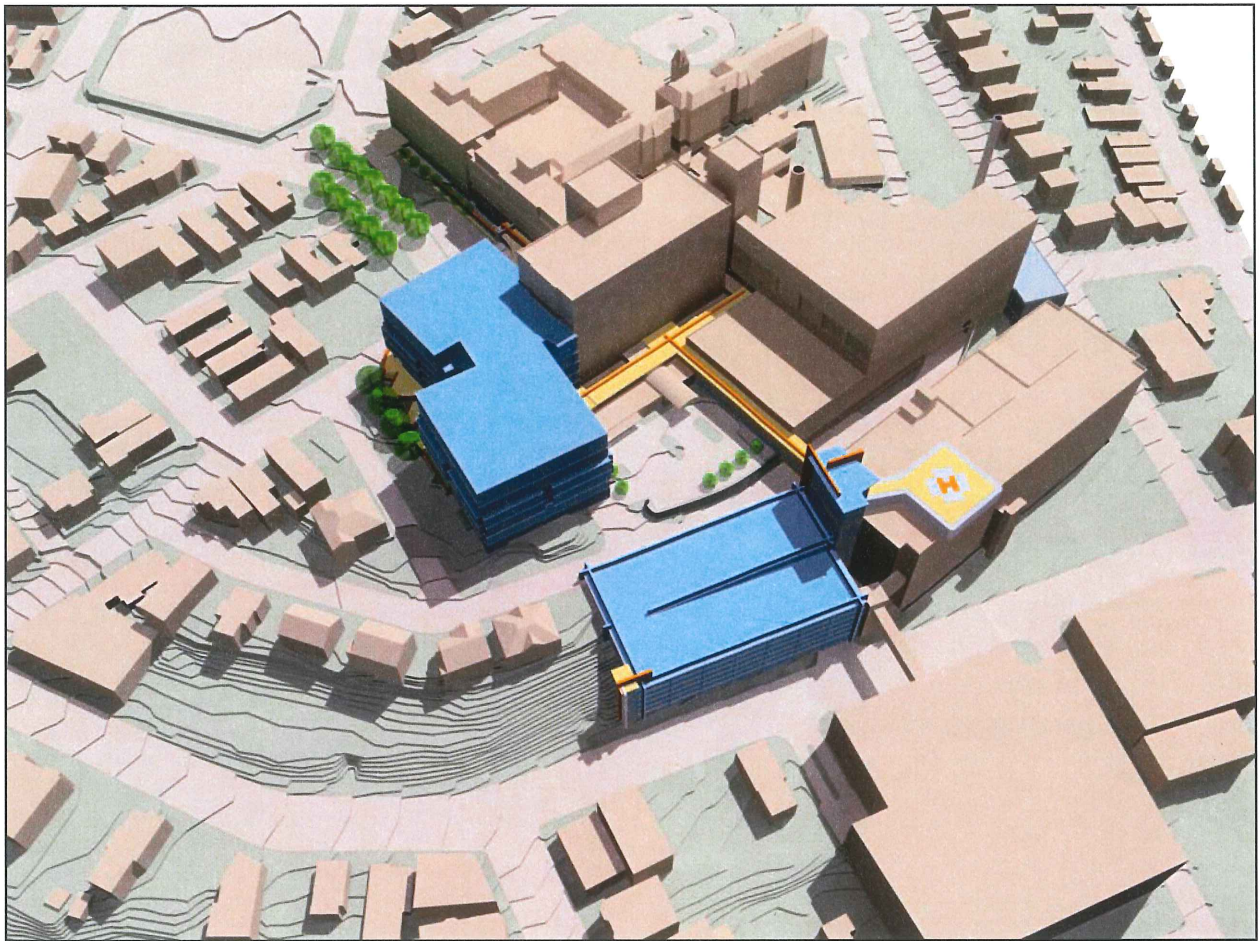




Maine Medical Center Bramhall Campus



Site Plan Review

**Portland Planning Board
May 2005**



MEMORANDUM

TO: Planning Board

FROM: Paul D. Gray, Vice President of Planning

DATE: May 3, 2005

RE: **Applicant's May 10 Workshop Presentation**

Our presentation at the May 10, 2005 Workshop will focus on changes to the Conditional Zone Agreement approved by the City Council affecting site plan review, including:

- footprint and design of the parking garage, including the retail space and the pedestrian connector
- landscaping plan on Congress Street from Gilman Street to our property line above the new garage.
- concrete sidewalk plan
- site plan improvements staff has recommended as conditions of site plan approval
- Alternative Transportation/Travel Demand Management Plan

No changes were made during the City Council's review to:

- Charles Street Addition
- Helipad
- Central Utility Plant
- Improvements to the Gilman Street entrance to the campus for fire/emergency vehicles
- Replacement housing
- 31 Crescent Street sewer and parking
- Removal of Eagles Club

The future expansions of Charles Street, Bean, Parking Garage and Central Utility Plant were deleted from the agreement.

Parking Garage

Significant improvements have been made to the design of the parking garage. The objectives were to:

- break-up the "flat mass" façade
- bring reflective light on to Congress Street (given the northern exposure)
- create a retail space
- provide a year round pedestrian connector between the campus and Congress Street.

Conditional Zone Agreements Exhibits B-12, B-13, and B-14 present the revised design to meet these objectives. We will review these Exhibits at the Workshop.

Landscaping Plan on Congress Street

MMC has developed a landscaping/sidewalk plan for Congress Street that significantly improves the pedestrian experience from Gilman Street to our property line above the new garage. At the Workshop we will describe this plan using Conditional Zone Agreements Exhibits B-3 and B-4

Concrete Sidewalk Plan

Section 7(e) of the Conditional Zone Agreement states:

7 (e) Sidewalks. MMC shall comply with the CITY'S Brick District Policy Plan, except that , at the time of final review, the Planning Board may approve the use of concrete sidewalk materials, as shown on Exhibit B-22, because of the particular needs or requirements of the hospital use.

Exhibit B-22 presents the sidewalks that MMC is asking the Planning Board to allow us to use concrete. This provision was included in the Agreement recommended by the Planning Board to the City Council. We are proposing that the sidewalks which abut the hospital from the Bramhall/Charles Street intersection along Charles Street to Ellsworth to Wescott to Crescent be concrete. Our objective is patient and visitor safety.

Site Plan Improvements As Conditions of Approval

Planning Staff have recommended the following improvements as conditions of approval:

- brick sidewalks on all three sides (Vaughan, Brackett and Chadwick) of the Vaughan Street Parking Lot (see Exhibit G-1)
- brick sidewalk along Congress Street from Gilman to MMC property line above the new garage (see Exhibits B-3 and B-4)
- granite curb on Gilman Street from Central Utility Plant to top of Gilman Street (see Exhibit B-4)

MMC has agreed to these improvements and has incorporated them into the revised site plan exhibits.

Alternative Transportation/Travel Demand Management Plan

Section 17 of the Conditional Zone Agreement requires MMC to develop a plan and to provide on an annual basis to the City Council's Transportation Committee an analysis of the effectiveness and functioning of the Plan. Attached to this memorandum is the draft plan for your review.

**Maine Medical Center
Alternative Transportation/Travel Demand Management Plan**

Plan Goals, Objectives and Strategies

“Travel demand management is not one action, but rather a set of actions or strategies, the goal of which is to encourage travelers to use alternatives to driving alone, especially at the most congested times of day.”

Guidance Manual for Implementing Effective Employer Based Travel Demand Management Programs
– Federal Highway Administration and Federal Transit Authority

The literature on travel demand management (TDM) identifies three basic goals for TDM programs:

1. decreasing driving alone
2. reducing the number of trips per week
3. reducing the number of peak hour trips

MMC’s Alternative Transportation/Travel Demand Management Plan includes objectives and strategies for each goal.

Goal	Objective	Strategies
1. Decrease driving alone	1.A. Establish and market a MMC Rideshare Program	<ol style="list-style-type: none"> 1. Establish an in-house rideshare electronic “matching program”; market through employee newsletter, intranet and employee orientation program 2. Provide preferential parking for carpools of 2 or more persons in Bramhall garages 3. Shift parking of those assigned to St. John Street Lot to Bramhall garages for car pools of 2 or more persons 4. Evaluate reduction in employee parking fee for car pooling

Goal	Objective	Strategies
1. Decrease driving alone	<p>1. B. Promote use of public transportation to MMC campus</p> <p>1. C. Promote walking and bicycle use</p>	<p>1. Promote public transportation alternatives through employee news letters, intranet and employee orientation</p> <p>2. Offer employees a 50% subsidy for use of monthly bus passes;</p> <p>3. Encourage managers to review work schedules and provide employee flexibility in work start times to meet bus schedules</p> <p>4. Meet with public transportation providers to review existing service levels and opportunities to improve service levels.</p> <p>1. Ensure availability of bike racks</p> <p>2. Construct pedestrian connector and encourage its use</p>
2. Reduce trips per week	<p>2. A. Increase use of compressed work schedules</p> <p>2. B. Increase use of flexible hours</p> <p>2. C. Continue to relocate programs away from Bramhall and Brighton Campuses to other locations in the region</p>	<p>1. Expand use of 4/10 and 3/36 work schedules to departments beyond nursing (currently over 80% of nurses are on compressed schedules)</p> <p>1. Encourage managers to evaluate opportunities for increased use of flexible hours</p> <p>1. Construct ambulatory surgery center at Scarborough Campus to relocate ambulatory surgeries from Bramhall and Brighton campuses</p>
3. Reduce peak hour trips	3. A. Continue to refine three shift schedule	1. Encourage managers to evaluate opportunities to shift employee schedules away from traditional patterns

Approach to Implementation

MMC will target formal implementation of the Plan on October 1, 2005, coinciding with the beginning of our fiscal year. Prior to October 1, 2005, MMC will establish specific performance measures for the first two years of implementation.

Resources and Information

Transportation Demand Management Encyclopedia, Victoria Transport Institute (www.vtpi.org)

Guidance Manual for Implementing Effective Employer Based Travel Demand Management Programs. National Transportation Library, U.S. Department of Transportation (www.ntl.bts.gov)












Car pool Incentive Programs: Implementing Commuter Benefits as One of Nation's Best Workplaces for Commuters. U.S. Environmental Protection Agency (www.Commuterchoice.gov)

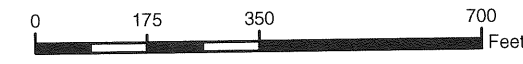
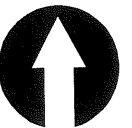
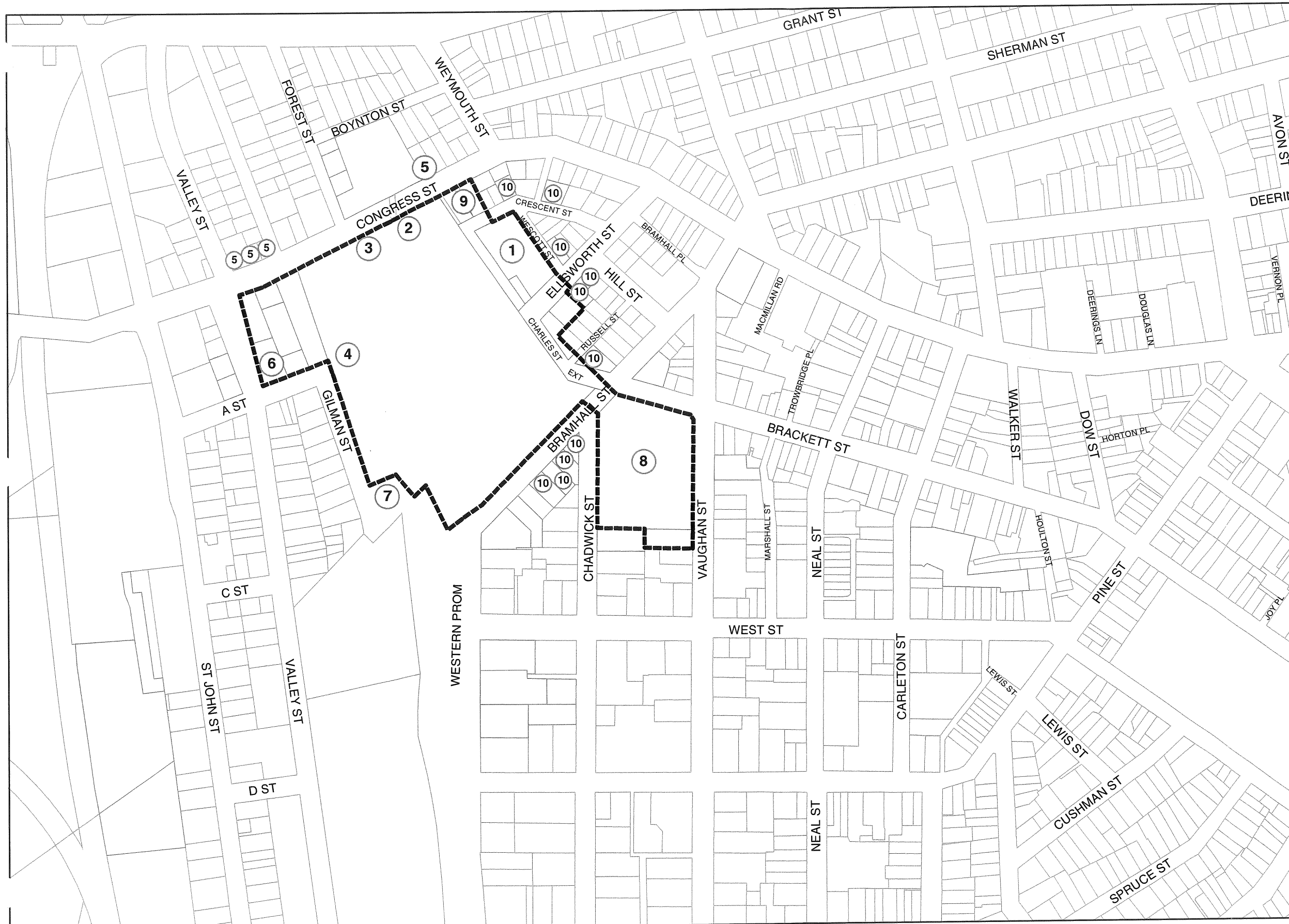


MMC Phase One Development Plan

MAINE MEDICAL CENTER PROJECT ELEMENTS LOCATOR

Legend

-  Proposed Conditional Zone Agreement Boundary
-  CHARLES STREET ADDITION
-  PARKING GARAGE
-  HELIPAD
-  CENTRAL UTILITY PLANT
-  NOISE MITIGATION SITES
-  REMOVE FORMER EAGLES CLUB
-  GILMAN STREET ENTRANCE IMPROVEMENTS FOR FIRE/EMERGENCY ACCESS
-  VAUGHAN STREET PARKING LOT IMPROVEMENTS
-  PEDESTRIAN CONNECTOR
-  PROPERTIES TO BE DIVESTED



1 Inch equals 300 Feet

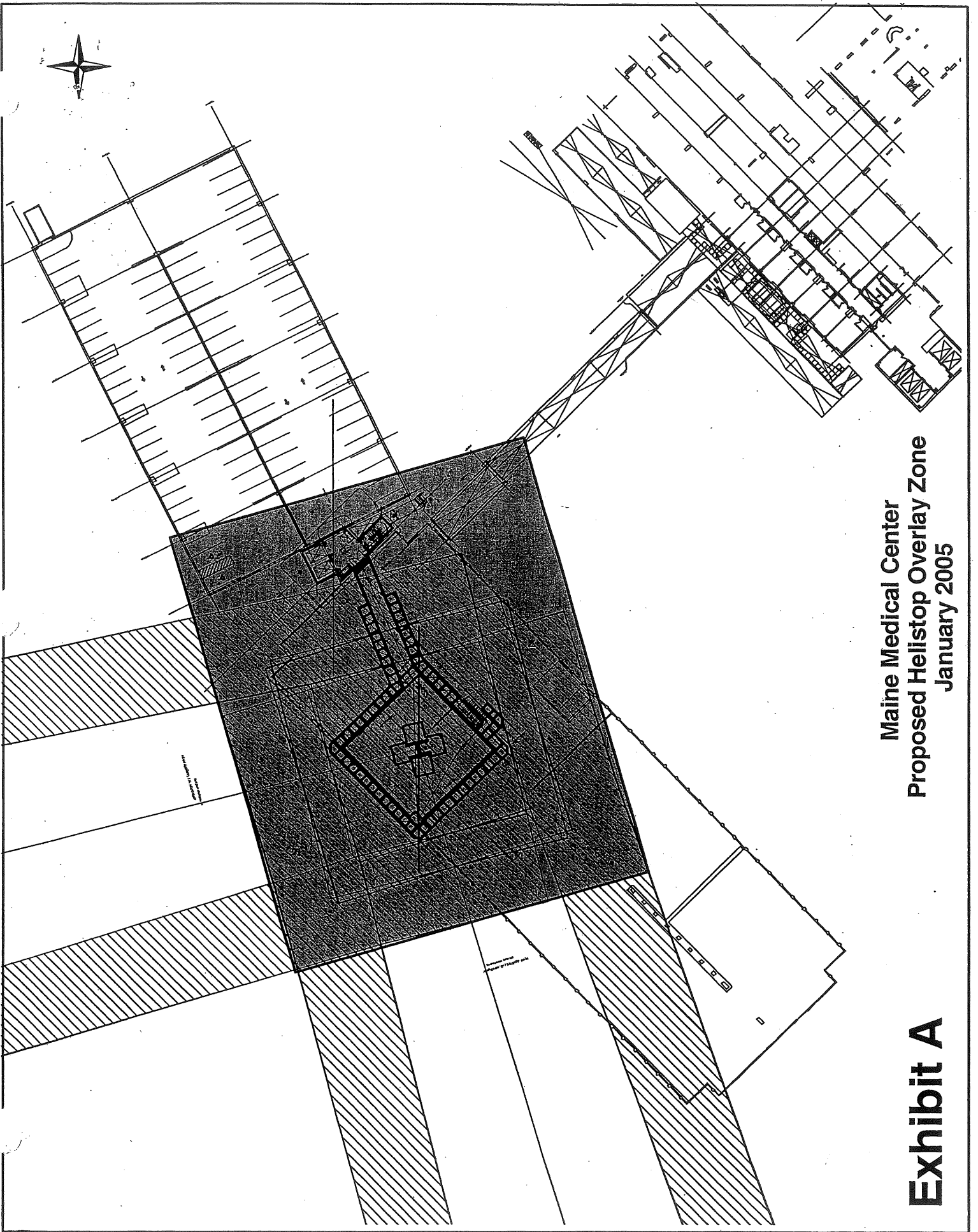
MMC Neighborhood Public Improvement Needs Inventory May 31, 2005

- 1 Improvement Number in Spreadsheet
-  Needed Improvement in City Inventory
-  Proposed by MMC
-  Recommended by Staff as Condition of Site Plan Approval
- MMC Property
-  1/4 Mile from MMC Property



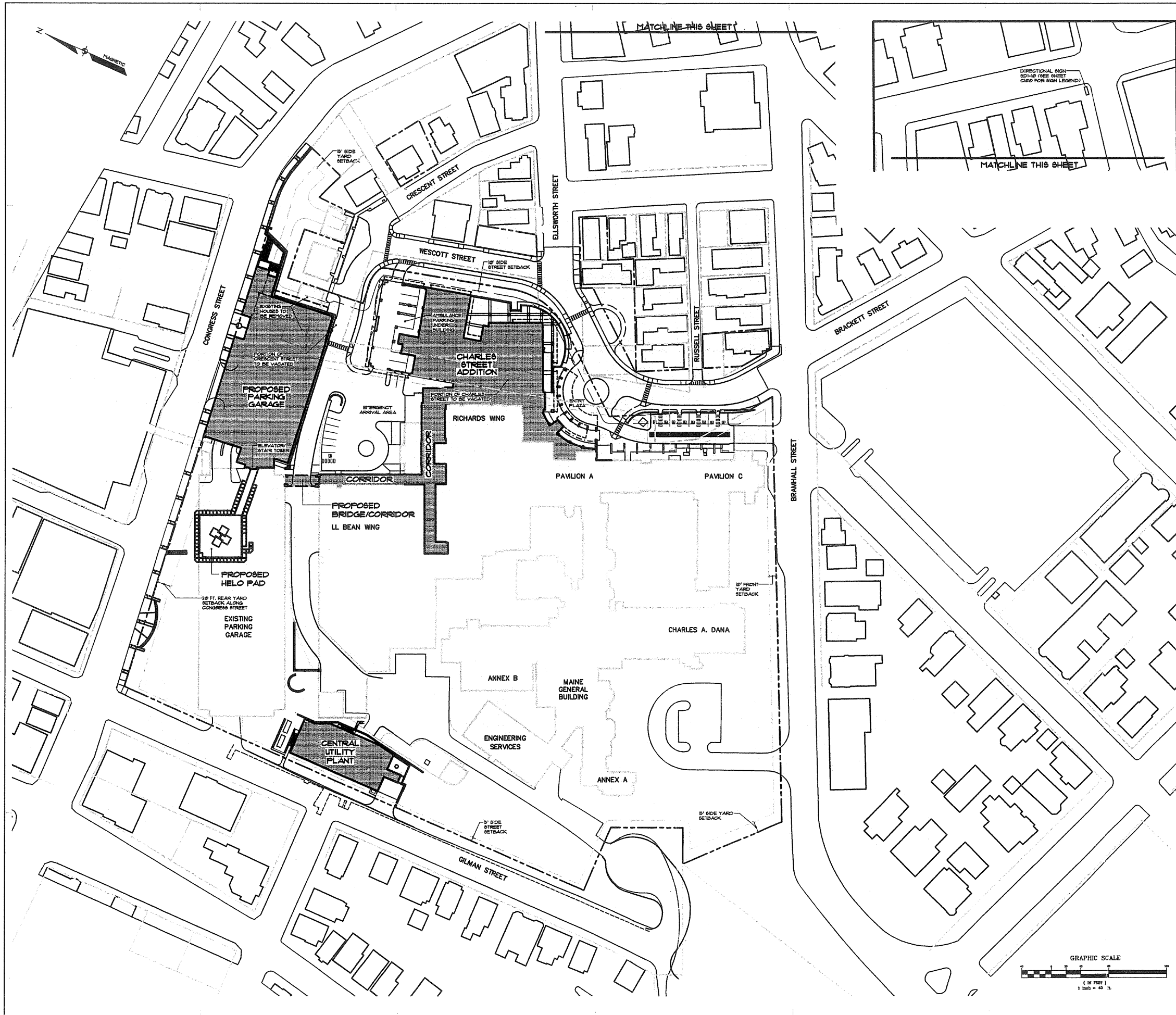
Public Improvement Needs Within 1/4 Mile of Maine Medical Center's Bramhall Campus
May-05

