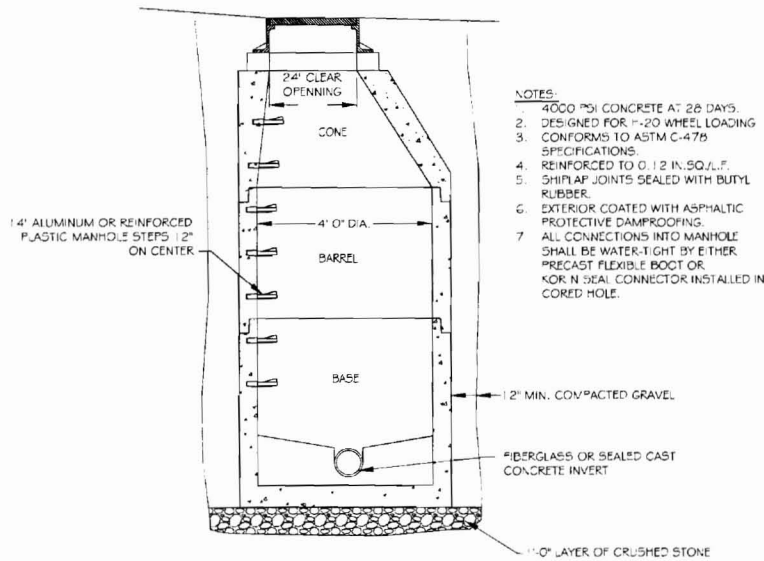
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87 SPRING STREET

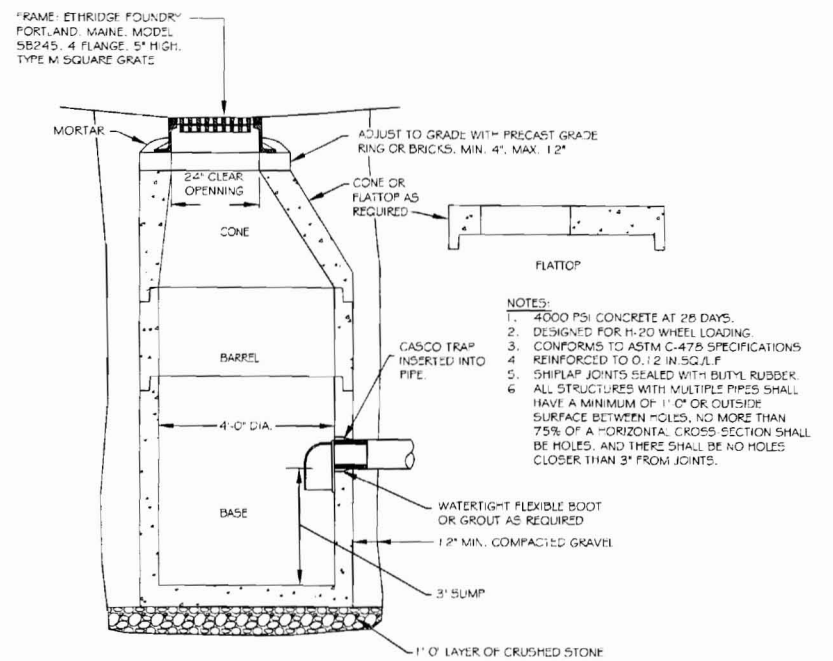
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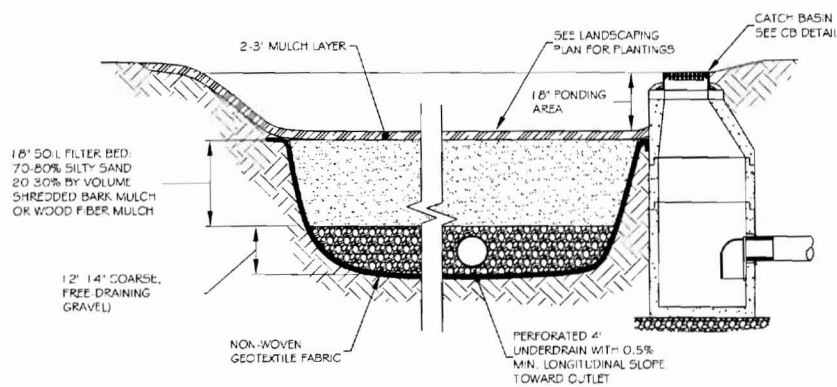
SPRING STREET



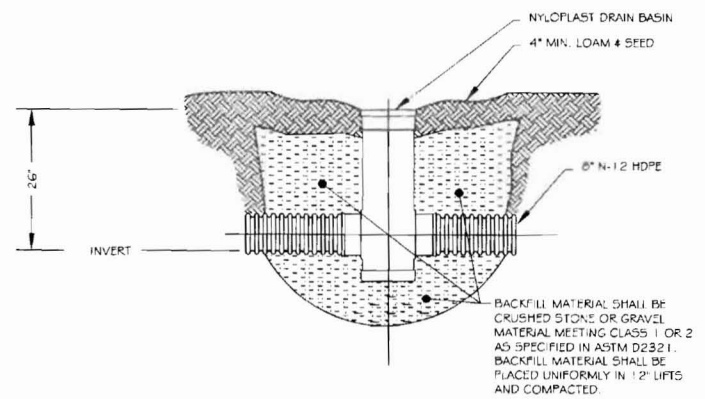
1 PRECAST MANHOLE
NOT TO SCALE



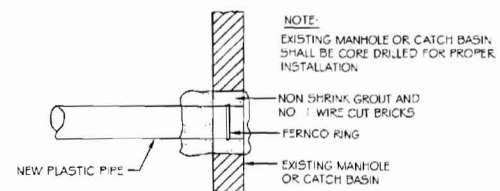
2 CATCH BASIN
NOT TO SCALE



4 BIORETENTION CELL
NOT TO SCALE



5 DRAIN INLET (DI)
NOT TO SCALE



6 NEW PLASTIC PIPE INTO EXISTING STRUCTURE
NOT TO SCALE