

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND
BUILDING INSPECTION
PERMIT

Permit Number: 091294

Please Read
Application And
Notes, if Any,
Attached

This is to certify that MMC REALTY CORP /Shaw Brothers
has permission to Change of use from vacant space to Parking Lot

CBL 065 H009001

AT 261 VALLEY ST
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

Cambridge 11/17/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED
NOV 17 2009
City of Portland

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1294	Issue Date:	CBL: 065 H009001
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Location of Construction: 261 VALLEY ST	Owner Name: MMC REALTY CORP	Owner Address: 22 BRAMHALL ST	Phone:
Business Name:	Contractor Name: Shaw Brothers	Contractor Address: 511 Main St / PO Box 69 Gorham	Phone: 2078392552
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: C-41

Past Use: Commercial Connected w/ permit# 050687	Proposed Use: Commercial Parking Lot - Change of use from vacant space to Parking Lot	Permit Fee: \$205.00	Cost of Work: \$10,950.00	CEO District: 2	B-2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: N/A Type: N/A DBL-2003		

Proposed Project Description:
Change of use from vacant space to Parking Lot

Signature: _____ Date: 11/17/09

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Ldobson	Date Applied For: 11/16/2009	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #09-799 00010 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: 11/16/09	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <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:
	<p>OL with conditions</p>		

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.

PERMIT ISSUED

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
		NOV 17 2009	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE
			City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1294	Date Applied For: 11/16/2009	CBL: 065 H009001
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Location of Construction: 261 VALLEY ST	Owner Name: MMC REALTY CORP	Owner Address: 22 BRAMHALL ST	Phone:
Business Name:	Contractor Name: Shaw Brothers	Contractor Address: 511 Main St / PO Box 69 Gorham	Phone (207) 839-2552
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial Parking Lot - Change of use from vacant space to Parking Lot	Proposed Project Description: Change of use from vacant space to Parking Lot
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 11/16/2009
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: Jeanine Bourke	Approval Date: 11/17/2009
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Guardrails per code are required at elevated walking surfaces with a grade change of greater than 30"			

Comments:
11/16/2009-mes: I e-mailed Tim from the St John neighborhood association that the permit came in.
11/17/2009-jmb: Received email from DRC for approval of permit

PERMIT ISSUED

NOV 17 2009

City of Portland

Jeanie Bourke - Re: Fwd: 261 Valley Street

From: Philip DiPierro
To: Bourke, Jeanie
Date: 11/17/2009 11:40:31 AM
Subject: Re: Fwd: 261 Valley Street
CC: Barhydt, Barbara; Fraser, Jean

Hi Jeanie, based on an e-mail that Penny sent last week, it sounds like the BP can be issued. I will follow up with Hank regarding the cost estimate, site inspection fees, and PG issues. Please contact me with any questions. Thanks.

Phil

>>> Jean Fraser 11/16/2009 3:50:53 PM >>>
more FYI

>>> Marge Schmuckal 11/16/2009 3:07:50 PM >>>
FYI

Hank Dunn was just in here and applied for the parking lot permit. I have signed off on it and Jeanie will be signing off as soon as she can (not much under the building codes to review on this one).



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>261-269 VALLEY ST.</u>		
Total Square Footage of Proposed Structure/Area <u>N/A</u>		Square Footage of Lot <u>14470</u>
Tax Assessor's Chart, Block & Lot Chart# <u>65</u> Block# <u>H</u> Lot# <u>9</u>	Applicant * must be owner, Lessee or Buyer* Name <u>HANK DUNN</u> Address <u>22 BRAMHALL</u> City, State & Zip <u>PORTLAND ME</u>	Telephone: <u>207-252-7997</u>
Lessee/DBA (If Applicable) <u>X</u>	Owner (if different from Applicant) Name <u>MAINE MEDICAL CENTER</u> Address <u>STATE</u> City, State & Zip	Cost Of Work: \$ <u>10,950</u> C of O Fee: \$ <u>N/A</u> Total Fee: \$ <u>130</u>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>EAGLES CLUB</u> Proposed Specific use: <u>PARKING LOT</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: _____		
RECEIVED NOV 16 2009		
Contractor's name: <u>SHAW BROS</u>		
Address: <u>511 MAIN ST.</u>		
City, State & Zip: <u>GORHAM ME 04038</u>		Dept. of Building Inspections City of Portland Maine Telephone: <u>859-2552</u>
Who should we contact when the permit is ready: <u>HANK DUNN</u>		Telephone: <u>252-7997</u>
Mailing address: <u>PO BOX 69</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: 11/16/09

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

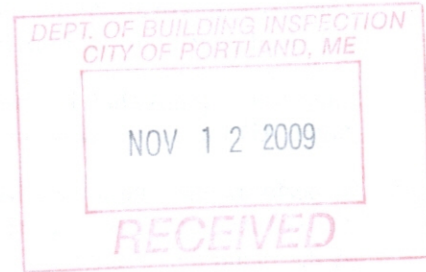
Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

MS.
11/12/09

November 10, 2009

Henry Dunn
Maine Medical Center
22 Bramhall Street
Portland ME 04102



RE: 261-269 Valley Street (former site of Eagles Club)
Accessory 10 space Parking Lot