Map ID No.	Project Name	Location	Description	Probable Cost	Measurements	Remarks
1	Stairway to Valley Street	Western Promenade Park	Rebuild stairs to Valley Street from Western Prom Park. Includes demolition of existing structure, steel construction of approx. 125' of stairs, footings, reconstruction of landings, and drainage beneath	\$150,000.00		
2	Path to top of Stairway to Valley Street	Western Promenade down to top of Western Promenade Stairway	Reconstruct path to stairs from Western Prom to include slope reduction using broad hairpin turns. Includes demolition of existing path, grading and construction of approx. 600' of 5'-wide bituminous walk and associated landscaping. Slope to be reduced using broad hairpin turns	\$42,000.00	600 feet x 5 feet wide	Path from top of stairs to park walkway.
3	Sidewalk and Apron Replacement	Chadwick St west side, between West St and Pine St	Brick sidewalk and driveway apron replacement in front of maintenance building.	\$12,603.00	$(75' \times 5')/9 = 41.75\text{sy}$ (\$90/sy Brick SW); $(23' \times 9')/9 + (37' \times 9')/9 = 60\text{sy}$ (\$110/sy Brick Aprons); Curb - 75lf (\$30/lf)	
3a	Sidewalk Replacement	Chadwick St west side, from West St to #3	Brick sidewalk replacement.	\$12,397.00	Estimate interpolated by planning consultant staff, based on public works estimates for east side of Chadwick, minus # 3.	
3b	Sidewalk Replacement	Chadwick St west side, from #3 to Pine St.	Brick sidewalk replacement.	\$25,000.00	Estimate interpolated by planning consultant staff, based on public works estimates for east side of Chadwick, minus # 3.	
4	Sidewalk Replacement	Russell St, northwest side, Hill St to Brackett St	Brick sidewalk replacement. (See applicant's site plan for detail on where already proposed sidewalk on Brackett wraps around corner of Russell Street)	\$18,315.00	$(220' \times 4.5')/9 = 110\text{sy}$ (\$90/sy Brick SW); $(8' \times 4.5')/9 + (13' \times 4.5')/9 + (12' \times 4.5')/9 = 16.5\text{sy}$ (\$110/sy Brick Aprons); Curb - 220' (\$30/lf)	
5	Sidewalk Replacement	Elisworth St, Congress to Crescent St, northwest side	Brick sidewalk replacement.	\$18,190.00	$(107' \times 10')/9 = 118.9\text{sy}$ (\$90/sy Brick SW); $(14' \times 10')/9 + (27' \times 10')/9 = 38.9\text{sy}$ (\$110/sy Brick Aprons); Curb - 107lf (\$30/lf)	Proposed site plan requirement
6	New sidewalk and curbing	Chadwick St, along east side, north of parking lot entrance/exit to existing curbside at Chadwick and Bramhall Sts.	New brick sidewalk with granite curb (See applicant's Landscape Plan for the Vaughan Street lot, which is attachment 15 to Rick Seeley's Planning Board memo of August 6, 2004, for context detail).	\$18,402.00	$(230' \times 5')/9 = 127.8\text{sy}$ (\$90/sy Brick SW); Curb - 230' lf (\$30/lf)	
6a	Sidewalk Replacement	Chadwick St, along east side, south from parking lot entrance to West St.	Brick sidewalk replacement.	\$50,000.00	Source: City Engineer	
7	Sidewalk Replacement	Chadwick Street, west side, from Bramhall to opposite the parking lot entrance	Brick sidewalk replacement. (Present esplanade is bare earth).	\$23,607.00	$(200' \times 6')/9 = 133.3\text{sy}$ (\$90/sy Brick SW); $(16' \times 9')/9 + (15' \times 9')/9 + (20' \times 9')/9 = 51\text{sy}$ (\$110/sy Brick Aprons); Curb - 200lf (\$30/lf)	
7a	Sidewalk Replacement	Chadwick Street, west side, from opposite the parking lot entrance to West St.	Brick sidewalk replacement.	\$21,393.00	Estimate interpolated by planning consultant staff, based on public works estimates for east side of Chadwick, minus # 7.	
8	Sidewalk Replacement	North side of Crescent St from Elisworth to the new parking garage	Brick sidewalk replacement.	\$29,936.00	$(181' \times 7.5')/9 = 150.8\text{sy}$ (\$90/lf); $(32' \times 9')/9 + (28' \times 7.5')/9 + (28' \times 7.5')/9 + (25' \times 7.5')/9 = 99.4\text{sy}$ (\$110/sy Brick Aprons); Curb - 181lf (\$30/lf)	Proposed site plan requirement
9	Sidewalk Replacement	Congress St, from new parking garage to proposed stairway in ROW from Crescent to Congress, or beyond if necessary in order to connect with recently rebuilt section of sidewalk on Congress west of Elisworth.	Brick sidewalk replacement. See sheet C101 for extent of sidewalk applicant proposes already along Congress past end of new garage).	\$45,318.00	$(412' \times 8')/9 = 366.2\text{sy}$ (\$90/sy Brick SW); Curb - 412lf (\$30/lf)	Proposed site plan requirement
10	Sidewalk Replacement	Along Vaughan Street adjacent to new Vaughan St. Landscape Plan	Brick sidewalk replacement. (See applicant's Landscape Plan for the Vaughan Street lot, which is attachment 15 to Rick Seeley's Planning Board memo of August 6, 2004, for context detail).	\$49,002.00	$(350' \times 11')/9 = 427.8\text{sy}$ (\$90/sy Brick SW); Curb - 350lf (\$30/lf)	Proposed site plan requirement
10a	Sidewalk Replacement	Along Vaughan Street, west side, south new Vaughan St. Landscape Plan to West St.		\$45,000.00	Source: City Engineer	
11	Sidewalk Replacement	Along Bramhall Street and around corner onto Chadwick Street to first cutout, all adjacent to new Vaughan St. Landscape Plan.	Brick sidewalk replacement. (See applicant's Landscape Plan for the Vaughan Street lot, which is attachment 15 to Rick Seeley's Planning Board memo of August 6, 2004, for context detail).	\$14,160.00	$(118' \times 9')/9 = 118\text{sy}$ (\$90/sy Brick SW); Curb - 118' (\$30/lf)	Proposed site plan requirement
12	Sidewalk Replacement	Along Brackett Street adjacent to new Vaughan St. Landscape Plan	Brick sidewalk replacement. (See applicant's Landscape Plan for the Vaughan Street lot, which is attachment 15 to Rick Seeley's Planning Board memo of August 6, 2004, for context detail).	\$36,402.00	$(260' \times 11')/9 = 317.8$ (\$90/lf Brick SW); Curb - 260lf (\$30/lf)	Proposed site plan requirement
13	Sidewalk Replacement	Along Brackett Street from Vaughan Street to Marshall Street, and from Marshall St to Neal Street.	Brick sidewalk replacement.	\$45,215.00	$(280' \times 11')/9 = 342.2\text{sy}$ (\$90/lf Brick SW); $(12' \times 11')/9 + (11' \times 11')/9 + (11' \times 11')/9 + (11' \times 11')/9 = 54.7\text{sy}$ (\$110/sy Brick Aprons); Curb - 280lf (\$30/lf)	Proposed site plan requirement
14	Streetscape Improvements	Along upper Gilman St, east side, uphill of the new central utility plant	New granite curbing and landscaping detail, including repair/replacement of deteriorating retaining wall (See sheet no. C402 of the site plan for what applicant presently proposes).	\$49,596.00	$(620' \times 5')/9 = 344.4\text{sy}$ (\$90/sy Brick SW); Curb - 620lf (\$30/lf)	Proposed site plan requirement
15	Path Construction	Pedestrian accessway from the MMC Dana Center/Maine General parking lot to the top of Gilman St	Create new footpath to serve "desire line" worn into the hill from the parking lot to the out-de-acc. Includes construction of approx. 100' of 5'-wide bituminous walk and associated landscaping	\$7,000.00	100 feet x 5 feet	Proposed site plan requirement
16	Path Improvements	from top of Valley St stairs to top of Gilman St	Rebuild path, providing lighting for safety. Includes construction of approx. 200' of 5'-wide bituminous walk, associated landscaping, and safety lighting	\$64,000.00	$(230' \times 4')/9 = 102.2\text{sy}$ (\$35/sy Bit. Conc. SW).	
17	Path Improvements	Path From Western Prom Walkway to Gilman St	Reconstruction of path from Western Prom walkway to top of Gilman St. Includes construction of approx. 225' of 5'-wide bituminous walk and associated landscaping	\$15,750.00	225 feet x 5 feet	
18	Sidewalk Replacement	Western Prom from West Street to Pine St, east side	Brick Sidewalk Replacement	\$65,000.00	Source: Public Works	
19	Sidewalk Replacement	Western Prom from West Street to Bramhall St, east side	Brick Sidewalk Replacement	\$35,000.00	Source: Public Works	
20	Sidewalk Replacement	Bramhall St, from Western Prom to Chadwick St, south side	Brick Sidewalk Replacement	\$45,000.00	Source: Public Works	
21	Sidewalk Replacement	Bramhall St, from Brackett St to Vaughan St, south side	Brick Sidewalk Replacement	\$15,000.00	Source: Public Works	
22	Sidewalk Replacement	Bramhall St, from Bramhall Place to Hill St, west side	Brick Sidewalk Replacement	\$20,000.00	Source: Public Works	
23	Sidewalk Replacement	Bramhall St, from Brackett St to Hill St, west side	Brick Sidewalk Replacement	\$35,000.00	Source: Public Works	
24	Sidewalk Replacement	West St, from Vaughan St to Chadwick St, north side	Brick Sidewalk Replacement	\$30,000.00	Source: Public Works	
25	Sidewalk Replacement	West St, from Chadwick St to Western Prom, north side	Brick Sidewalk Replacement	\$35,000.00	Source: Public Works	
26	Sidewalk Replacement	Brackett St, from Bramhall St to Vaughan St, north side	Brick Sidewalk Replacement	\$35,000.00	Source: Public Works	
27	Sidewalk Replacement	Chadwick Street, from Pine St to West St, east side	Brick Sidewalk Replacement	\$50,000.00	Source: Public Works	
28	Traffic Signal Replacement	Congress St and Bramhall St	Replace ageing traffic signal and upgrade to make it compatible with emergency vehicle pre-emption technology to gain option of implementing that technology in the future.	\$121,000.00	Source: Tom Errico. MMC has offered and City staff have accepted \$65,000.00 towards this cost.	Proposed site plan requirement is \$65,000.00 toward this signal replacement.
			Subtotal	\$1,189,286.00		
			Contingency (10%)	\$116,828.60		
			Total	\$1,285,114.60		



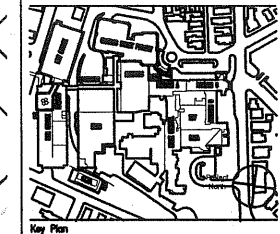
Maine Medical Center
Proposed Helistop Overlay Zone
January 2005

Exhibit A



General Notes:

REV.	DATE	DESCRIPTION



TRO
 ARCHITECTURE
 PLANNING
 ENGINEERING
 INTERIOR DESIGN
 The Ritchie Organization
 80 Bridge Street
 Newton, MA 02459-1134
 617-552-9400

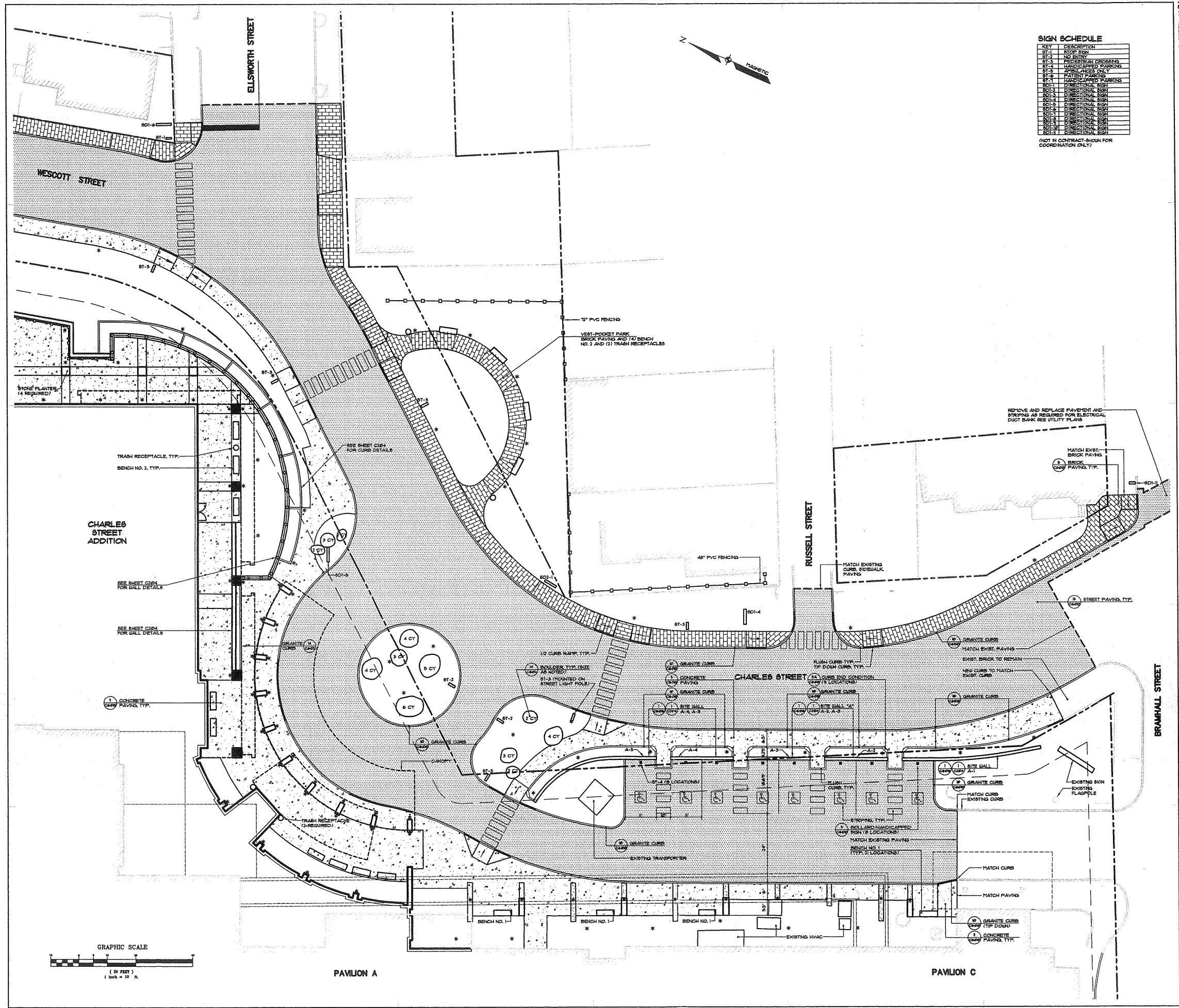
Maine Medical Center
 Pkg C - Site Utilities
 Portland, Maine MMC Project No. 21846

Drawing Title
CAMPUS PLAN



Drawn by	4677	Date Issued	08/24/04
Checked by	10477	Sheet Number	PKG-C
Approved by			

C050



SIGN SCHEDULE

KEY	DESCRIPTION
ST-1	STOP SIGN
ST-2	NO ENTRY
ST-3	PEDESTRIAN CROSSING
ST-4	HANDICAPPED PARKING
ST-5	TRASH RECEPTACLE ONLY
ST-6	PATIENT PARKING
ST-7	HANDICAPPED PARKING
SD-1	DIRECTIONAL SIGN
SD-2	DIRECTIONAL SIGN
SD-3	DIRECTIONAL SIGN
SD-4	DIRECTIONAL SIGN
SD-5	DIRECTIONAL SIGN
SD-6	DIRECTIONAL SIGN
SD-7	DIRECTIONAL SIGN
SD-8	DIRECTIONAL SIGN
SD-9	DIRECTIONAL SIGN
SD-10	DIRECTIONAL SIGN
SD-11	DIRECTIONAL SIGN
SD-12	DIRECTIONAL SIGN

NOT IN CONTRACT-BIDDEN FOR COORDINATION ONLY

General Notes:
 1. SIGN LOCATIONS ARE SHOWN FOR COORDINATION. THE SIGNAGE IS NOT PART OF THE BIDDING CONTRACT.
 2. THE FIRM SHALL PROVIDE THE LIGHTING FIXTURES. CONTRACTOR IS RESPONSIBLE FOR FORWARDING AND INSTALLING CONCRETE LIGHT POLE SIGNS AND ALL FIXTURES, CORDING AND WIRING, EXCEPT FOR BIDDING AND INSTALLATION. SEE ELECTRICAL PLANS BY OTHERS FOR THE LIGHTING CORDING AND WIRING. SEE KEY PLAN FOR TRUCK CHECKS LIGHT POLE SIGNS. CONTRACTOR TO COORDINATE. SEE DIMENSIONS AND DETAILS WITH ARCHITECTURAL PLANS BY OTHERS.

DATE	REVISION	DESCRIPTION

ISSUE LOG

DATE	BY	DESCRIPTION

Key Plan

TRO
 ARCHITECTURE
 PLANNING
 ENGINEERING
 INTERIOR DESIGN
 The Ritchie Organization
 83 Bridge Street
 Newton, MA 02459-1134
 617-552-9400

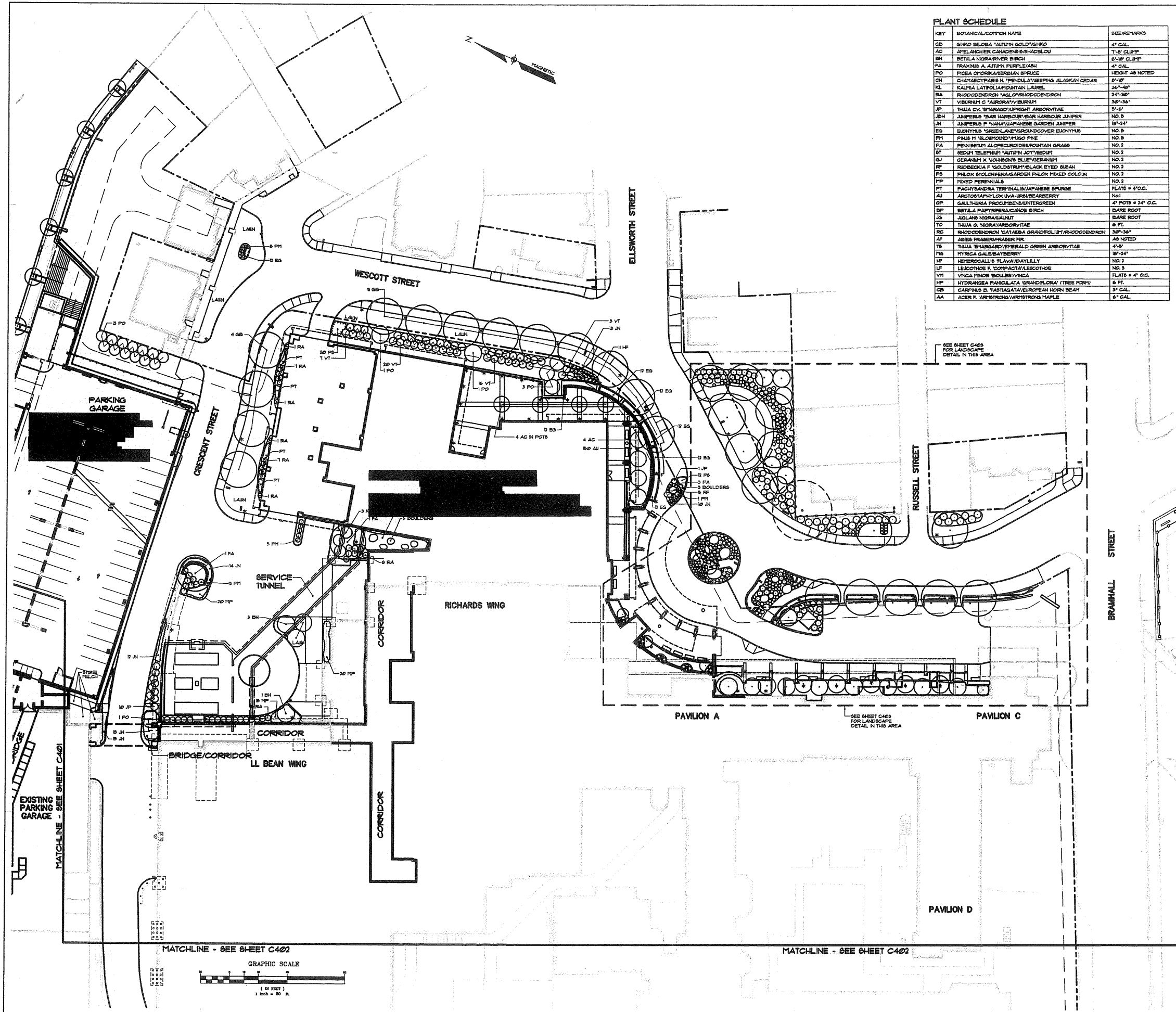
Maine Medical Center
 Pkg C - Site Utilities
 Portland, Maine MMC Project No. 21846

Working Title: **SITE PLAN**

GRAPHIC SCALE
 0 10 20 40

Drawn By:	6/77	Date Issued:	06/21/04
Checked By:		Sheet Number:	PKG-C
Designed By:			
Reviewed By:			

C103



PLANT SCHEDULE

KEY	BOTANICAL/COMMON NAME	SIZE/REMARKS
GB	GINKGO BILOBA 'AUTUMN GOLD' VARIETY	4" CAL.
AC	ABIES FRASERI 'CAMDEN'S SHADOW'	7'-8' CLUMP
BN	BETULA NIGRA/VIVER BIRCH	8'-10' CLUMP
FA	FRAXINUS A. 'AUTUMN PURPLE' VARIETY	4" CAL.
PO	PICEA CHOROKA/SERBIAN SPRUCE	HEIGHT AS NOTED
ON	QUERCUS 'MORNING' WEeping ALASKAN CEDAR	8'-10'
KL	KALMIA LATIFOLIA/MOUNTAIN LAUREL	36"-48"
RA	RHODODENDRON 'HALLOWEEN' RHODODENDRON	24"-36"
VT	VIBURNUM C. 'ALBORNOX' VIBURNUM	30"-36"
JP	JUNIPER 'MARSH' HARBOUR HARBOUR JUNIPER	5'-6"
JN	JUNIPER 'NANA' JAPANESE GARDEN JUNIPER	NO. 5
ES	EUONYMUS 'GREENLAND' GROUND COVER ELIUM	NO. 5
PT	PHAS. 'MELON' PINE	NO. 5
PA	PENSTEMON ALOPECUROIDES/PONTIAN GRASS	NO. 2
BT	BEDONIA TELEPHIUM 'AUTUMN JOY' BEDONIA	NO. 2
GJ	GERANIUM X 'MORNING' BLUE GERANIUM	NO. 2
RF	RUBROCOCA P. 'GOLDEN' BLACK EYED BURAN	NO. 2
PS	PHLOX BYLONIFERA/GARDEN PHLOX MIXED COLOR	NO. 2
PP	PODOPHYLLON 'MAGNET' PINE	NO. 2
PT	PACHYANDRA TERMINALIS/JAPANESE SPURGE	FLATS # 4' O.C.
AU	ARCTOSTAPHYLOS UVA-URSI/BERRERY	NO. 1
GP	GALLIERIA PROCUMBENS/AUTUMN GREEN	4" POT # 24" O.C.
BP	BETULA PAPPYRIFERA/CANOE BIRCH	BLAKE ROOT
JN	JUNIPER NIGRA/SALVUT	BLAKE ROOT
TO	TALIA O. NIGRA/VIBURNUM	6 FT.
RC	RHODODENDRON 'CATALPA' GRANDIFOLIUM/RHODODENDRON	36"-38"
AF	ABIES FRASERI/FIR	AS NOTED
TR	TALIA 'MANGARD' VERNALD GREEN ARBORVITAE	4'-5'
MS	MYRICA GALE/SWAMP BERRY	18"-24"
HP	HIBISCUS 'FLAVA' PASTILLY	NO. 3
LF	LEUCOPHYLLON 'YACHT' LEUCOPHYLLON	NO. 3
VM	VINCETOXICUM 'BOLLES' VINCETOXICUM	FLATS # 4' O.C.
HP	HYDRANGEA PANICULATA 'GRANDIFLORA' (TREE FORM)	6 FT.
CB	CARPINUS B. 'EUROPEAN' HORN BEAM	3" CAL.
AA	ACER P. 'STRONG' STRONG MAPLE	6" CAL.

General Notes:

NO.	DATE	DESCRIPTION

Issue Log

Key Plan

TRO
ARCHITECTURE
PLANNING
ENGINEERING
INTERIOR DESIGN
The Ritchie Organization
80 Bridge Street
Newtown, MA 02459
617-569-3400

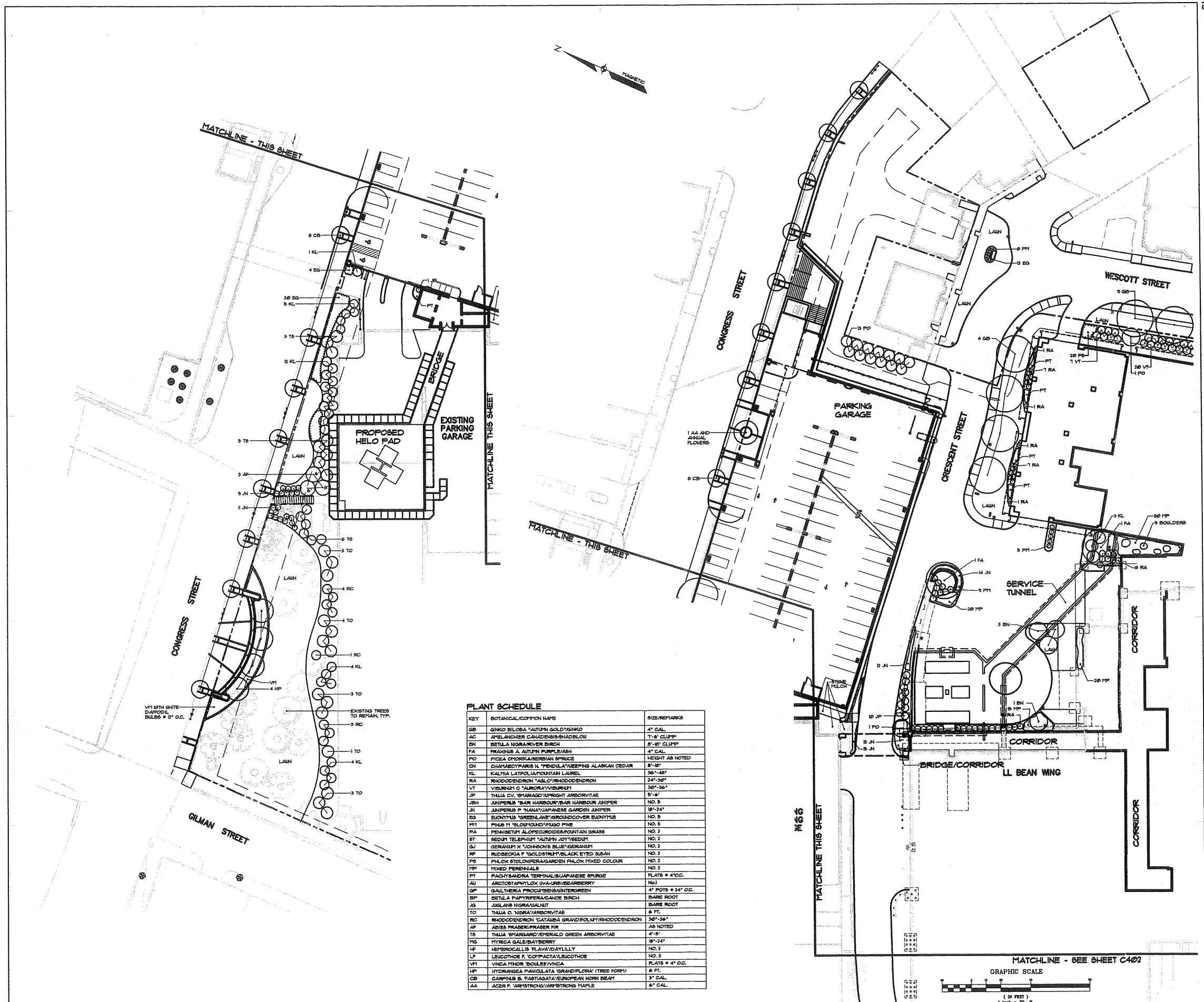
Maine Medical Center
Pkg C - Site Utilities
Portland, Maine MMC Project No. 21846

Drawing Title
LANDSCAPE PLAN

GRAPHIC SCALE
1" = 50'

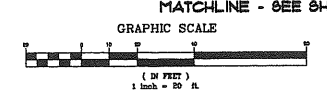
Checked By:	AKT	Date Issued:	08/21/04
Drawn By:	AKT	Sheet Number:	PKG-C
Approved By:	AKT		
Project No.:	21846		
Scale:	1"=50'		

C400



PLANT SCHEDULE

KEY	BOTANICAL/COTTON NAME	SIZE/REMARKS
GB	GINKGO BILOBA 'AUTUMN GOLD'/SANKO	4" CAL
AC	'AMELANCHIER CANADENSIS/SHADBLAU	1"-8" CLUMP
BN	BETULA NIGRA/RIVER BIRCH	8"-10" CLUMP
FA	FRAXINUS A. AUTUMN PURPLE/ASH	4" CAL
PO	PICEA OXYSPICATA/SPRUCE	HEIGHT AS NOTED
CV	QUERCUS CYPARIS N. 'YEW/LA 'SLEEPING ALARKAN CEDAR	8" HP
KL	KALMIA LATIFOLIA/POINTON LAUREL	36"-48"
RA	RHOODODENDRON 'AGLON/RHOODODENDRON	24"-36"
VT	VIBURNUM C. 'AURORA'/VIBURNUM	36"-36"
JP	THALIA CV. 'EMERALD'/UPRIGHT ARBORVITAE	8"-8"
JN	JUNIPERUS 'SAR HANSCOUT/BEAR HANSCOUT JUNIPER	NO. 3
JN	JUNIPERUS P. 'NANA'/NANA GARDEN JUNIPER	18"-24"
ED	EUCHYTIUS 'SURRENLAND'/GROUND COVER EUCHYTIUS	NO. 5
PF1	PHILUS H. 'SLOAN/ROUND/ROUND PINE	NO. 5
PA	PENNISTEMUM ALOPECUROIDES/POUNTAIN GRASS	NO. 2
BT	BEDUM TELEPHUM 'AUTUMN JOY'/BEDUM	NO. 2
SJ	SERANETUM 'DONNOR'S BLUE'/SERANETUM	NO. 2
RF	RUDOLPHIA P. 'GOLDEN/BLACK EYED RUBIN	NO. 2
FB	PHLOX STOLONIFERA/GARDEN PHLOX MIXED COLOR	NO. 2
HP	HEXED PERENNIALS	NO. 2
PT	PACHYANDRA TERMINALIS/JAPANESE SPURGE	FLATS @ 4" O.C.
AJ	ARCTOSTAPHYLOX UVA-URSI/BEARBERRY	NO. 3
GP	GALLIOTERIA PROCUMBENS/INTERSECT	4" POT @ 24" O.C.
BP	BETULA PAYERAE/GANSE BIRCH	EMER ROOT
JG	JUGLANS NIGRA/ALNUT	EMER ROOT
TO	THALIA O. NIGRA/ARBORVITAE	6 FT.
RC	RHOODODENDRON 'CATALBA GRAND FOLIUM/RHOODODENDRON	36"-36"
AP	ADONIS PRAGER/PRAGER FIR	AS NOTED
TS	THALIA 'EMERALD/EMERALD GREEN ARBORVITAE	4"-5"
MG	MYRTICA GALE/BLUBERRY	18"-24"
HF	HEPERCALLIS FLAVA/DAI LILLY	NO. 2
LF	LEUCOTHOE P. 'COFFIN/ACTA/LEUCOTHOE	NO. 3
VH	VINCA MINOR 'BOULE/VIOLINCA	FLATS @ 4" O.C.
HP	HYDRANGEA PANICULATA 'GRANDIFLORA' (TREE FORM)	8 FT.
CB	CAMPANULA B. 'TASTY/AGATA/EMERALD HORN BEAT	3" CAL.
AA	ACER P. 'SARSTRONG/SARSTRONG MAPLE	6" CAL.



General Notes

DATE	BY	DESCRIPTION

DATE: 02/14/04
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 ISSUE LOG: [Signature]

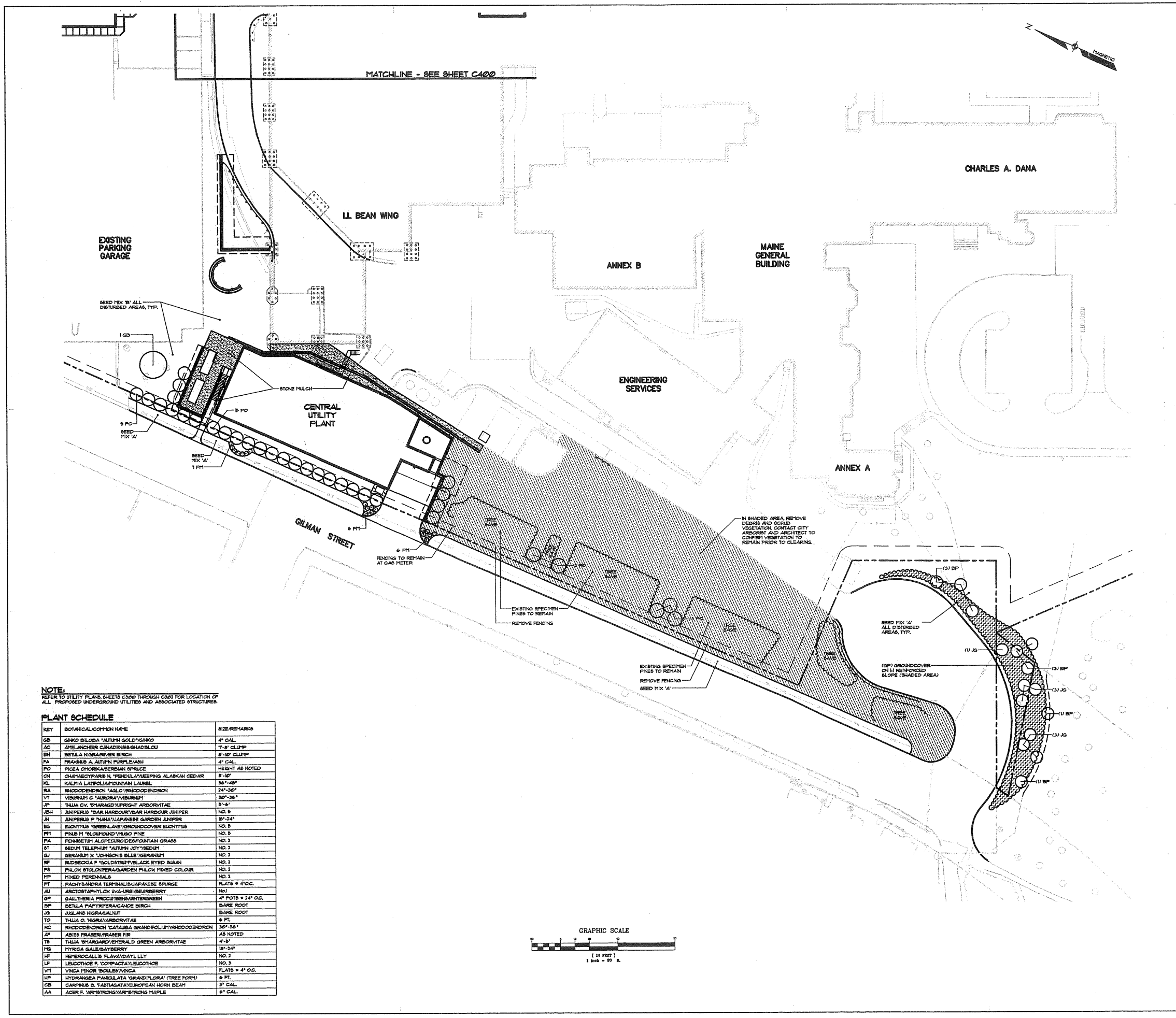
Key Plan

TRO
ARCHITECTURE
PLANNING
ENGINEERING
INTERIOR DESIGN
The Ritchie Organization
60 Bridge Street
Newton, MA 02458-1134
617-555-9400

Maine Medical Center
 Pkg C - Site Utilities
 Portland, Maine MMC Project No. 21846

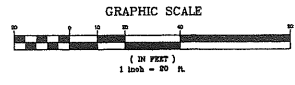
Drawing Title: **LANDSCAPE PLAN**

Drawing No. 4077 Date Issued 02/14/04
 Scale 1" = 30' Sheet Number PKG-C
 Drawn By [Signature] Check By [Signature]
 Project No. 21846
 Revision 02/14/04
C401



NOTE:
REFER TO UTILITY PLANS, SHEETS C300 THROUGH C307 FOR LOCATION OF ALL PROPOSED UNDERGROUND UTILITIES AND ASSOCIATED STRUCTURES.

KEY	BOTANICAL/COMMON NAME	SIZE/REMARKS
GB	GINKGO BILOBA 'AUTUMN GOLD'/YINKEO	4" CAL.
AC	'ANGELICHER CANADENSIS'/SHADBLAU	1"-8" CLUMP
BN	BETULA NIGRA/RIVER BIRCH	8"-10" CLUMP
PA	FRAXINUS A. 'AUTUMN PURPLE'/ASH	4" CAL.
PO	FIGEA OXYRHOIZA/SEMIAN SPRUCE	HEIGHT AS NOTED
CN	CUNYLICTYPIBUS N. 'YENDILAI'/SEPPING ALAKAN CEDAR	8"-10"
KL	KALMIA LATIFOLIA/MOUNTAIN LAUREL	36"-48"
RA	RHOODODENDRON 'AGLO'/RHODODENDRON	24"-36"
VT	VIBURNUM C. 'AURORA'/VIBURNUM	36"-36"
JP	TILIA CY. 'SPARAGO'/UPRIGHT ARBORVITAE	8"-6"
JN	JUNIPERUS 'SEAR HARBOR'/SEAR HARBOR JUNIPER	NO. 5
JN	JUNIPERUS P. 'NANA'/PALENS GARDEN JUNIPER	18"-24"
ES	EUCHYDIA 'SIRENLANE'/GROUNDCOVER EUCHYDIA	NO. 8
PI	PINUS M. 'BLOOMING'/MUSCO PINE	NO. 9
PA	PENNISTEMUM ALOPECUROIDES/MOUNTAIN GRASS	NO. 2
BT	MEDEM TELEPHUM 'AUTUMN JOY'/REDUM	NO. 2
GU	GERANIUM X 'CHENKON'S BLUE'/GERANIUM	NO. 2
RO	RODODENDEON 'SOL DITRUM'/BLACK EYED NIBBI	NO. 2
PH	PHLOX STOLONIFERA/GARDEN PHLOX MIXED COLOUR	NO. 2
HP	HEXED PERENNIALS	NO. 2
PT	PACHYANDRA TERMINALIS/JAPANESE SPURGE	FLATS @ 4" O.C.
AU	ARCTOSTAPHYLOS UVA-URSI/BEARBERRY	NO. 3
GP	GAILTHERIA PROCUMBENS/ANTHUS	4" POT @ 24" O.C.
DP	DELLA PAPPYTERALANCE BIRCH	BARE ROOT
JS	JUGLANS NIGRA/WALNUT	BARE ROOT
TO	TILIA O. 'NIGRA'/ARBORVITAE	6 FT.
RC	RHOODODENDRON 'CATALPA GRAND FOLIUM'/RHODODENDRON	30"-36"
AP	ABIES FRASERI/FRASER FIR	AS NOTED
TS	TILIA 'SPARAGO'/TERMINAL GREEN ARBORVITAE	4"-5"
TS	TYNICA GALLE/BALEBERRY	18"-24"
HP	HEPEROCALLIS 'FLAVA'/DAYLILY	NO. 2
LF	LEUCOTHOE F. 'COMPACTA'/LEUCOTHOE	NO. 3
VN	VINCA MINOR 'BOULES'/VINGA	FLATS @ 4" O.C.
HP	HYDRANGEA PANICULATA 'GRANDIFLORA' (TREE FORM)	6 FT.
CB	CAMPANULA B. 'VASTAGATA'/EUROPEAN HORN BEAT	3" CAL.
AA	ACER F. 'ARISTRONCIS'/ARISTRONCIS MAPLE	4" CAL.



General Notes:

REV	DATE	DESCRIPTION

DESIGNED BY: JTB/12/01
 DRAWN BY: JTB/12/01
 CHECKED BY: JTB/12/01

DATE: 02/25/04
 SHEET NO: 8 of 8

Key Plan

TRO
 ARCHITECTURE
 PLANNING
 ENGINEERING
 INTERIOR DESIGN
 The Rhythmic Organization
 80 Bridge Street
 Newton, MA 02459-1134
 617-552-9400

Maine Medical Center
 Pkg C - Site Utilities
 Portland, Maine MMC Project No. 21846

LANDSCAPE PLAN
 Scale: 1" = 20'
 Date Issued: 02/25/04
 Scale Number: PKG-C
 Project Number: C402

See Exhibits B2, B3 and B4

Since the final plan has a pedestrian connector attached to the new parking garage, this free standing connector was deleted from the Agreement.



May 10, 2005

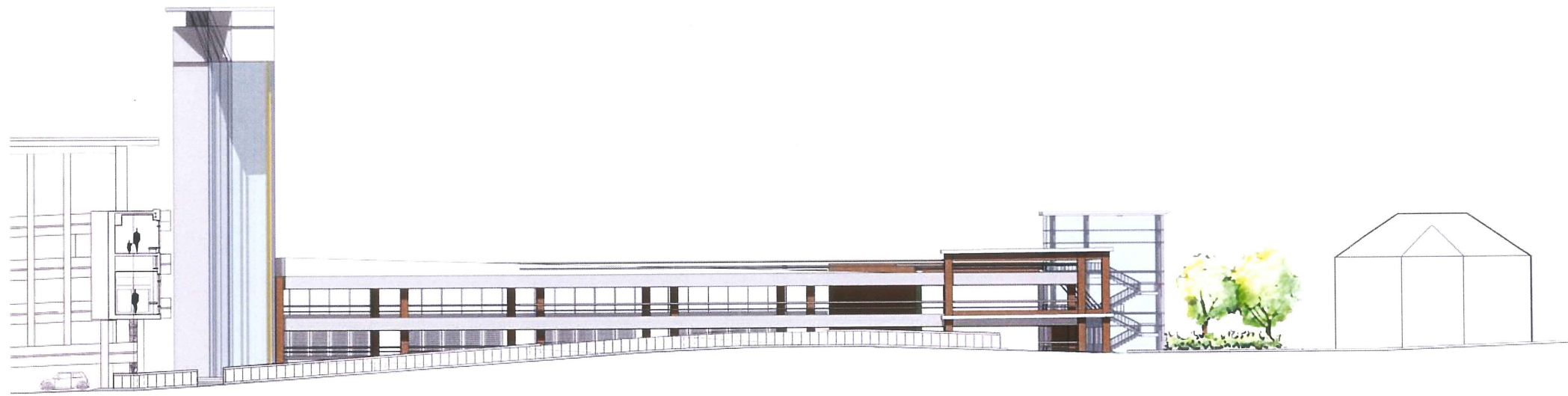
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MAINE MEDICAL CENTER

Portland, Maine

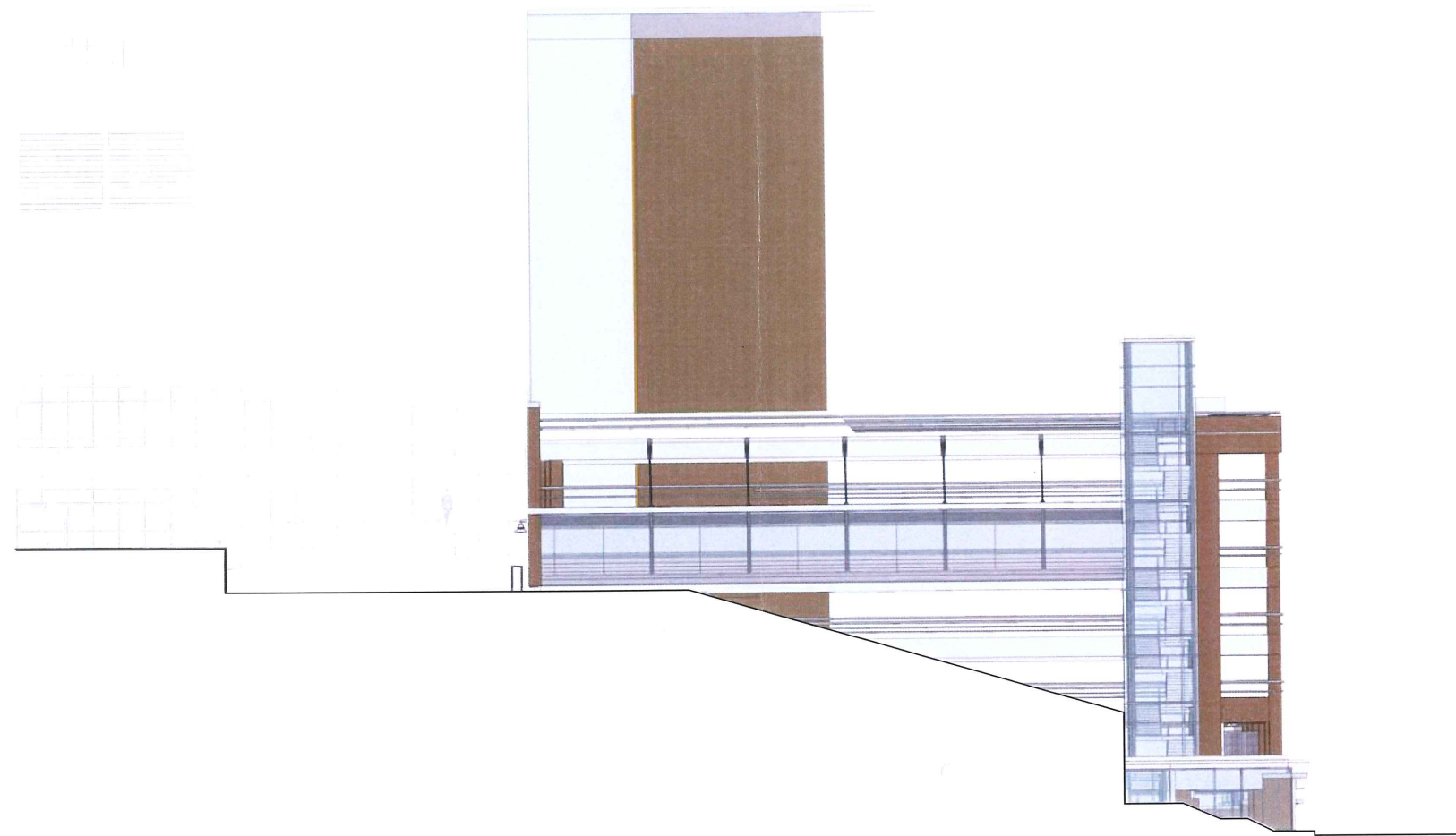
TRO

Architecture Planning
Interior Design Engineering



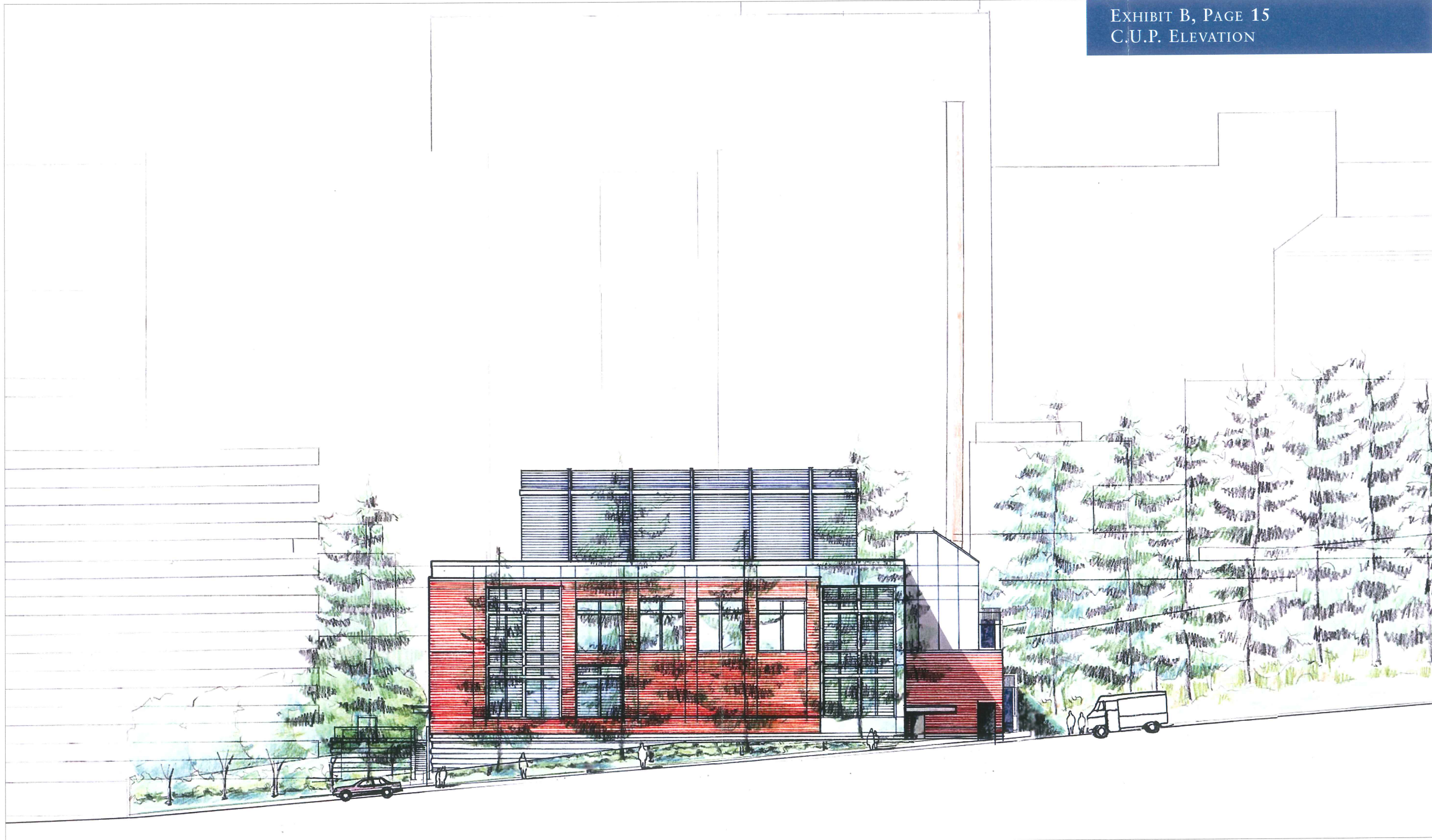
May 10, 2005

File Name: 4673Contract_Zone-050106.qxd



May 10, 2005

File Name: 4673Contract_Zone-050106.gxd



File Name: 4673Contract_Zone-050106.qxd

January 27, 2005



File Name: 4673Contract_Zone-050106.qxd

January 27, 2005



January 27, 2005

File Name: 4673Contract_Zone-050106.gxd



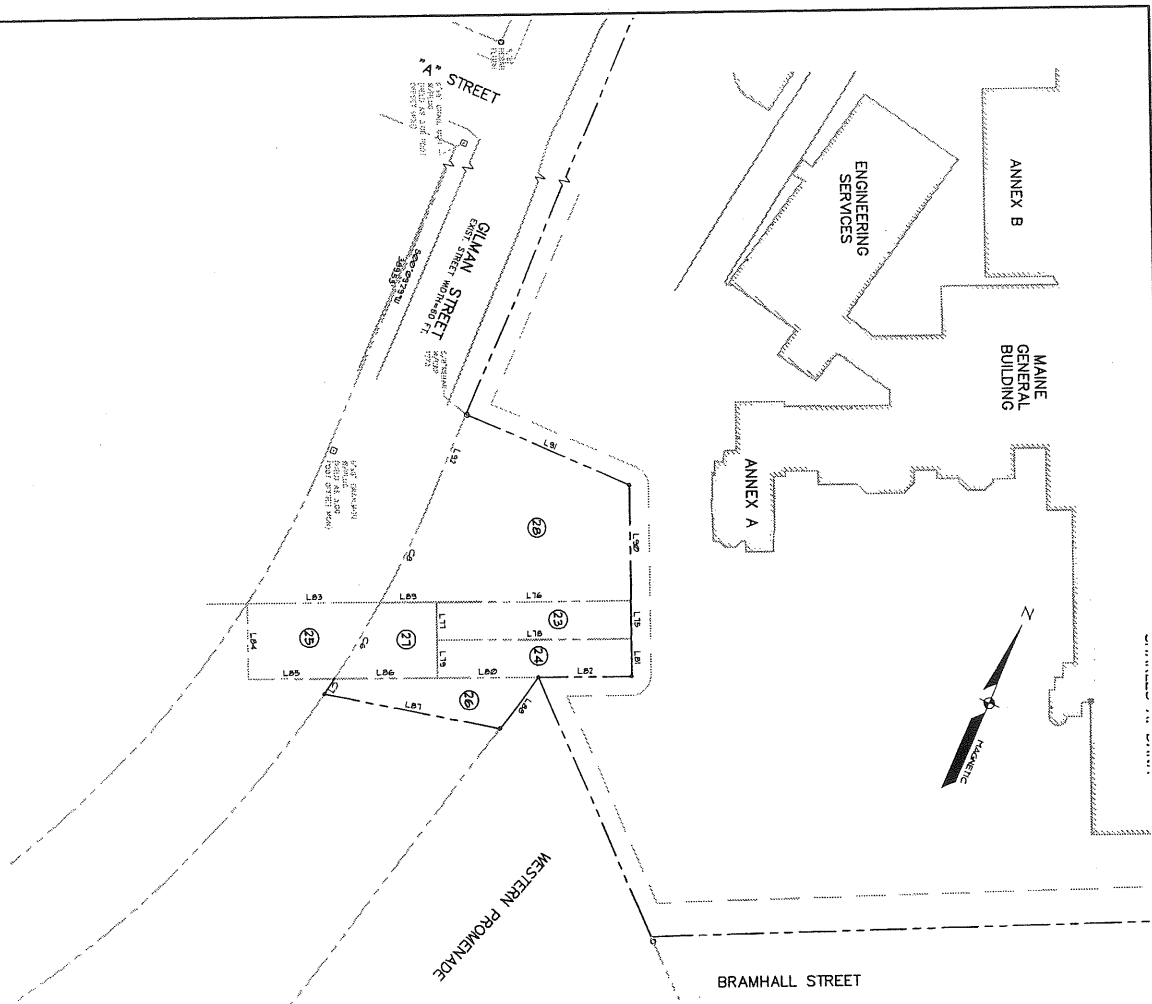
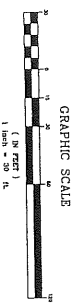
File Name: 4673Contract_Zone-050106.dwg

January 27, 2005



January 27, 2005

File Name: 4673Contract_Zone-050106.qxd



LINE DATA

LINE	DIRECTION	DISTANCE
L.1	N33°13'30" W	102.00'
L.2	S21°12'45" E	102.00'
L.3	N66°32'17" E	101.53'
L.4	N21°12'00" E	102.00'
L.5	N33°13'30" W	102.00'
L.6	N66°32'17" E	102.00'
L.7	S21°12'45" E	102.00'
L.8	N33°13'30" W	102.00'
L.9	N66°32'17" E	102.00'
L.10	S21°12'45" E	102.00'
L.11	N33°13'30" W	102.00'
L.12	N66°32'17" E	102.00'
L.13	S21°12'45" E	102.00'
L.14	N33°13'30" W	102.00'
L.15	N66°32'17" E	102.00'
L.16	S21°12'45" E	102.00'
L.17	N33°13'30" W	102.00'
L.18	N66°32'17" E	102.00'
L.19	S21°12'45" E	102.00'
L.20	N33°13'30" W	102.00'
L.21	N66°32'17" E	102.00'
L.22	S21°12'45" E	102.00'
L.23	N33°13'30" W	102.00'
L.24	N66°32'17" E	102.00'
L.25	S21°12'45" E	102.00'
L.26	N33°13'30" W	102.00'
L.27	N66°32'17" E	102.00'
L.28	S21°12'45" E	102.00'
L.29	N33°13'30" W	102.00'
L.30	N66°32'17" E	102.00'

CURVE DATA

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST
C.1	41.00'	613.54'	N69°09'37" E	41.00'
C.2	41.00'	613.54'	S20°50'23" W	41.00'
C.3	41.00'	613.54'	N69°09'37" E	41.00'

LEGEND

EXISTING	PROPOSED	REMARKS
---	---	PROPERTY BOUNDARY
---	---	SETBACK
---	---	EASEMENT
---	---	FOUNTAIN
---	---	FOUNTAIN SET
---	---	NON PAVED/DOE PAVEMENT
---	---	CHANGELINE NO. C/1.1
---	---	DOE PAVEMENT
---	---	CHANGELINE
---	---	CHANGELINE

NOTE: 1) SETBACKS SHOWN TO BE SET IN ACCORDANCE WITH THE CITY OF PORTLAND REGULATIONS.

LANDSCAPE NOTES:

1. MAINE MEDICAL CENTER TO CONVERT A PORTION OF LAND CONTAINING APPROXIMATELY 7073.95 TO BE ACCEPTED AS A PORTION OF THE CITY OF PORTLAND. BY VIRTUE OF DISCONTINUANCE THIS STRIP IS ACCEPTED AS A PORTION OF A TURN AROUND. BY VIRTUE OF DISCONTINUANCE THIS STRIP IS REVERTED TO CITY OWNERSHIP.
2. DISCONTINUE A PORTION OF BRAMHALL STREET CONTAINING APPROXIMATELY 1231.95 TO BE ACCEPTED AS A PORTION OF A TURN AROUND.
3. DISCONTINUE A PORTION OF BRAMHALL STREET CONTAINING APPROXIMATELY 1635.95 TO BE ACCEPTED AS A PORTION OF A TURN AROUND.
4. DISCONTINUE A PORTION OF BRAMHALL STREET CONTAINING APPROXIMATELY 2994.95 TO BE ACCEPTED AS A PORTION OF A TURN AROUND.
5. TOTAL AREA OF LAND TO BE TRANSFERRED FROM MAINE MEDICAL CENTER TO THE CITY OF PORTLAND IS 5995.95.
6. TOTAL AREA OF LAND TO BE TRANSFERRED FROM THE CITY OF PORTLAND TO MAINE MEDICAL CENTER IS 2234.95.

STREET VACATION/ACCEPTANCE AND LAND TRANSFER PLAN
OF
MAINE MEDICAL CENTER
 BRAMHALL STREET
 PORTLAND, MAINE
FOR:
MAINE MEDICAL CENTER
 22 BRAMHALL STREET
 PORTLAND, MAINE 04104

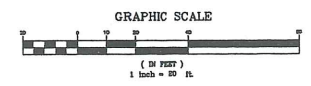
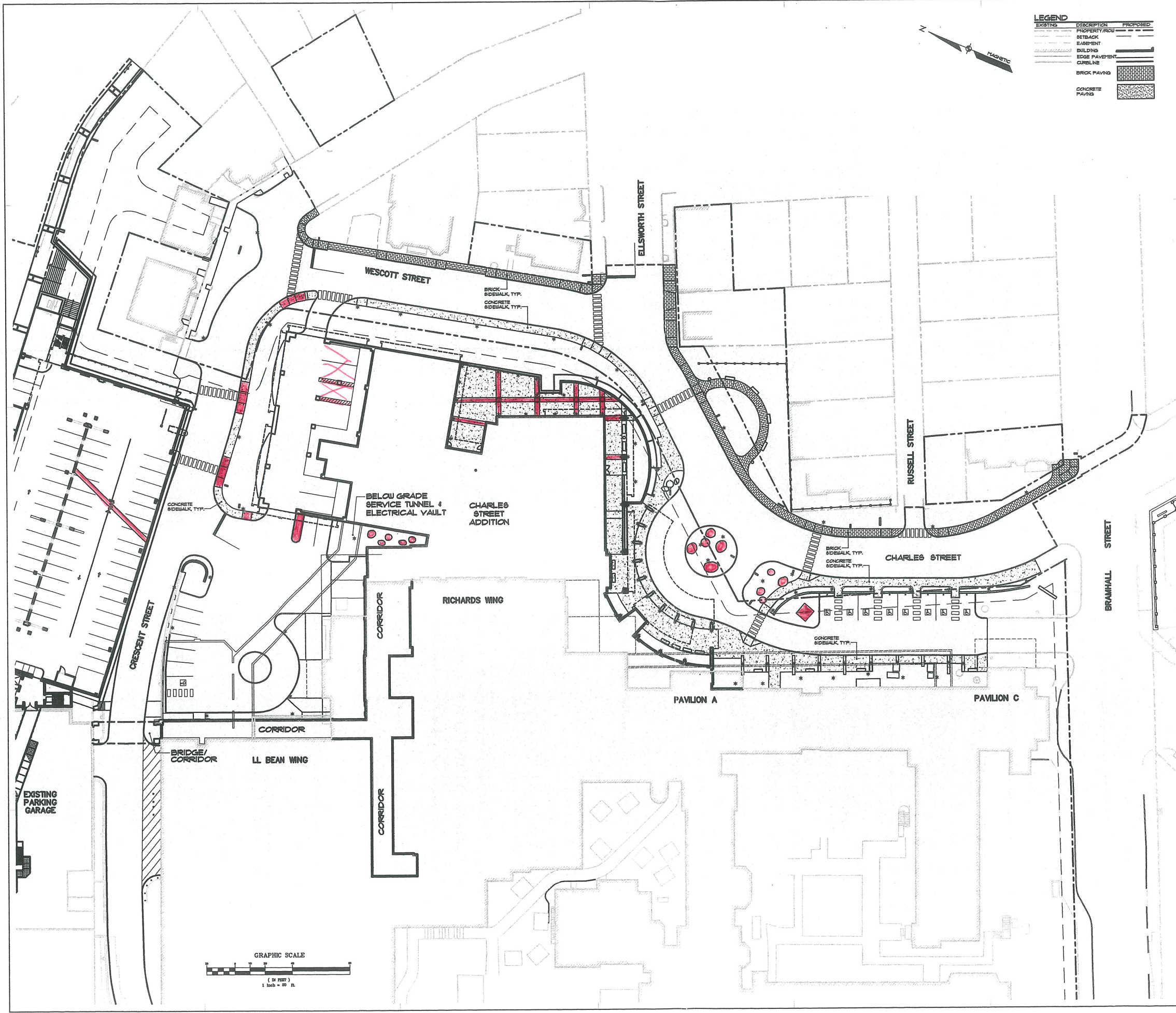
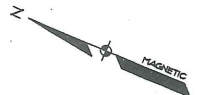
Sebago Technics
 Engineering Expertise You Can Build On
 One Oriskany Street
 Portland, ME 04108-1339
 Tel: (207) 856-8277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
01046	791	WTC	MVE	MAL

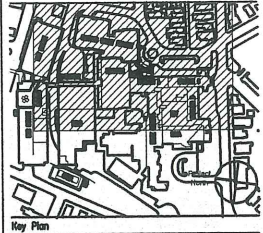
REV.	BY:	DATE:	STATUS:
E	MVE	12-10-04	REVISE PER CITY OF PORTLAND SURVEY REVIEW
D	MVE	11-24-04	REVISE PER CITY OF PORTLAND SURVEY REVIEW
C	WTC	11-11-04	REVISE PARCEL CONVEYANCES
B	ORL	4-15-04	REVISE RIGHT-OF-WAY PER CITY REVIEW
A	WTC	3-19-04	REVISE RIGHT-OF-WAY WIDTH PER CITY REQUEST

General Notes:

EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	EDGE PAVEMENT	
	BUILDING	
	EDGE PAVEMENT	
	CURBLINE	
	BRICK PAVING	
	CONCRETE PAVING	



REV	DATE	DESCRIPTION



TRO
 ARCHITECTURE
 PLANNING
 ENGINEERING
 INTERIOR DESIGN
 The Ritchie Organization
 80 Bridge Street
 Newell, MA 02461-1134
 617-889-9400

Maine Medical Center
 Pkg C - Site Utilities
 Portland, Maine MMC Project No. 21846
 Drawing Title
SIDEWALK MATERIALS PLAN

Consulting No.	4177	Scale	AS SHOWN
Sheet No.	1-07	Sheet Number	PKG-C
Drawn By	SLH	Checked By	SLH
Reviewed By	SLH	Approved By	SLH
Project No.	21846	Sheet Title	C104



**Maine Medical Center
Portland, ME**

September 16, 2004



HARRIS MILLER MILLER & HANSON INC.

15 New England Executive Park
Burlington, MA 01803
Tel. (781) 229-0707
Fax (781) 229-7939

MEMORANDUM

To: Alex Jaegerman, Sarah Hopkins
Department of Planning and Development
City of Portland, Maine

From: Robert L. Miller

Subject: Review of Mitigation Measures Discussed with MMC on 19 October 2004

Date: 6 January 2005

At a meeting held at the City of Portland's Department of Planning and Development on 19 October 2004, City, Greater Portland Council of Governments, MMC, LifeFlight of Maine, RSE, and HMMH representatives discussed progress made in evaluating various noise mitigation measures applicable to the proposed helipad. The two primary topics were the design of the helipad itself to serve as a noise barrier for nearby residents, and results of the flight tests conducted on 23 September for the purpose of identifying appropriate flight patterns to and from the proposed facility.

Helipad Design

Regarding the helipad design, MMC presented new information on the size, shape, noise reduction potential, and cost of the pad, reconfigured to comply with FAA safety criteria. Major design changes included elimination of sloped edges to serve as a noise barrier requiring, instead, expansion of the helipad dimensions to 70 by 110 feet with a 10-foot extension over the edge of the parking garage towards Congress Street in order to emulate previously identified noise-reduction benefits. In addition, MMC identified an FAA requirement for an additional 5 feet of safety netting surrounding the entire pad. The incremental cost of the expanded pad was estimated to be on the order of \$750,000 with noise-reduction benefits of only 2 to 4 decibels at nearby residences. HMMH concurs that this is an extraordinarily high cost for the limited improvement that it would provide.

Sound Insulation Alternative

As an alternative to the larger pad, HMMH suggested that MMC retain the original surface area of the pad and investigate the possibility of providing sound insulation to the closest residences. FAA provides 80- to 90-percent funding assistance for such mitigation in airport environs where noise exposure levels are sufficiently high, and although no funding assistance would be expected in this instance, indoor noise levels could be reduced well below the 2- to 4-dB reductions of the noise barrier at significantly less cost if implemented at a limited number of buildings. Also, the visual impact of the helipad would be significantly reduced commensurate with its smaller size.

Following the October meeting, HMMH estimated that Sound Exposure Levels (SELs) from Augusta 109 operations could be on the order of 90 to 95 dBA or more outdoors at nearby homes whenever the helicopter is in transition landing or taking off from the pad. Sound insulation treatments to reduce these levels to acceptable indoor levels would have to include installation of new acoustically-designed windows having a Sound Transmission Class (STC) of 35 or greater, plus installation of central air conditioning. A central air or other central ventilation system is considered a necessary element of an effective sound insulation program because it provides an alternate source of fresh air so that, at the discretion of the resident, windows and doors may be left closed during warm weather to take full advantage of the noise reduction benefits of the new window installations.

EXHIBIT E

HELIPAD OPERATING GUIDELINES LIFEFLIGHT OF MAINE

Use of Helipad

The MMC Helipad will be used only when transport by air is medically appropriate in the judgment of the emergency medical personnel responsible for the patient being transported.

Routes and Airspeeds

Fly at the highest practical altitude when approaching Portland metropolitan areas and maintain a cruise speed less than 130 knots, and reduce rpm to the minimum allowed by the flight manual of the helicopter.

After general descent at checkpoints pilots will maintain minimum of 300' AGL elevation at Elevation Points (16—Thompson Point, 17 Back Cove and 46 Hadlock Field prior to final descent into helipad at MMC. (NOTE: Elevation designations on map are elevation above sea level.)

Approach and Landing

Pilots will follow pre-selected routes to approach checkpoints. Pilots will notify Approach Control at designated check points with "LifeGuard" status designation into MMC Helipad.

After general descent at checkpoints pilots will maintain minimum of 300' AGL elevation at Elevation Points (16—Thompson Point, 17 Back Cove and 46 Hadlock Field prior to final descent into helipad at MMC. (NOTE: Elevation designations on map are elevation above sea level.)

Predominant approach is from North landing into wind with aircraft tail rotor towards hospital. To extent possible keep noise-sensitive areas on the left side of the helicopter.

When commencing approach, begin descent at a rate of at least 200 fpm before reducing airspeed.

Then reduce airspeed while increasing the rate of descent to about 800 fpm.

The speed of approach should be approximately 60 knots throughout the descent, until just before landing.

Use a steeper than normal approach—an angle of approximately 12-15 degrees. This is almost the angle used for autorotation.

Do not increase the power until within 100 feet of the ground. Then flare and increase the power as for a normal landing. Reduce the airspeed to below 50 knots before decreasing the rate of descent.

Execute a normal flare and landing, decreasing the rate of descent and airspeed appropriately.

Keep tail rotor on building side of helipad.

Shut down engines while waiting for patient transfer in to MMC.

Departure

Predominant exit will be into wind towards Thompson Point.

Use high rate of climb and making a smooth transition to forward flight.

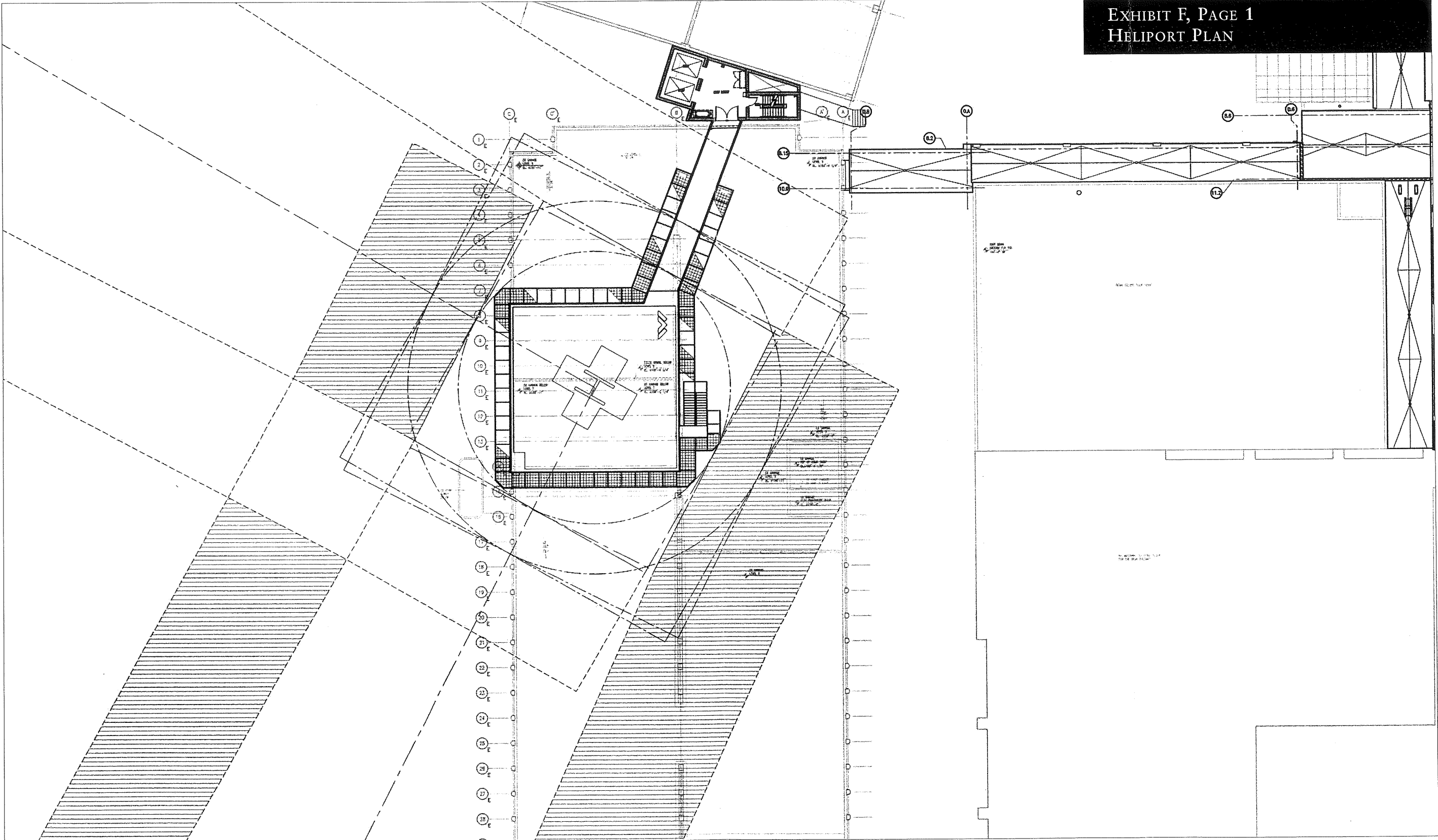
Maneuvers

Avoid rapid, high g turns, as a general rule. When the flight operation requires turns, perform them smoothly. Be smooth in all other maneuvers, also.

Exceptions to Normal Operations:

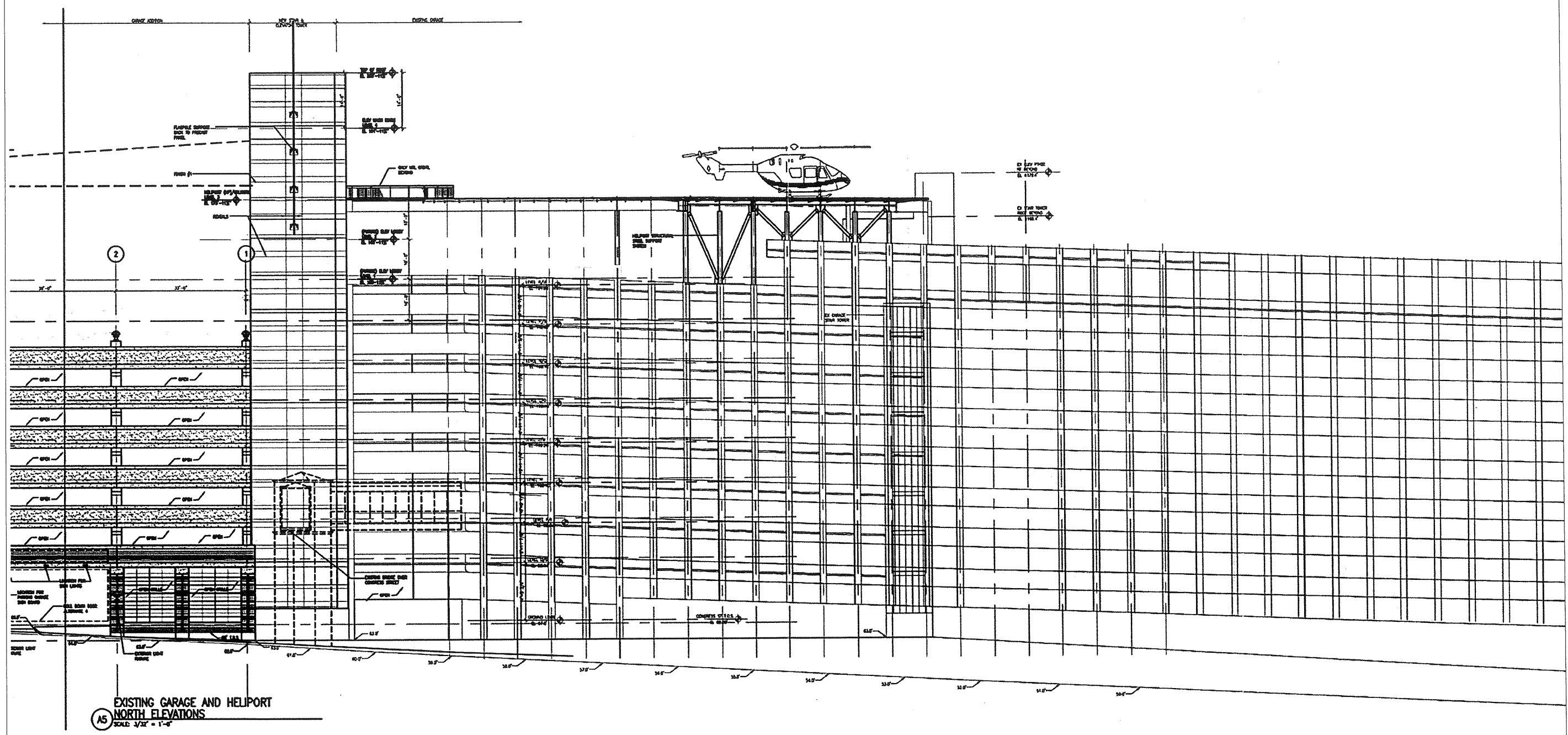
Pilots will file an exception report with the Air Medical Provider Administration of Lifeflight of Maine or its successor entity for operations modified for safety considerations or at direct request from Approach Control. Logs of these exception reports will be made available to Maine Medical Center and to the City of Portland on request.

EXHIBIT F, PAGE 1
HELIPORT PLAN



January 27, 2005

File Name: 4673Gty_Review-050121.qxd



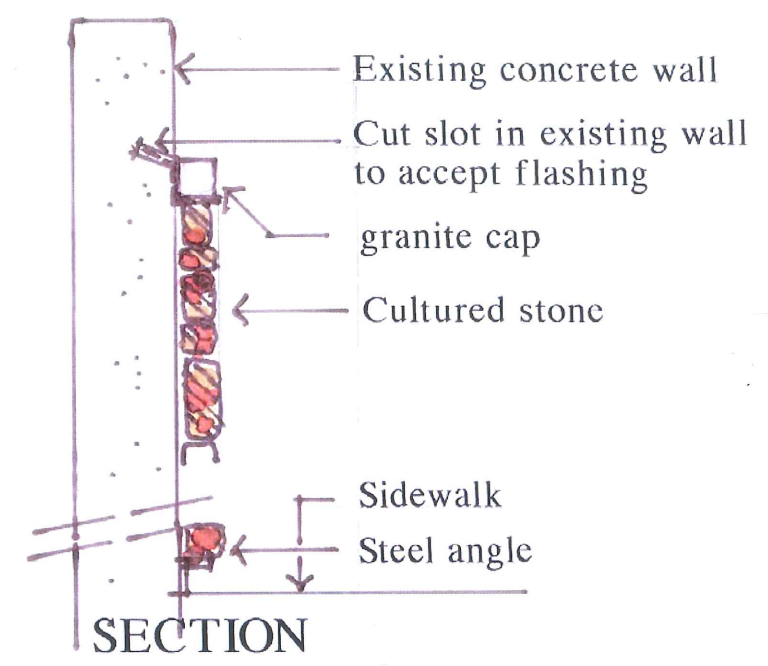
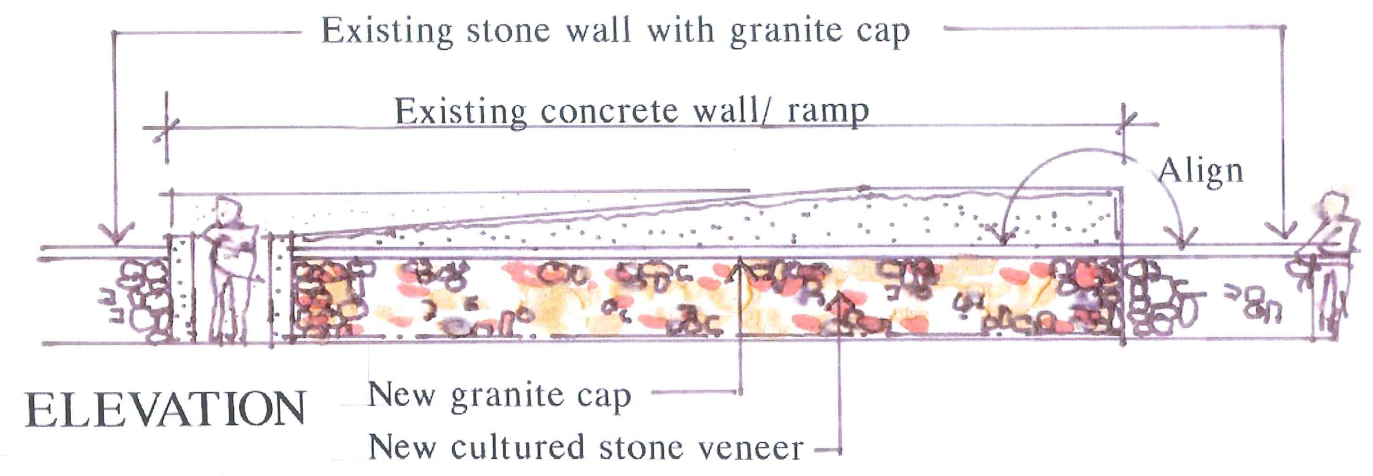
January 27, 2005

File Name: 4673City_Review-050121.dwg



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January 27, 2005

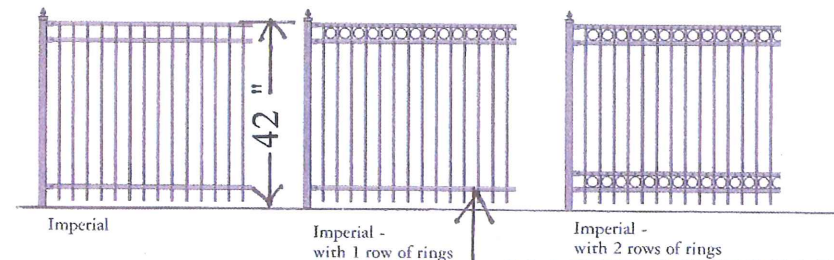


Maine Medical Center
VAUGHN STREET
WALL TREATMENT

ADD STYLE TO YOUR PROPERTY

Imperial

When you're searching for the greatest value in an elegantly simple fence, Colonial Aluminum™ Imperial style gives you a wide variety of options. The quality construction and outstanding durability of these impressive fences and gates is all the more remarkable because of their affordable price. Like all Colonial Aluminum fences, the Imperial style features pickets spaced less than 4" apart.



MAINE MEDICAL CENTER/ VAUGHN STREET LOT - BLACK COLOR

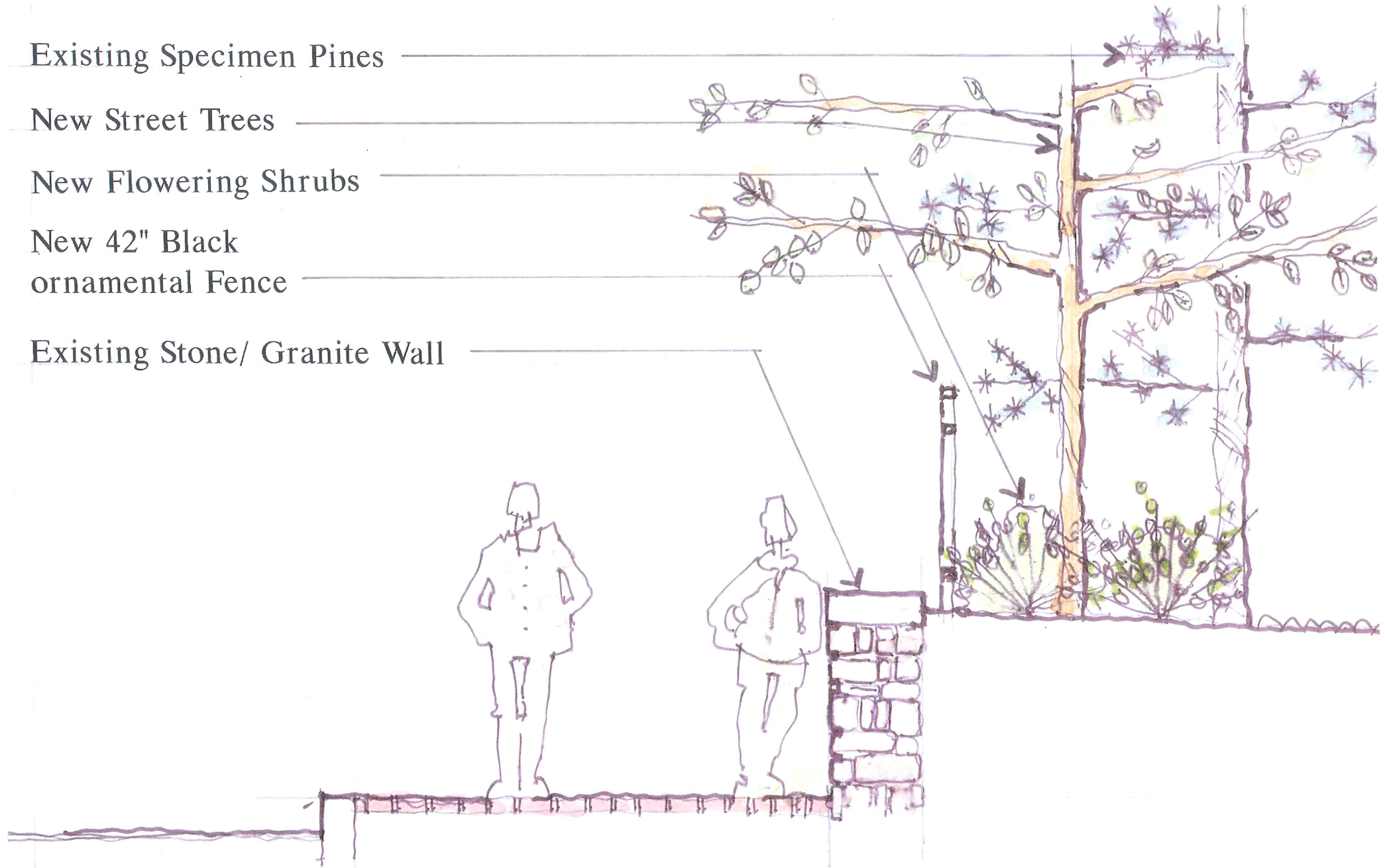
Existing Specimen Pines

New Street Trees

New Flowering Shrubs

New 42" Black
ornamental Fence

Existing Stone/ Granite Wall



Maine Medical Center
VAUGHN STREET LOT / LANDSCAPE SECTION

**CITY OF PORTLAND, MAINE
CITY COUNCIL AGENDA REQUEST FORM**

TO: Sonia Bean, Senior Administrative Assistant

FROM: Alexander Jaegerman, Planning Division Director

DATE: **June 6, 2005**

SUBJECT: Agenda Request Re: Maine Medical Center/City of Portland Street Discontinuance, Acceptance and Land Transfer Plan.
Sponsored by: Planning Board

1) Council Meeting at which action is requested:

1st Reading: June 20, 2005
Final Action: June 20, 2005

Submission Deadlines:

- 1 electronic copy of packet due 2 weeks prior to Council meeting date for the agenda meeting
- 5 hard copies due the Thursday before the Council meeting

2) Can action be taken at a later date? YES NO

I. SUMMARY OF ISSUE: As part of the Maine Medical Center expansion for which the Council recently approved a conditional rezoning agreement on April 25, 2005, some street discontinuances, street acceptances and land transfers between MMC and the City are called for. These are shown on a Street Discontinuance, Acceptance and Land Transfer Plan, that includes minor technical corrections to the Street Vacation (sic), Acceptance and Land Transfer Plan contained in Exhibits B20 and B21 of the MMC Conditional Rezoning Agreement that was approved by the Council on April 25, 2005. The locations concerned include all of Charles Street, and portions of Wescott, Ellsworth and Gilman Streets.

II. REASON FOR SUBMISSION (What issue/problem will this address?) Although the Council has approved the MMC Conditional Rezoning Agreement, the Street Discontinuance, Acceptance and Land Transfer Plan requires a separate approval from the Council before it can take effect. Now that MMC has also received its required approvals from the Planning Board, MMC and City staff are preparing a memorandum of agreement (MOU) as a companion to the Street Discontinuance, Acceptance and Land Transfer Plan that will set forth the schedule according to which each of the several actions shown on the Plan will take effect. Council approval of both the Plan (two sheets requiring Council signatures) and the MOU will need to be recorded after Council approval at the Registry of Deeds.

III. INTENDED RESULT (How does it resolve the issue/problem?) The purpose of the Plan and MOU are depict and formalize authorization to coordinate the continued functioning and maintenance of streets in the MMC area with the MMC construction process so that the discontinuance of Charles Street and the relocation and acceptance of portions of Wescott, Ellsworth and Gilman Streets can take place in an appropriate sequence. In the case of Gilman Street, the Plan calls for the City to transfer a small portion of its land now in the Western Promenade Park immediately adjacent to the Gilman Street ROW to the Gilman Street ROW so as to allow widening and regrading of the curve at the top of Gilman Street at the request of the Fire Department. This will allow correction of a long-standing deficiency of City emergency vehicle access to the rear of the MMC Bramhall campus. MMC would like to make this improvement as soon as possible this summer.

IV. FINANCIAL IMPACT: There will be no financial impact on the City.

V. STAFF ANALYSIS & RECOMMENDATION: DPW, the Fire Department, the Superintendent of Parks, Corporation Counsel and Planning staff and consultants have worked closely with MMC consultants to prepare the Street Discontinuance, Vacation and Acceptance Plan from the beginning of the MMC expansion Planning Board review process in December 2003. The land transfers for Gilman Street improvements (City Park-to-City ROW, and MMC to City) are being done at the request of the Fire Department and with the approval of DPW, Parks and Recreation and Planning staff. The other actions called for on the Plan are approved by City staff as part of their approval of the overall site plan for the MMC expansion project. The MOU is being prepared jointly by City staff and MMC this week and will be ready for inclusion in the Council packets for the June 20, 2005 meeting. The Planning Board voted unanimously (6-0) on May 31, 2005, to recommend the Street Discontinuance, Vacation and Acceptance Plan to the City Council.

VI. SPONSOR: Planning Board

- 3) **Index of Supplemental Material** (available material not included in basic Council packet)
1. MMC Conditional Rezoning Agreement, 4/25/2005
 2. MMC Site Plan as approved by the Planning Board, 5/31/05

Attachments:

1. Street Vacation/Acceptance and Land Transfer Plan, Sheets 1 and 2 of 2
2. Memorandum of Understanding Regarding Land Transfer Plan

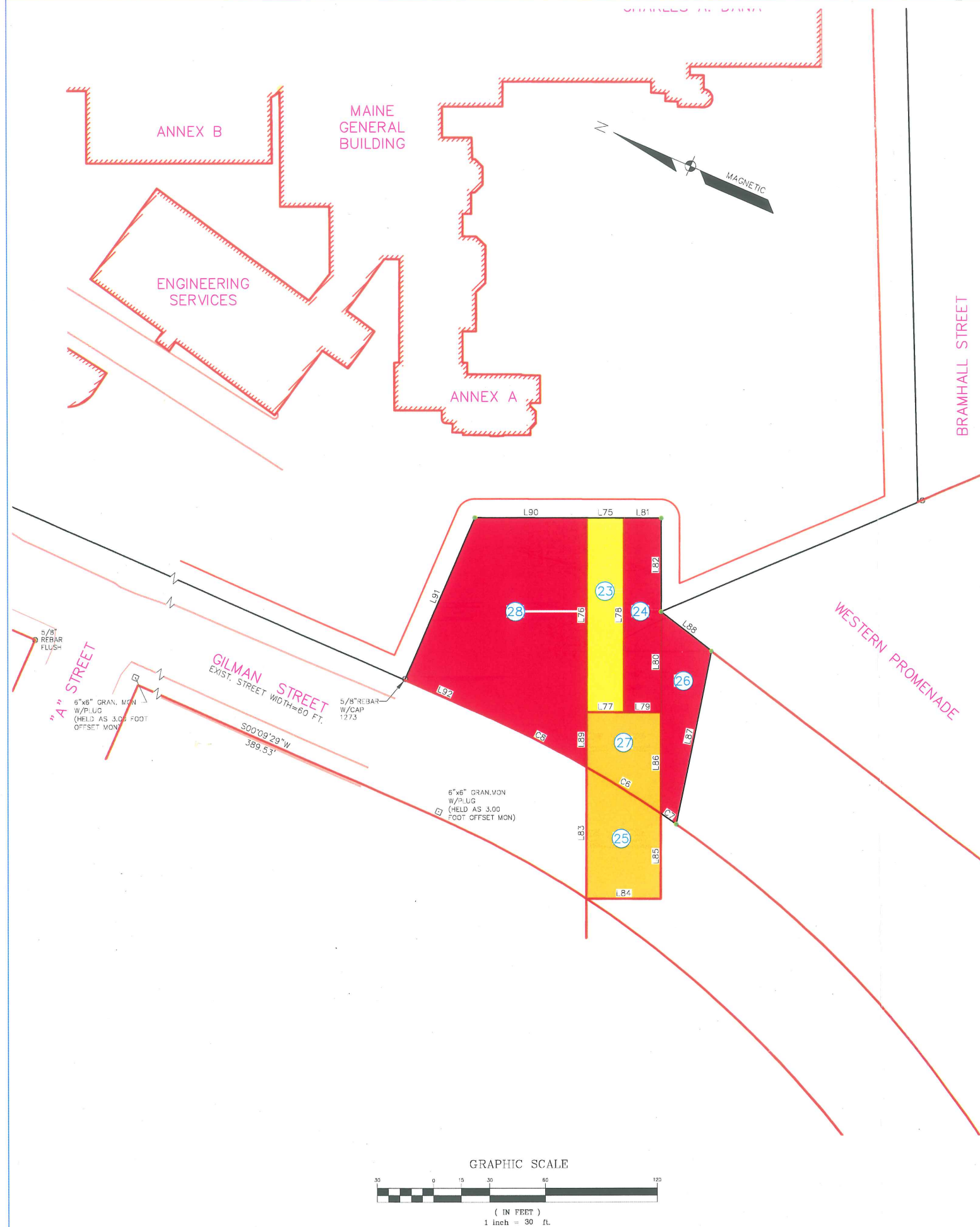
cc: Elizabeth Boynton, Associate Corporation Counsel
Rick Seeley, Senior Planner, GPCOG
Sarah Hopkins, Development Review Manager
Mike Bobinsky, Director of Public Works
Eric Labelle, City Engineer
Penny Littel, Assoc. Corporation Counsel

That the site plan is in conformance with the site plan standards of the land use code, **subject to the following conditions:**

- i. The applicant shall comply with the recommended conditions of approval pertaining to traffic and the traffic signal upgrade at Bramhall and Congress Street as set forth in the development review memos by Tom Errico dated May 11, 2005 and May 25, 2005.
- ii. MMC shall comply with the four conditions related to parking recommended by John Peverada in his review memo of May 19, 2005.
- iii. MMC shall carry out each of the recommended actions related to stormwater management and infrastructure contained in the review memo by Stephen Bushey, dated May 26, 2005
- iv. MMC shall follow the recommended landscape plan improvements recommended by the City Arborist in his review memo dated May 27, 2005, but shall not be required to place a sidewalk along the edge of the Gilman Street curve, as described therein.
- v. MMC shall carry out the Fire Department's recommended conditions of approval, as set forth in Deputy Chief Michael Shutts' email of May 27, 2005.
- vi. MMC shall carry out its proposed Alternative Transportation/Travel Demand Management Plan as presented in Attachment 6 of this staff memo.
- vii. MMC shall obtain all required license agreements and permits for way-finding and directional signs from the City, and shall modify sign designs as requested by the City when needed to protect traffic sight lines.
- viii. MMC shall submit to the Planning Board, for its review and approval, architectural design details of the façade of the Congress Street parking garage that are consistent with the Downtown Urban Design Guidelines, provided that MMC may proceed, at its own risk, with foundation and excavation work pending such design review.
- ix. MMC provides a crosswalk from the south side of Crescent Street to the Crescent Street entrance to the new parking garage, so that those person wish to reach the east end of the garage on any level or wishing to use the stair tower need not cross egress traffic and ingress traffic to do so. MMC shall use some form of internal barrier within the top level of the garage

on the east end to separate pedestrians from turning car traffic. City planning staff shall determine if these conditions are met.

- x. That as a condition of site plan approval (a condition separate and distinct from other regulations) MMC shall be subject to all terms and conditions contained within the Conditional Rezoning of this site (relating to the Helipad/Helicopter Landing Pad, including the provisions on flight routes, the fly neighborly program, the helipad operating guidelines, equipment and mitigation) and any changes to any of these provisions shall require a review of the site plan by the Planning Board.
 - xi. MMC shall properly engineer the design of the sidewalk in front of the property so that it adequately joins the existing City sidewalk, which engineering may include a pattern of ramping and leveling off. Such design shall be subject to the review and approval of the Public Works Department.
 - xii. MMC shall return the Munson property to residential use prior to the issuance of a certificate of occupancy for the parking garage, it being agreed that the property will never be used in any other capacity for so long as MMC owns said property.
 - xiii. that MMC deed to the City, for public use, access to all pocket parks shown on the plan, and the access way between Congress Street and Crescent Street.
 - ixv. MMC shall work with Public Works and staff to prepare an inventory of needed public improvements northerly of the site in the Parkside neighborhood for inclusion on the list of potential public improvements to be installed by the City.
5. That the plan **[is or is not]** in conformance with the Site Location of Development standards of the land use code, under the City's delegated authority to administer the Site Location of Development Law, **subject to the following conditions:**
- i. MMC shall comply with the conditions of site plan approval established above.
6. That the Planning Board recommends to the City Council the street discontinuances and the proposed street lay out for the realigned streets shown on the Sebago Technics Plan, titled "Street Vacation (sic)/Acceptance and Land Transfer Plan" dated December 10, 2004.



LINE DATA

LINE	DIRECTION	DISTANCE
L75	N23°27'43"W	20.00'
L76	S66°32'17"W	103.65'
L77	S23°27'43"E	20.00'
L78	N66°32'17"E	103.65'
L79	S23°27'43"E	20.00'
L80	N66°32'17"E	53.65'
L81	N23°27'43"W	20.00'
L82	N66°32'17"E	50.00'
L83	S66°32'17"W	70.19'
L84	S23°27'43"E	40.00'
L85	N66°32'17"E	45.47'
L86	S66°32'17"W	54.09'
L87	N76°04'10"E	94.31'
L88	N141°7'19"E	34.14'
L89	S66°32'17"W	29.37'
L90	N23°27'43"W	60.00'
L91	N89°55'43"W	94.58'
L92	S00°09'29"W	44.94'

CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C6	47.03'	614.56'	N08°15'07"E	47.02
C7	9.86'	614.56'	N10°54'15"E	9.86
C8	63.30'	614.56'	N03°06'31"E	63.27

LEGEND

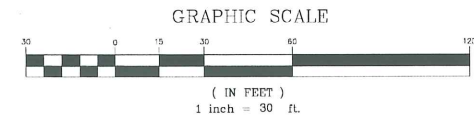
EXISTING	DESCRIPTION	PROPOSED
	PROPERTY/ROW	
	SETBACK	
	EASEMENT	
	MONUMENT	
	3 FT. OFF-SET MONUMENT	
	IRON PIPE/ROD	
	CURVE/LINE NO.	C1 / L1
	BUILDING	
	EDGE PAVEMENT	
	GRAVEL ROAD	
	CURBLINE	

NOTE:
3 FT. OFF-SET MONUMENTS TO BE SET IN CONFORMANCE WITH THE CITY OF PORTLAND SPECIFICATIONS.

LANDSWAP NOTES:

- 23. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 2073 S.F. TO BE ACCEPTED AS A PORTION OF A TURN AROUND. BY VIRTUE OF DISCONTINUANCE THIS STRIP REVERTED TO MMC OWNERSHIP.
- 24. A PARCEL OF LAND OWNED BY THE CITY CONTAINING APPROXIMATELY 2073 S.F. TO BE ACCEPTED AS A PORTION OF A TURN AROUND. BY VIRTUE OF DISCONTINUANCE THIS STRIP REVERTED TO CITY OWNERSHIP.
- 25. RENAME A PORTION OF ARSENAL STREET CONTAINING APPROXIMATELY 2327 S.F. TO BECOME A PORTION OF GILMAN STREET.
- 26. A PARCEL OF LAND OWNED BY THE CITY (DEED BOOK 274 PAGE 6) CONTAINING APPROXIMATELY 1883 S.F. TO BE ACCEPTED AS A PORTION OF A TURN AROUND.
- 27. RENAME A PORTION OF ARSENAL STREET CONTAINING APPROXIMATELY 1655 S.F. TO BECOME A PORTION OF A TURN AROUND.
- 28. A PARCEL OF LAND OWNED BY THE CITY CONTAINING APPROXIMATELY 8996 S.F. TO BE ACCEPTED AS A PORTION OF A TURN AROUND.

- SHADING OF PARCELS
SHADING BY DPW ENGINEERING**
- TO BE RENAMED
 - MMC TO CITY
 - DISCONTINUE & CONVEY TO MMC
 - EXTINGUISH SEWER ROW
 - CITY OWNS BY DEED
(TO BE ACCEPTED AS STREET)



REV.	DATE	BY:	STATUS:
6-09-05			REVISE PER CITY OF PORTLAND LEGAL & SURVEY REVIEW
12-10-04			REVISE PER CITY OF PORTLAND SURVEY REVIEW
11-24-04			REVISE PER CITY OF PORTLAND SURVEY REVIEW
7-12-04			REVISE PARCEL CONVEYANCES
4-15-04			REVISE RIGHT-OF-WAY PER CITY REVIEW
3-16-04			REVISE RIGHT-OF-WAY WIDTH PER CITY REQUEST

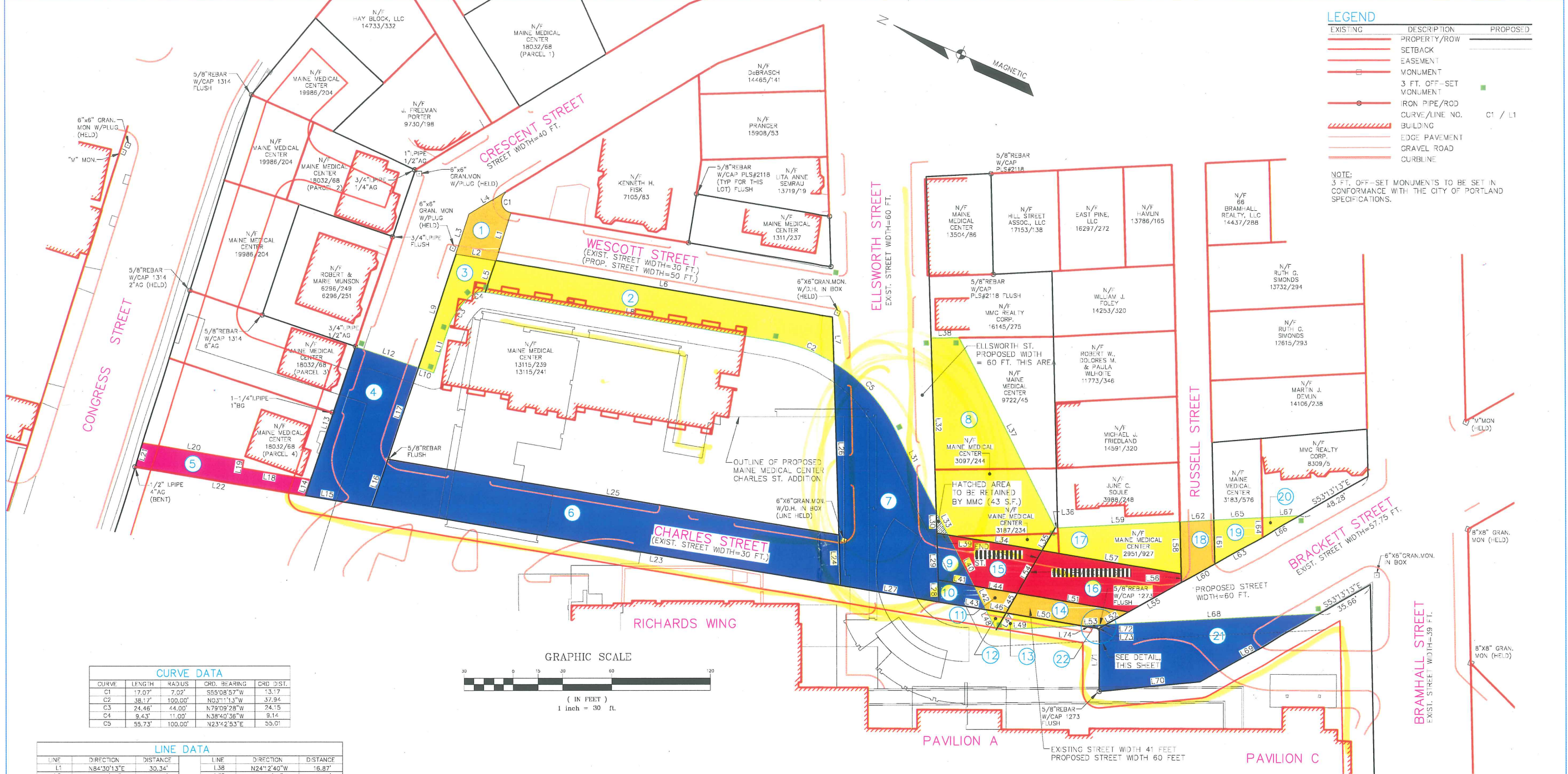
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

Sebago Technics
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Portland, Maine 04101
Tel: (207) 856-0277

PROJECT NO.	01046
FIELD BOOK	791
DESIGN	WTC
CHKD	MVE
DRAWN	MA

**STREET DISCONTINUANCE/ACCEPTANCE
AND LAND TRANSFER PLAN**
OF:
MAINE MEDICAL CENTER
BRAMHALL STREET
PORTLAND, MAINE
FOR
MAINE MEDICAL CENTER
22 BRAMHALL STREET
PORTLAND, MAINE 04104

DATE	7-12-04
SCALE	1" = 30'



LEGEND

EXISTING	DESCRIPTION	PROPOSED
[Red outline]	PROPERTY/ROW	[Red outline]
[Red dashed line]	SETBACK	[Red dashed line]
[Red dashed line]	EASEMENT	[Red dashed line]
[Red dashed line]	MONUMENT	[Red dashed line]
[Red dashed line]	3 FT. OFF-SET MONUMENT	[Red dashed line]
[Red dashed line]	IRON PIPE/ROD	[Red dashed line]
[Red dashed line]	CURVE/LINE NO.	C1 / L1
[Red dashed line]	BUILDING	[Red dashed line]
[Red dashed line]	EDGE PAVEMENT	[Red dashed line]
[Red dashed line]	GRAVEL ROAD	[Red dashed line]
[Red dashed line]	CURBLINE	[Red dashed line]

NOTE:
3 FT. OFF-SET MONUMENTS TO BE SET IN CONFORMANCE WITH THE CITY OF PORTLAND SPECIFICATIONS.

REV.	DATE	BY	DESCRIPTION
6-09-05			REVISE PER CITY OF PORTLAND LEGAL & SURVEY REVIEW
12-10-04			REVISE PER CITY OF PORTLAND SURVEY REVIEW
MVE 11-24-04			REVISE PER CITY OF PORTLAND SURVEY REVIEW
C 7-12-04			REVISE PARCEL CONVEYANCES
B DRL 4-15-04			REVISE RIGHT-OF-WAY PER CITY REVIEW
A WTC 3-16-04			REVISE RIGHT-OF-WAY WITH PER CITY REQUEST

REV. BY: DATE: STATUS:
 THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN
01046 791 WTC MVE MAL

STREET DISCONTINUANCE ACCEPTANCE AND LAND TRANSFER PLAN
OF
MAINE MEDICAL CENTER
FOR
MAINE MEDICAL CENTER
22 BRAMHALL STREET
PORTLAND, MAINE 04104

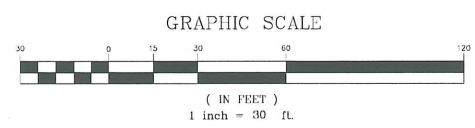
renamed?

DATE	SCALE
11-19-03	1"=30'

SHEET 1 OF 2

CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. D. ST.
C1	17.07'	7.02'	S55°08'57"W	13.17
C2	38.17'	100.00'	N03°11'13"W	37.94
C3	24.46'	44.00'	N79°09'28"W	24.15
C4	9.43'	11.00'	N38°40'36"W	9.14
C5	55.73'	100.00'	N23°42'53"E	55.01'



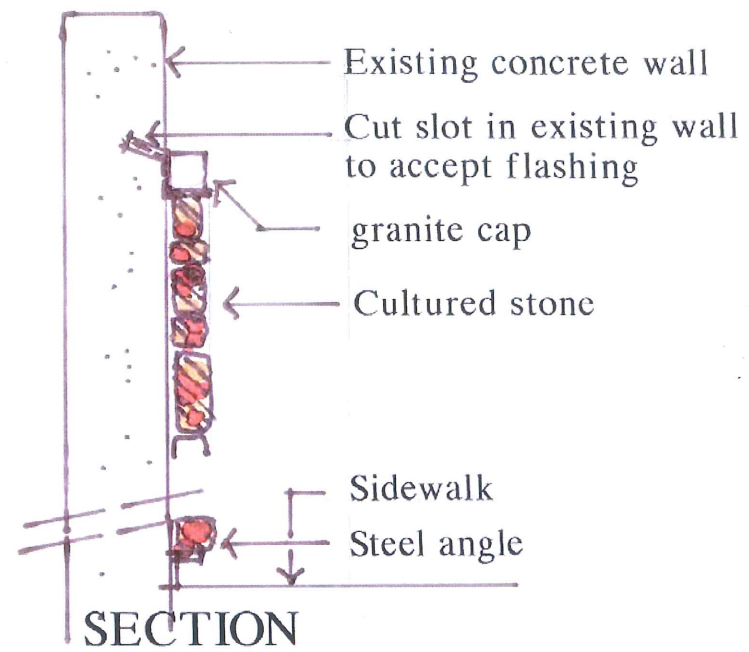
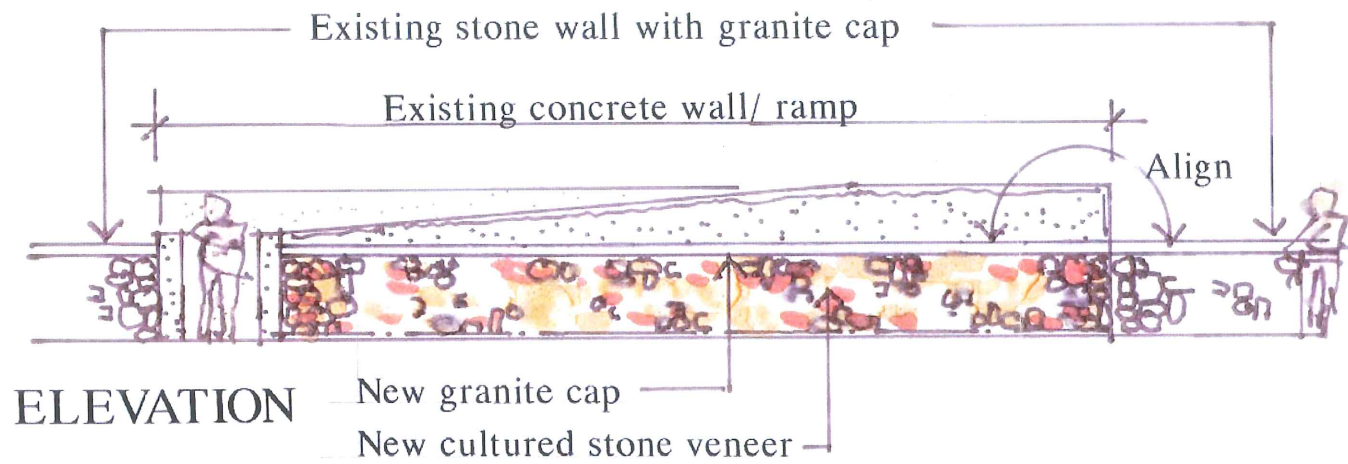
LINE DATA

LINE	DIRECTION	DISTANCE	LINE	DIRECTION	DISTANCE
L1	N64°30'13"E	30.34'	L38	N24°2'40"W	16.87'
L2	S14°07'22"E	24.30'	L39	N14°08'15"W	6.79'
L3	S85°02'38"W	25.33'	L40	N39°40'51"E	34.69'
L4	N5°46'28"W	26.56'	L41	S14°08'05"E	21.80'
L5	S84°30'13"W	20.23'	L42	N39°40'51"E	18.11'
L6	N1°40'22"W	207.31'	L43	S14°08'05"E	28.77'
L7	N64°47'55"E	27.21'	L44	N14°08'05"W	26.63'
L8	S14°07'22"E	178.42'	L45	S83°25'14"E	13.90'
L9	S85°02'38"W	72.90'	L46	N14°08'05"W	12.20'
L10	S05°00'10"E	10.00'	L47	S83°25'14"E	11.76'
L11	N85°02'38"E	28.22'	L48	S39°40'51"W	13.63'
L12	N05°00'10"W	40.00'	L49	S26°31'20"E	51.26'
L13	S85°02'38"W	85.50'	L50	N14°08'05"W	45.91'
L14	N85°02'38"E	10.13'	L51	N14°08'05"W	88.62'
L15	S14°08'05"E	40.52'	L52	S53°31'33"E	15.07'
L16	N85°02'38"E	30.39'	L53	S26°31'20"E	16.30'
L17	N85°02'38"E	58.81'	L54	S83°25'14"E	29.94'
L18	N1°40'09"W	41.88'	L55	S53°31'33"E	36.25'
L19	N79°51'55"E	5.00'	L56	N65°15'43"E	5.23'
L20	N1°40'09"W	63.04'	L57	N14°08'15"W	89.21'
L21	S83°57'36"W	15.15'	L58	N65°15'43"E	31.73'
L22	S14°08'05"E	105.39'	L59	N26°31'20"W	74.00'
L23	S14°08'05"E	288.76'	L60	S53°31'33"E	22.75'
L24	N64°47'55"E	30.57'	L61	N65°15'43"E	26.73'
L25	N1°40'09"W	278.04'	L62	N26°31'20"W	20.01'
L26	S64°47'55"W	104.73'	L63	S53°31'33"E	32.20'
L27	S14°08'05"E	63.04'	L64	N65°29'08"E	12.03'
L28	N64°47'55"E	13.25'	L65	N26°31'20"W	28.80'
L29	N64°47'55"E	28.53'	L66	S53°31'33"E	26.76'
L30	N64°47'55"E	12.92'	L67	N26°31'20"W	23.49'
L31	N39°40'51"E	56.18'	L68	N26°31'20"W	128.54'
L32	S64°47'55"W	105.65'	L69	S53°31'33"E	83.62'
L33	S39°40'51"W	15.21'	L70	S29°20'43"E	60.31'
L34	N14°08'15"W	57.70'	L71	S86°31'42"W	38.10'
L35	S83°25'14"E	16.03'	L72	N53°15'13"W	5.09'
L36	N26°31'20"W	1.45'	L73	S66°31'42"W	0.29'
L37	N39°40'51"E	129.25'	L74	S14°08'05"E	12.02'

SHADING OF PARCELS SHADING BY DPW ENGINEERING

- [Orange box] TO BE RENAMED
- [Yellow box] MMC TO CITY
- [Blue box] DISCONTINUE & CONVEY TO MMC
- [Red box] EXTINGUISH SEWER ROW
- [Dark Blue box] CITY OWNS BY DEED (TO BE ACCEPTED AS STREET)

- LANDSWAP NOTES:**
1. RENAME A PORTION OF WESCOTT STREET CONTAINING APPROXIMATELY 785 S.F. TO BECOME A PORTION OF CRESCENT STREET.
 2. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 4299 S.F. TO BE ACCEPTED AS A PORTION OF WESCOTT STREET.
 3. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 1102 S.F. TO BE ACCEPTED AS A PORTION OF CRESCENT STREET.
 4. DISCONTINUE AND CONVEY A PORTION OF CRESCENT STREET CONTAINING APPROXIMATELY 3697 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.
 5. EXTINGUISH AN EXISTING SEWER RIGHT-OF-WAY (CCRD 1149/348 PROCTOR TO CITY 10-04-23) CONTAINING APPROXIMATELY 1372 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.
 6. DISCONTINUE AND CONVEY A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 8502 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.
 7. DISCONTINUE AND CONVEY A PORTION OF ELLSWORTH STREET CONTAINING APPROXIMATELY 6267 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.
 8. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 5673 S.F. TO BE ACCEPTED AS A PORTION OF ELLSWORTH STREET.
 9. A PORTION OF LAND BEING USED AS CHARLES STREET CONTAINING APPROXIMATELY 400 S.F. TO BE CONVEYED FROM THE CITY OF PORTLAND (OBTAINED IN A DEED RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3488, PAGE 191) TO MAINE MEDICAL CENTER.
 10. DISCONTINUE AND CONVEY A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 329 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.
 11. RENAME A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 252 S.F. TO BECOME A PORTION OF ELLSWORTH STREET.
 12. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 67 S.F. TO BE ACCEPTED AS A PORTION OF ELLSWORTH STREET.
 13. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 252 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
 14. RENAME A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 800 S.F. TO BECOME A PORTION OF BRACKETT STREET.
 15. A PORTION OF LAND (OBTAINED IN A DEED RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3488, PAGE 191) BEING USED AS CHARLES STREET CONTAINING APPROXIMATELY 1181 S.F. TO BE ACCEPTED AS A PORTION OF ELLSWORTH STREET.
 16. A PORTION OF LAND (OBTAINED IN A DEED RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3488, PAGE 191) BEING USED AS CHARLES STREET CONTAINING APPROXIMATELY 2237 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
 17. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 1835 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
 18. RENAME A PORTION OF RUSSELL STREET CONTAINING APPROXIMATELY 637 S.F. TO BECOME A PORTION OF BRACKETT STREET.
 19. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 557 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
 20. MAINE MEDICAL CENTER REALTY CORPORATION TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 141 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
 21. DISCONTINUE AND CONVEY A PORTION OF BRACKETT STREET CONTAINING APPROXIMATELY 3719 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.
 22. DISCONTINUE AND CONVEY A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 20 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.

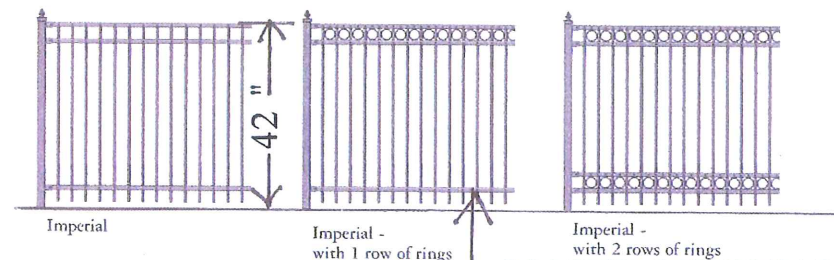


Maine Medical Center
VAUGHN STREET
WALL TREATMENT

ADD STYLE TO YOUR PROPERTY

Imperial

When you're searching for the greatest value in an elegantly simple fence, Colonial Aluminum™ Imperial style gives you a wide variety of options. The quality construction and outstanding durability of these impressive fences and gates is all the more remarkable because of their affordable price. Like all Colonial Aluminum fences, the Imperial style features pickets spaced less than 4" apart.



MAINE MEDICAL CENTER/ VAUGHN STREET LOT - BLACK COLOR

LINE	DIRECTION	DISTANCE
L1	N84.70/131.7	30.34
L2	N84.70/131.7	30.34
L3	S58.02/38.7	21.80
L4	N44.28/95.7	28.83
L5	N47.22/22.7	27.71
L6	N47.22/22.7	27.71
L7	N47.22/22.7	27.71
L8	N24.24/30.34	6.87
L9	N14.08/95.7	68.67
L10	N14.08/95.7	68.67
L11	S49.40/51.7	13.63
L12	S28.31/20.7	51.26
L13	S28.31/20.7	51.26
L14	N14.08/95.7	68.67
L15	S33.13/37.1	18.07
L16	N28.31/20.7	74.00
L17	S53.13/37.1	18.07
L18	N14.08/95.7	68.67
L19	N28.31/20.7	74.00
L20	N14.08/95.7	68.67
L21	N28.31/20.7	74.00
L22	S14.08/95.7	109.19
L23	S14.08/95.7	109.19
L24	N67.47/55.7	38.26
L25	N14.08/95.7	68.67
L26	S64.73/55.7	104.71
L27	S14.08/95.7	109.19
L28	N67.47/55.7	38.26
L29	N67.47/55.7	38.26
L30	N67.47/55.7	38.26
L31	N67.47/55.7	38.26
L32	S64.73/55.7	104.71
L33	S39.40/51.7	63.31
L34	S39.40/51.7	63.31
L35	S39.40/51.7	63.31
L36	S39.40/51.7	63.31
L37	N39.40/51.7	129.25

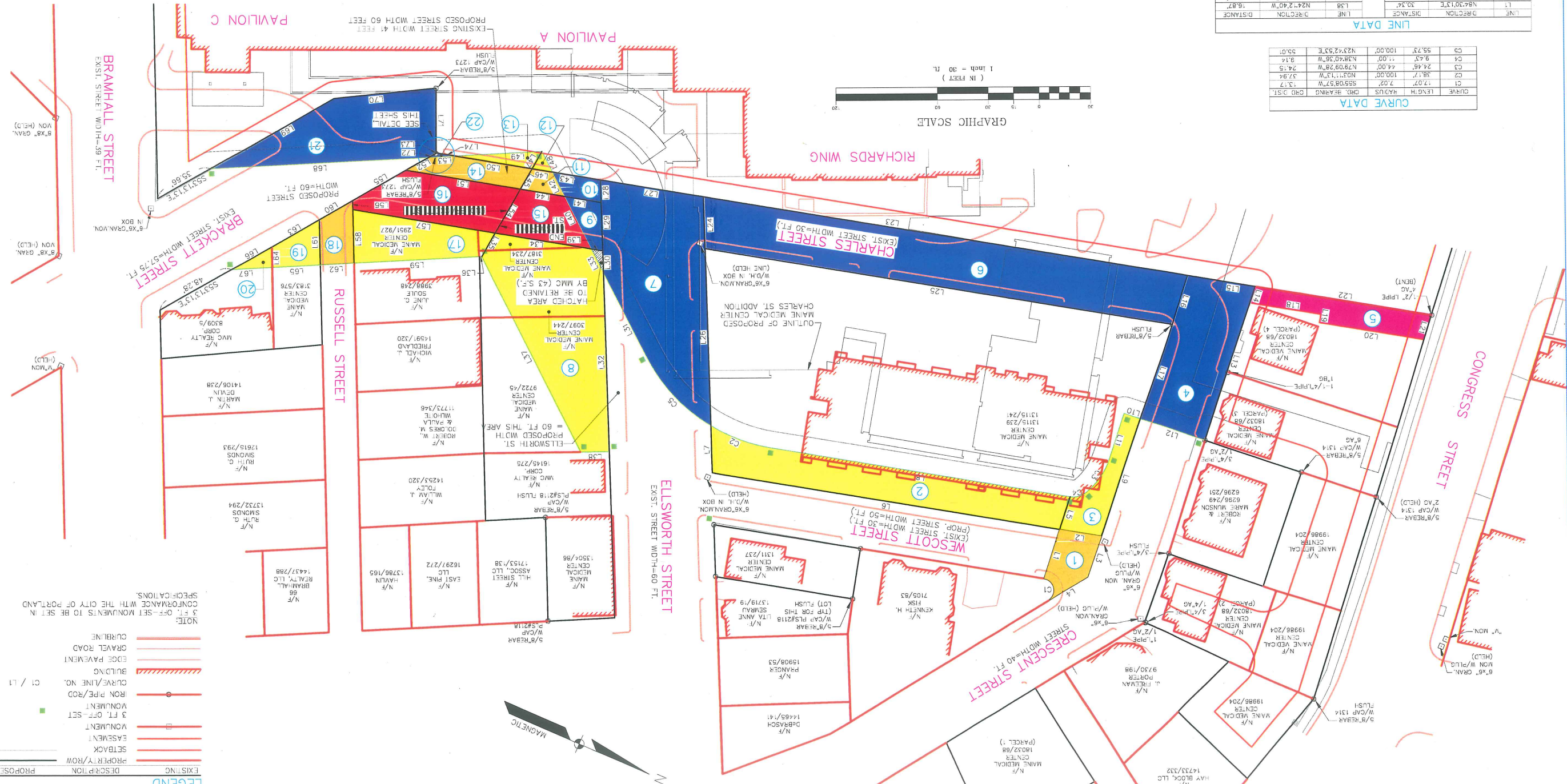
CURVE	LENGTH	RADIUS	CHD.	BEARING	CHD DIST.
C1	7.07	558.857			37.94
C2	100.00	100.00			24.5
C3	24.66	44.00			9.14
C4	9.43	11.00			3.14
C5	55.23	100.00			55.01

SHADING BY DPW ENGINEERING

- TO BE RENAMED
- MMC TO CITY
- DISCONTINUE & CONVEY TO MMC
- EXTINGUISH SEWER ROW
- CITY OWNS BY DEED (TO BE ACCEPTED AS STREET)

LANDSWAP NOTES:

1. RENAME A PORTION OF WESCOTT STREET CONTAINING APPROXIMATELY 785 S.F. TO BECOME A PORTION OF CRESCENT STREET.
2. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 429 S.F. TO BE ACCEPTED AS A PORTION OF WESCOTT STREET.
3. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 1102 S.F. TO BE ACCEPTED AS A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 1855 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
4. DISCONTINUE AND CONVEY A PORTION OF CRESCENT STREET CONTAINING APPROXIMATELY 3692 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.
5. EXTINGUISH AN EXISTING SEWER RIGHT-OF-WAY (CORD 1149/348 PROCTOR TO CITY 10-04-23) CONTAINING APPROXIMATELY 1372 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.
6. DISCONTINUE AND CONVEY A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 802 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.
7. DISCONTINUE AND CONVEY A PORTION OF ELLSWORTH STREET CONTAINING APPROXIMATELY 163 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
8. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 5673 S.F. TO BE ACCEPTED AS A PORTION OF ELLSWORTH STREET.
9. A PORTION OF LAND BEING USED AS CHARLES STREET CONTAINING APPROXIMATELY 400 S.F. TO BE CONVEYED FROM THE CITY OF PORTLAND (OBTAINED IN A DEED RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3488, PAGE 191) TO MAINE MEDICAL CENTER.
10. DISCONTINUE AND CONVEY A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 329 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.
11. RENAME A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 252 S.F. TO BECOME A PORTION OF ELLSWORTH STREET.
12. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 67 S.F. TO BE ACCEPTED AS A PORTION OF ELLSWORTH STREET.
13. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 252 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
14. RENAME A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 800 S.F. TO BECOME A PORTION OF BRACKETT STREET.
15. A PORTION OF LAND (OBTAINED IN A DEED RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3488, PAGE 191) BEING USED AS CHARLES STREET CONTAINING APPROXIMATELY 1181 S.F. TO BE ACCEPTED AS A PORTION OF ELLSWORTH STREET.
16. A PORTION OF LAND (OBTAINED IN A DEED RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3488, PAGE 191) BEING USED AS CHARLES STREET CONTAINING APPROXIMATELY 2237 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
17. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 163 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
18. RENAME A PORTION OF RUSSELL STREET CONTAINING APPROXIMATELY 637 S.F. TO BECOME A PORTION OF BRACKETT STREET.
19. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 557 APPROXIMATELY 141 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
20. MAINE MEDICAL CENTER REALTY CORPORATION TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 141 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
21. DISCONTINUE AND CONVEY A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 3719 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.
22. DISCONTINUE AND CONVEY A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 20 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.



LEGEND

	DESCRIPTION
	PROPERTY/ROW
	SETBACK
	EASEMENT
	MONUMENT
	3 FT. OFF-SET
	CURVE/LINE NO.
	IRON PIPE/ROD
	EDGE PAVEMENT
	CURBLINE
	5 FT. OFF-SET MONUMENTS TO BE SET IN CONFORMANCE WITH THE CITY OF PORTLAND SPECIFICATIONS.

STREET DISCONTINUANCE/ACCEPTANCE AND LAND TRANSFER PLAN
OF THE MAINE MEDICAL CENTER
 FOR: MAINE MEDICAL CENTER
 22 BRAMHALL STREET
 PORTLAND, MAINE 04104

Sebago Technics
 Engineering Experience You Can Build On
 One Chase Street
 Westbrook, ME 04092-1339
 Tel (207) 866-0777

PROJECT NO.	FIELD BOOK	DESIGN	CHD.	DRAWN
01046	751	W/C	MM	MAI

REV.	BY	DATE	STATUS
F	WIC	6-09-05	REUSE PER CITY OF PORTLAND LEGAL & SURVEY REVIEW
E	WIC	12-10-04	REUSE PER CITY OF PORTLAND SURVEY REVIEW
D	WIC	11-24-04	REUSE PER CITY OF PORTLAND SURVEY REVIEW
C	WIC	7-12-04	REUSE PARCEL CONVEYANCES
B	WIC	4-15-04	REUSE RIGHT-OF-WAY PER CITY REVIEW
A	WIC	3-16-04	REUSE RIGHT-OF-WAY WITH PER CITY REQUEST

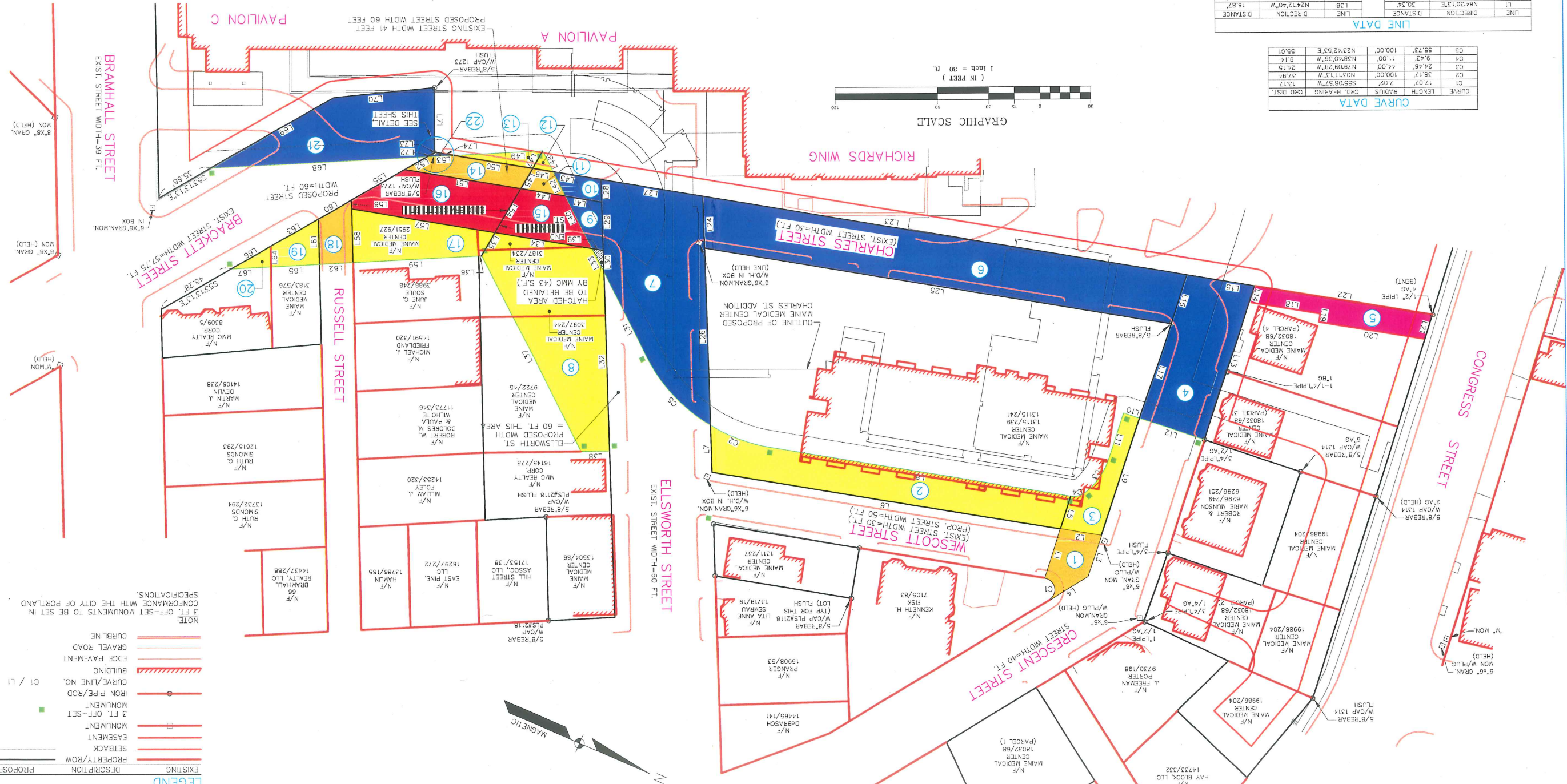
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, INCORPORATIONS OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

LINE	DIRECTION	DISTANCE
L1	N64.3013°E	30.34'
L2	S10.0722°E	24.30'
L3	S89.0738°W	14.69'
L4	S14.0805°E	28.65'
L5	N84.4752°E	20.23'
L6	N14.0722°W	20.23'
L7	N64.4752°E	28.65'
L8	S89.0738°W	14.69'
L9	S10.0722°E	24.30'
L10	S14.0805°E	28.65'
L11	N84.4752°E	20.23'
L12	N64.4752°E	28.65'
L13	S89.0738°W	14.69'
L14	S14.0805°E	28.65'
L15	N84.4752°E	20.23'
L16	N64.4752°E	28.65'
L17	S89.0738°W	14.69'
L18	S14.0805°E	28.65'
L19	N84.4752°E	20.23'
L20	N64.4752°E	28.65'
L21	S89.0738°W	14.69'
L22	S14.0805°E	28.65'
L23	N84.4752°E	20.23'
L24	N64.4752°E	28.65'
L25	S89.0738°W	14.69'
L26	S14.0805°E	28.65'
L27	N84.4752°E	20.23'
L28	N64.4752°E	28.65'
L29	S89.0738°W	14.69'
L30	S14.0805°E	28.65'
L31	N84.4752°E	20.23'
L32	N64.4752°E	28.65'
L33	S89.0738°W	14.69'
L34	S14.0805°E	28.65'
L35	N84.4752°E	20.23'
L36	N64.4752°E	28.65'
L37	S89.0738°W	14.69'
L38	S14.0805°E	28.65'
L39	N84.4752°E	20.23'
L40	N64.4752°E	28.65'
L41	S89.0738°W	14.69'
L42	S14.0805°E	28.65'
L43	N84.4752°E	20.23'
L44	N64.4752°E	28.65'
L45	S89.0738°W	14.69'
L46	S14.0805°E	28.65'
L47	N84.4752°E	20.23'
L48	N64.4752°E	28.65'
L49	S89.0738°W	14.69'
L50	S14.0805°E	28.65'
L51	N84.4752°E	20.23'
L52	N64.4752°E	28.65'
L53	S89.0738°W	14.69'
L54	S14.0805°E	28.65'
L55	N84.4752°E	20.23'
L56	N64.4752°E	28.65'
L57	S89.0738°W	14.69'
L58	S14.0805°E	28.65'
L59	N84.4752°E	20.23'
L60	N64.4752°E	28.65'
L61	S89.0738°W	14.69'
L62	S14.0805°E	28.65'
L63	N84.4752°E	20.23'
L64	N64.4752°E	28.65'
L65	S89.0738°W	14.69'
L66	S14.0805°E	28.65'
L67	N84.4752°E	20.23'
L68	N64.4752°E	28.65'
L69	S89.0738°W	14.69'
L70	S14.0805°E	28.65'
L71	N84.4752°E	20.23'
L72	N64.4752°E	28.65'
L73	S89.0738°W	14.69'
L74	S14.0805°E	28.65'
L75	N84.4752°E	20.23'
L76	N64.4752°E	28.65'
L77	S89.0738°W	14.69'
L78	S14.0805°E	28.65'
L79	N84.4752°E	20.23'
L80	N64.4752°E	28.65'
L81	S89.0738°W	14.69'
L82	S14.0805°E	28.65'
L83	N84.4752°E	20.23'
L84	N64.4752°E	28.65'
L85	S89.0738°W	14.69'
L86	S14.0805°E	28.65'
L87	N84.4752°E	20.23'
L88	N64.4752°E	28.65'
L89	S89.0738°W	14.69'
L90	S14.0805°E	28.65'
L91	N84.4752°E	20.23'
L92	N64.4752°E	28.65'
L93	S89.0738°W	14.69'
L94	S14.0805°E	28.65'
L95	N84.4752°E	20.23'
L96	N64.4752°E	28.65'
L97	S89.0738°W	14.69'
L98	S14.0805°E	28.65'
L99	N84.4752°E	20.23'
L100	N64.4752°E	28.65'

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	17.07'	555.0857'		17.94'
C2	38.17'	100.00'	N23°29'37"E	39.14'
C3	24.46'	44.00'	N29°02'38"W	24.15'
C4	9.43'	11.00'	N38°40'38"W	9.14'
C5	59.23'	100.00'	N23°29'37"E	59.01'

SHADING OF PARCELS
 SHADING BY DPW ENGINEERING
 TO BE RENAMED
 MMC TO CITY
 DISCONTINUE & CONVEY TO MMC
 EXTINGUISH SEWER ROW
 CITY OWNS BY DEED
 (TO BE ACCEPTED AS STREET)

- LANDSWAP NOTES:**
1. RENAME A PORTION OF WESCOTT STREET CONTAINING APPROXIMATELY 785 S.F. TO BECOME A PORTION OF CRESCENT STREET.
 2. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 4299 S.F. TO BE ACCEPTED AS A PORTION OF WESCOTT STREET.
 3. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 1102 S.F. TO BE ACCEPTED AS A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 800 S.F. TO BECOME A PORTION OF BRACKETT STREET.
 4. DISCONTINUE AND CONVEY A PORTION OF CRESCENT STREET CONTAINING APPROXIMATELY 3697 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.
 5. EXTINGUISH AN EXISTING SEWER RIGHT-OF-WAY (CORD 1149/348 PROCTOR TO OTY 10-04-23) CONTAINING APPROXIMATELY 1372 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.
 6. DISCONTINUE AND CONVEY A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 802 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.
 7. DISCONTINUE AND CONVEY A PORTION OF ELLSWORTH STREET CONTAINING APPROXIMATELY 1835 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
 8. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 5673 S.F. TO BE ACCEPTED AS A PORTION OF RUSSELL STREET CONTAINING APPROXIMATELY 637 S.F. TO BECOME A PORTION OF BRACKETT STREET.
 9. A PORTION OF LAND BEING USED AS CHARLES STREET CONTAINING APPROXIMATELY 400 S.F. TO BE CONVEYED FROM THE CITY OF PORTLAND (OBTAINED IN A DEED RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3488, PAGE 191) TO MAINE MEDICAL CENTER.
 10. DISCONTINUE AND CONVEY A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 329 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.
 11. RENAME A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 252 S.F. TO BECOME A PORTION OF ELLSWORTH STREET.
 12. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 67 S.F. TO BE ACCEPTED AS A PORTION OF ELLSWORTH STREET.
 13. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 252 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
 14. RENAME A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 800 S.F. TO BECOME A PORTION OF BRACKETT STREET.
 15. A PORTION OF LAND (OBTAINED IN A DEED RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3488, PAGE 191) BEING USED AS CHARLES STREET CONTAINING APPROXIMATELY 1181 S.F. TO BE ACCEPTED AS A PORTION OF ELLSWORTH STREET.
 16. A PORTION OF LAND (OBTAINED IN A DEED RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3488, PAGE 191) BEING USED AS CHARLES STREET CONTAINING APPROXIMATELY 2237 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
 17. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 1835 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
 18. RENAME A PORTION OF RUSSELL STREET CONTAINING APPROXIMATELY 637 S.F. TO BECOME A PORTION OF BRACKETT STREET.
 19. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 577 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
 20. MAINE MEDICAL CENTER REALTY CORPORATION TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 141 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
 21. DISCONTINUE AND CONVEY A PORTION OF BRACKETT STREET CONTAINING APPROXIMATELY 3719 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.
 22. DISCONTINUE AND CONVEY A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 20 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.



LEGEND

DESCRIPTION	PROPOSED
PROPERTY/ROW	---
EASEMENT	---
SCUBACK	---
MONUMENT	---
3 FT. OFF-SET	---
MONUMENT	---
IRON PIPE/ROD	---
CURVE/LINE NO. C1 / L1	---
BUILDING	---
EDGE PAVEMENT	---
CURBLINE	---

NOTE:
 3 FT. OFF-SET MONUMENTS TO BE SET IN CONFORMANCE WITH THE CITY OF PORTLAND SPECIFICATIONS.

STREET DISCONTINUANCE/ACCEPTANCE AND LAND TRANSFER PLAN
 OF: **MAINE MEDICAL CENTER**
 MAINE MEDICAL CENTER
 22 BRAMHALL STREET
 PORTLAND, MAINE 04104

DATE: 11-19-03
 SCALE: 1"=30'

SHEET 1 OF 2

Sebago Technics
 Engineering Experts You Can Build On
 One Chase Street
 Westbrook, ME 04098-1339
 Tel (207) 856-0277

PROJECT NO. FIELD BOOK DESIGN CHGD DRAWN
 01046 791 WTC MME MAL

REV.	BY:	DATE:	STATUS:
A	WTC	3-16-04	REVISIONS
B	WTC	4-15-04	REVISIONS
C	DRL	7-12-04	REVISIONS
D	MME	11-24-04	REVISIONS
E	MME	12-10-04	REVISIONS
F	MME	6-09-05	REVISIONS

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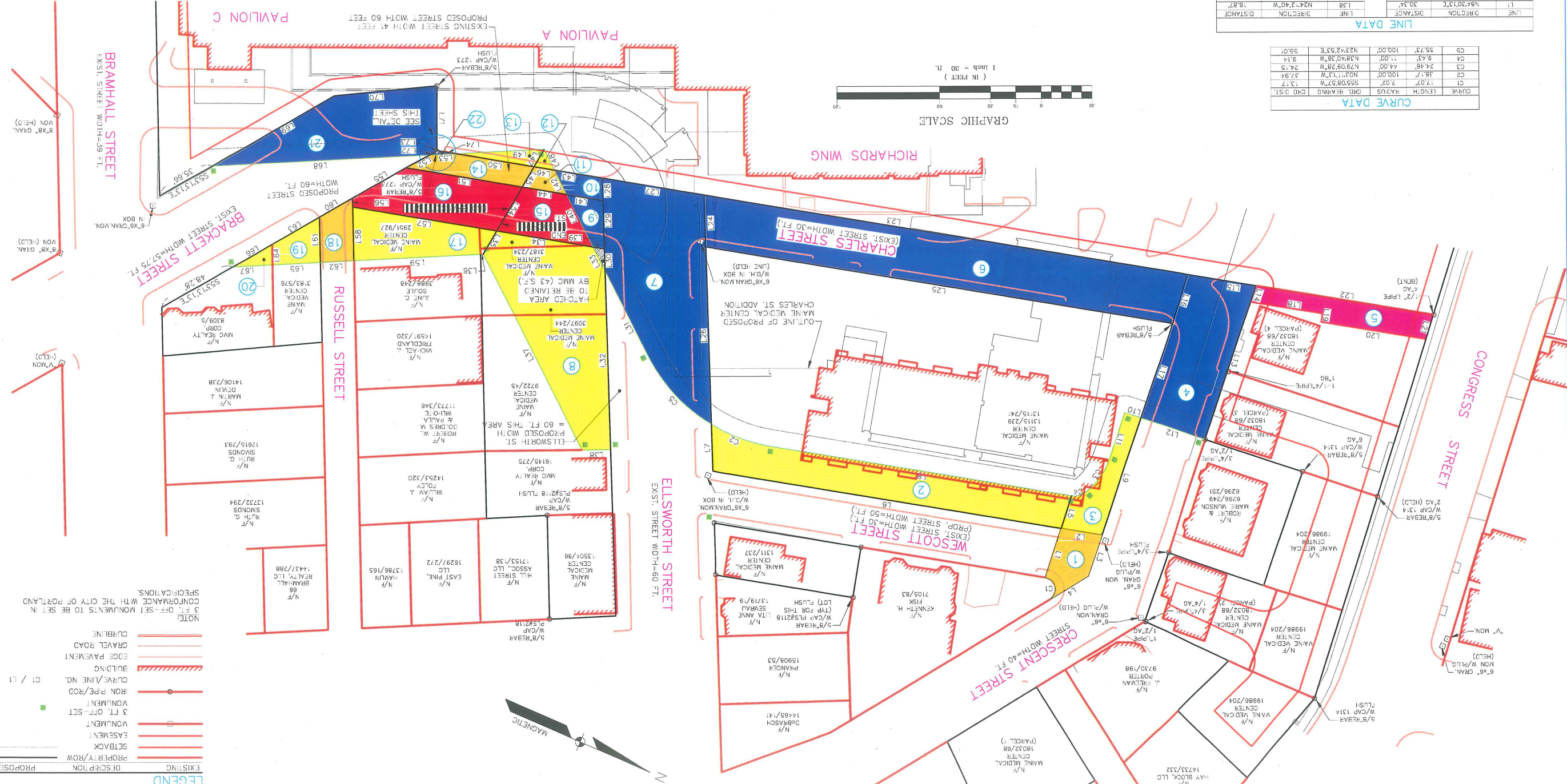
LINE	DIRECTION	DISTANCE
L1	N44.3013°E	30.34
L2	S17.0722°E	24.30
L3	S52.0238°W	27.80
L4	S14.0805°E	21.80
L5	N49.4517°E	18.11
L6	S14.0805°E	28.87
L7	N64.7557°E	22.71
L8	S17.0722°E	172.42
L9	S52.0238°W	12.20
L10	S52.0238°E	10.02
L11	N49.4517°E	13.63
L12	N05.0101°W	40.00
L13	S89.0238°E	65.90
L14	N89.0238°E	0.13
L15	S14.0805°E	40.87
L16	N89.0238°E	50.30
L17	N49.4517°E	58.81
L18	N49.4517°E	47.88
L19	N75.1557°E	5.23
L20	N49.4517°E	63.00
L21	N49.4517°E	53.27
L22	S14.0805°E	108.38
L23	N89.0238°E	31.73
L24	N64.7557°E	74.00
L25	N26.1120°W	15.07
L26	S83.3137°E	16.87
L27	N14.0805°W	49.91
L28	S26.1120°E	51.28
L29	N14.0805°W	65.50
L30	N26.1120°W	20.01
L31	N64.7557°E	78.73
L32	N64.7557°E	22.25
L33	S89.0238°E	16.90
L34	S83.3137°E	29.94
L35	S83.3137°E	58.28
L36	N64.7557°E	85.23
L37	N49.4517°E	85.23
L38	N14.0805°W	85.23
L39	N64.7557°E	85.23
L40	N14.0805°W	85.23
L41	N49.4517°E	85.23
L42	N14.0805°W	85.23
L43	S14.0805°E	28.77
L44	N14.0805°W	28.87
L45	S83.3137°E	13.90
L46	N14.0805°W	12.20
L47	S83.3137°E	14.78
L48	S49.4031°W	13.63
L49	S26.1120°E	51.28
L50	N14.0805°W	49.91
L51	N14.0805°W	68.87
L52	S83.3137°E	15.07
L53	S89.0238°E	16.90
L54	S83.3137°E	29.94
L55	N64.7557°E	85.23
L56	N64.7557°E	85.23
L57	N14.0805°W	85.23
L58	N64.7557°E	85.23
L59	N64.7557°E	85.23
L60	N14.0805°W	85.23
L61	N26.1120°W	20.01
L62	N64.7557°E	78.73
L63	S83.3137°E	13.90
L64	N14.0805°W	12.20
L65	S83.3137°E	14.78
L66	N14.0805°W	12.20
L67	S83.3137°E	14.78
L68	N26.1120°W	12.20
L69	S83.3137°E	14.78
L70	N26.1120°W	12.20
L71	S83.3137°E	14.78
L72	S83.3137°E	14.78
L73	S83.3137°E	14.78
L74	S14.0805°E	12.02
L75	S83.3137°E	14.78
L76	S83.3137°E	14.78
L77	S83.3137°E	14.78
L78	S83.3137°E	14.78
L79	S83.3137°E	14.78
L80	S83.3137°E	14.78
L81	S83.3137°E	14.78
L82	S83.3137°E	14.78
L83	S83.3137°E	14.78
L84	S83.3137°E	14.78
L85	S83.3137°E	14.78
L86	S83.3137°E	14.78
L87	S83.3137°E	14.78
L88	S83.3137°E	14.78
L89	S83.3137°E	14.78
L90	S83.3137°E	14.78
L91	S83.3137°E	14.78
L92	S83.3137°E	14.78
L93	S83.3137°E	14.78
L94	S83.3137°E	14.78
L95	S83.3137°E	14.78
L96	S83.3137°E	14.78
L97	S83.3137°E	14.78
L98	S83.3137°E	14.78
L99	S83.3137°E	14.78
L100	S83.3137°E	14.78

CURVE	LENGTH	CHD.	BEARING	CRD. DIST.
C1	17.07	7.02	S53.0857°W	5.78
C2	58.77	103.00	N03.1131°W	57.94
C3	24.46	44.00	N39.0238°W	24.15
C4	9.43	11.00	N39.0238°W	9.14
C5	95.73	100.00	N23.4233°E	55.01

SHADING OF PARCELS
 SHADING BY DPW ENGINEERING
 TO BE RENAMED
 MMC TO CITY
 DISCONTINUE & CONVEY TO MMC
 EXTINGUISH SEWER ROW
 CITY OWNS BY DEED
 (TO BE ACCEPTED AS STREET)

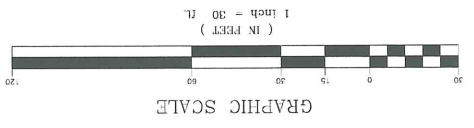
LANDSWAP NOTES:

1. RENAME A PORTION OF WESCOTT STREET CONTAINING APPROXIMATELY 67 S.F. A PORTION OF CRESCENT STREET.
2. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 4299 S.F. TO BE ACCEPTED AS A PORTION OF WESCOTT STREET.
3. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 1102 S.F. TO BE ACCEPTED AS A PORTION OF CRESCENT STREET.
4. DISCONTINUE AND CONVEY A PORTION OF CRESCENT STREET CONTAINING APPROXIMATELY 3697 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.
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6. DISCONTINUE AND CONVEY A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 802 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.
7. DISCONTINUE AND CONVEY A PORTION OF ELLSWORTH STREET CONTAINING APPROXIMATELY 627 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.
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14. RENAME A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 800 S.F. TO BECOME A PORTION OF BRACKETT STREET.
15. A PORTION OF LAND (OBTAINED IN A DEED RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3488, PAGE 191) BEING USED AS CHARLES STREET CONTAINING APPROXIMATELY 1181 S.F. TO BE ACCEPTED AS A PORTION OF ELLSWORTH STREET.
16. A PORTION OF LAND (OBTAINED IN A DEED RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3488, PAGE 191) BEING USED AS CHARLES STREET CONTAINING APPROXIMATELY 2237 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
17. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 1835 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
18. RENAME A PORTION OF RUSSELL STREET CONTAINING APPROXIMATELY 637 S.F. TO BECOME A PORTION OF BRACKETT STREET.
19. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 557 APPROXIMATELY 141 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
20. MAINE MEDICAL CENTER REALTY CORPORATION TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 141 S.F. TO BE ACCEPTED AS A PORTION OF BRACKETT STREET.
21. DISCONTINUE AND CONVEY A PORTION OF BRACKETT STREET CONTAINING APPROXIMATELY 3719 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.
22. DISCONTINUE AND CONVEY A PORTION OF CHARLES STREET CONTAINING APPROXIMATELY 20 S.F. TO BE CONVEYED TO MAINE MEDICAL CENTER.



LEGEND

EXISTING	DISCONTINUED
PROPERTY/ROW	SETBACK
EASEMENT	MONUMENT
3 FT. OFF-SET MONUMENT	IRON PIPE/ROD
WONUMENT	EDGE PAVEMENT
GRAVEL ROAD	CURBLINE
NOTE: 5 FT. OFF-SET MONUMENTS TO BE SET IN CONFORMANCE WITH THE CITY OF PORTLAND SPECIFICATIONS.	



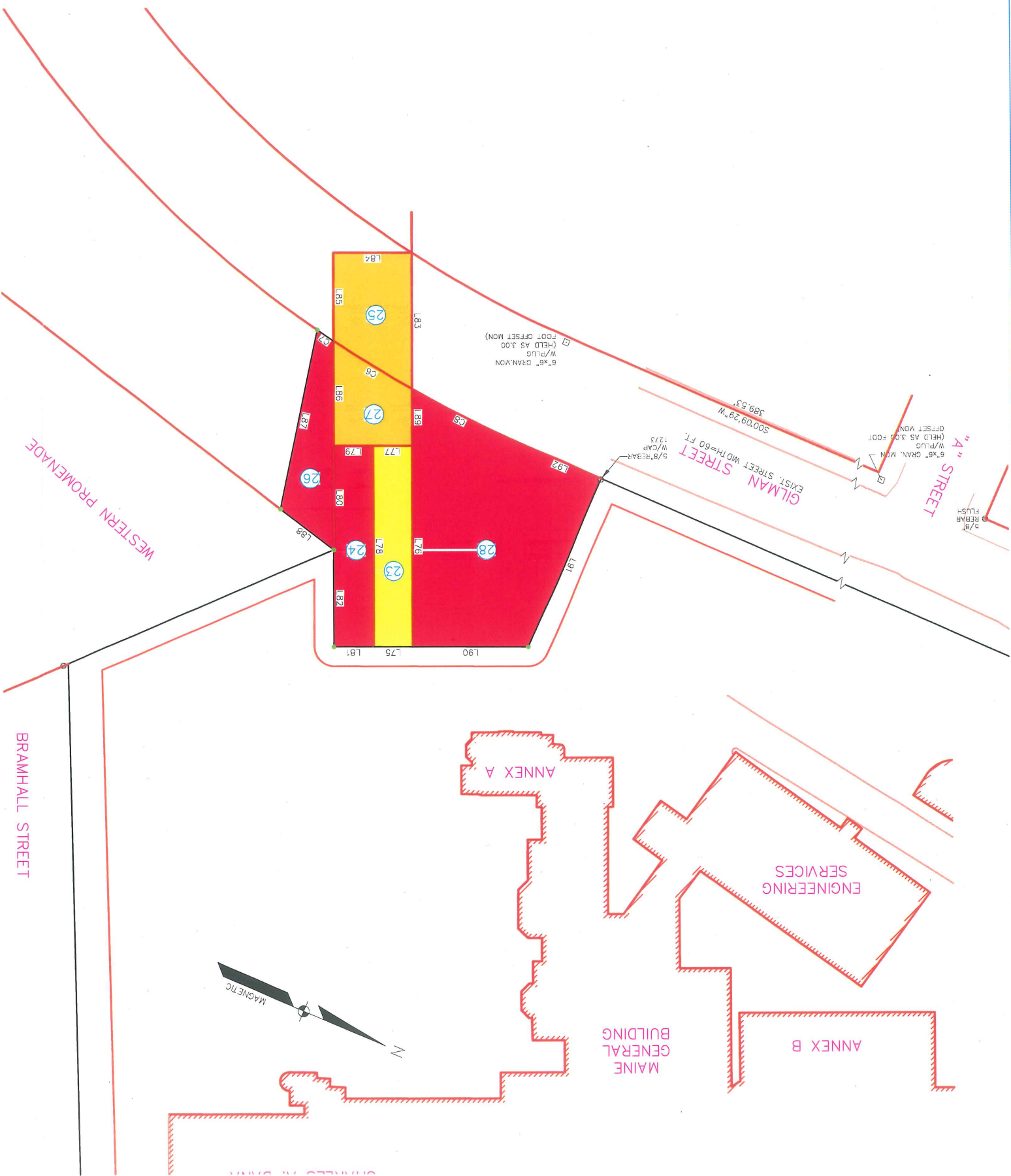
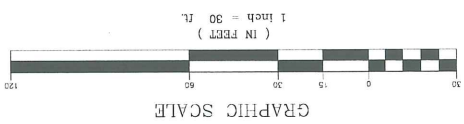
STREET DISCONTINUANCE/ACCEPTANCE AND LAND TRANSFER PLAN
 OF: MAINE MEDICAL CENTER
 BRAHMAHILL STREET
 PORTLAND, MAINE
 FOR: MAINE MEDICAL CENTER
 22 BRAHMAHILL STREET
 PORTLAND, MAINE 04104

Sebago Technics
 Engineering Experts You Can Build On
 One Chicago Street
 Westbrook, ME 04098-1339
 Tel (207) 688-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
01046	791	W/C	MWE	MAL

REV.	BY:	DATE:	STATUS:
A	W/C	3-18-04	REVISION: RIGHT-OF-WAY WIDTH PER CITY REQUEST
B	DRR	4-15-04	REVISION: PER CITY REVIEW
C	MWE	7-12-04	REVISION: PARCEL CONVEYANCES
D	MWE	11-24-04	REVISION: PER CITY OF PORTLAND SURVEY REVIEW
E	MWE	6-09-05	REVISION: PER CITY OF PORTLAND LEGAL & SURVEY REVIEW

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- SHADING OF PARCELS**
 SHADING BY DPW ENGINEERING
- TO BE RENAMED
 - MMC TO CITY
 - DISCONTINUE & CONVEY TO MMC
 - EXTINGUISH SEWER ROW
 - CITY OWNS BY DEED (TO BE ACCEPTED AS STREET)

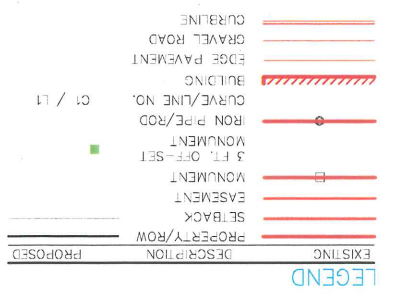
- LANDSWAP NOTES:**
- 23. MAINE MEDICAL CENTER TO CONVEY A PARCEL OF LAND CONTAINING APPROXIMATELY 2073 S.F. TO BE ACCEPTED AS A PORTION OF A TURN AROUND. BY VIRTUE OF DISCONTINUANCE THIS STRIP REVERTED TO MMC OWNERSHIP.
 - 24. A PARCEL OF LAND OWNED BY THE CITY CONTAINING APPROXIMATELY 2073 S.F. TO BE ACCEPTED AS A PORTION OF A TURN AROUND. BY VIRTUE OF DISCONTINUANCE THIS STRIP REVERTED TO CITY OWNERSHIP.
 - 25. REMOVE A PORTION OF ARSENAL STREET CONTAINING APPROXIMATELY 2327 S.F. TO BECOME A PORTION OF GILMAN STREET.
 - 26. A PARCEL OF LAND OWNED BY THE CITY (DEED BOOK 274 PAGE 6) CONTAINING APPROXIMATELY 1655 S.F. TO BE ACCEPTED AS A PORTION OF A TURN AROUND.
 - 27. REMOVE A PORTION OF ARSENAL STREET CONTAINING APPROXIMATELY 1655 S.F. TO BECOME A PORTION OF A TURN AROUND.
 - 28. A PARCEL OF LAND OWNED BY THE CITY CONTAINING APPROXIMATELY 8996 S.F. TO BE ACCEPTED AS A PORTION OF A TURN AROUND.

CURVE DATA

CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C6	47.03'	614.56'	N0815.07°E	47.02
C7	9.86'	614.56'	N1054.15°E	9.86
C8	63.30'	614.56'	N0306.31°E	63.27

LINE DATA

LINE	DIRECTION	DISTANCE
L75	N23.27.43"W	20.00'
L76	S66.32.17"W	103.65'
L77	S23.27.43°E	20.00'
L78	N66.32.17°E	103.65'
L79	S23.27.43°E	20.00'
L80	N66.32.17°E	53.65'
L81	N23.27.43"W	20.00'
L82	N66.32.17°E	50.00'
L83	S66.32.17°W	70.19'
L84	S23.27.43°E	40.00'
L85	N66.32.17°E	45.47'
L86	S66.32.17°W	54.09'
L87	N76.04.10°E	94.31'
L88	N14.71.19°E	34.14'
L89	S66.32.17°W	29.37'
L90	N23.27.43°W	60.00'
L91	N89.55.43°W	94.58'
L92	S00.09.29°W	44.94'



NOTE: 3 FT. OFF-SET MONUMENTS TO BE SET IN CONFORMANCE WITH THE CITY OF PORTLAND SPECIFICATIONS.

SHEET 2 OF 2
 DATE: 7-12-04
 SCALE: 1" = 30'
 OF: MAINE MEDICAL CENTER AND LAND TRANSFER PLAN
 PROJECT NO.: 01048
 PROJECT NO. FIELD BOOK: 791
 PROJECT NO. DRAWN: MAL
 PROJECT NO. CHECKED: MWE
 PROJECT NO. DESIGN: WJC
 PROJECT NO. DATE: 07/04

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 1000 Commercial Street
 Westbrook, ME 04090-1339
 Tel: (207) 886-0277

REV.	BY:	DATE:	STATUS:
A	WJC	3-16-04	REVISE RIGHT-OF-WAY WIDTH PER CITY REQUEST
B	DRL	4-15-04	REVISE RIGHT-OF-WAY PER CITY REVIEW
C	MWE	7-12-04	REVISE PER CITY OF PORTLAND SURVEY REVIEW
D	MWE	11-24-04	REVISE PER CITY OF PORTLAND SURVEY REVIEW
E	MWE	6-09-05	REVISE PER CITY OF PORTLAND LEGAL & SURVEY REVIEW

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