CBL: 065 - H- 009 -001
Application ID: 09-79900010 (HTE)

Dear Mr Dunn:

On November 10, 2009, the Portland Planning Authority approved a minor site plan for paving and landscaping to create a 10 space parking lot on the site of 261-269 Valley Street (former site of Eagles Club) as an accessory use to the building at 48-52 Gilman Street. The approval is based on the submissions made on behalf of Maine Medical Center and as shown on the approved plans (Sheet 2 Rev B and Sheet 3 Rev B) prepared by Sebago Technics and dated 11/3/2009 with the following conditions:

- i. That this parking lot shall not be divided off as a separate parking lot from the principal medical building lot known as 42-58 Gilman Street; and
- ii. That the relocated/new tip downs at the access shall be of granite material and the curb on both sides of the driveway cut shall be symmetrical; the granite "bug" shown on Sheet 2 (Rev B) shall not be installed; and
- iii. That the thickness of the base and finish asphalt pavement to be placed in front of the curb shall be in accordance with the specifications set out in the comments from Public Services (David Margolis-Pineo) dated November 10, 2009; and
- iv. That a permit through Inspection Services is required for construction of the lot.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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

- 1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the

Attachments:

1. Comments of Public Services (David Margolis-Pineo) dated November 10, 2009
2. Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division Director
Gayle Guertin, Inspections Division
Lisa Danforth, Inspections Division
Lannie Dobson, Inspections Division
Michael Bobinsky, Public Services Director
Kathi Earley, Public Services
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Todd Merkle, Public Services
Greg Vining, Public Services
John Low, Public Services
Jane Ward, Public Services
Keith Gautreau, Fire
Jeff Tarling, City Arborist
Tom Errico, Wilbur Smith Consulting Engineers
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File

Hard Copy: Project File



From: Marge Schmuckal
To: Jean Fraser; stjohnvalleyneighborhood
Date: 11/16/2009 2:53:47 PM
Subject: RE: 261 Valley - MMC Parking Lot

Tim,

I just wanted to notify you that this office has just received an application for the change of use and work to be done to create an accessory parking lot at 261 Valley Street.

If you have any questions, please feel free to call me at 874-8695.

Marge Schmuckal
Zoning Administrator

>>> Jean Fraser 11/16/2009 9:21:38 AM >>>

Tim

I have passed this request to Marge Schnuckal, the City's Zoning Administrator- she is advising MMC re the permit application process and has told me she will let you know when the permit application is received.

Jean

>>> stjohnvalleyneighborhood <stjohnvalley@live.com> 11/12/2009 7:14:35 PM >>>

Thanks Jean.

You've been very helpful.

If I could ask one more thing of you...

Could we be informed when MMC applies for the building permit?

My understanding is that no construction can begin without the permit from inspection services and we would like to know when the hospital applies for and receives such.

Thank you for keeping us in the loop on this process.

Tim

> Date: Thu, 12 Nov 2009 16:40:31 -0500
> From: JF@portlandmaine.gov
> To: stjohnvalley@live.com; moses <mosessabina@yahoo.com>
> Subject: 261 Valley - MMC Parking Lot

>

> Hello Tim and Moses,

>

> Attached please find the site plan approval for information; I

> understand they will start on site asap.

>

> Jean

>

>

From: Jean Fraser
To: Errico, Thomas; Goyette, Dan; Margolis-Pineo, David; Schmuckal, Marge
Date: 10/9/2009 10:32:29 AM
Subject: MMC Pkg Lot- Neigh obj letter for info

To all:

Please find attached - for information- a letter of objection just received from the Neighborhood Association. It has gone to Penny and councilors and I am awaiting guidance.

Just wanted you to be aware as I have no idea what will happen next and its always possible that one of you would get a call as your comments are in the public domain (most of the comments ask for some minor revisions/info which at last discussion with Hank they were going to do).

I think its possible that in response to this letter Hank will withdraw the application and just do a loam and seed for now as required in the CZA, as 9-10 parking spaces are probably not that important.

Jean

CC: West -Chuhta, Danielle



OCT - 9 2009

October 9th, 2009

Jean Fraser and Planning Staff,

On the evening of October 7th, 2009 the St John Valley Neighborhood Association met and discussed the minor site plan application submitted by Maine Medical Center to use 261 Valley Street as a parking lot. After careful consideration, the attending membership, which included homeowners and residents of Gilman, A, and Valley Streets who would be directly impacted by the approval of the parking lot, unanimously voted to formally oppose the application. This letter is meant to express that intent and provide supporting reasons based on site plan review standards, and requirements of the CRA.

We contend that there currently exists an excess of parking available for 52 Gilman, the property to which the site plan would be an "accessory". Residents of Gilman and A Street observe that only a small fraction of the parking lot at the corner of Gilman and A Streets, adjacent to 52 Gilman, is utilized on a daily basis. We ask for planning staff to conduct a study to validate the need for accessory parking for 52 Gilman. We believe that such a study would conclude the needlessness of building 9-10 new parking spaces when so many remain unused.

We contend that the proposed site plan is a stand-alone lot, and does not integrate with the rest of the block. There are significant existing barriers and elevation differences on the North and East boundaries. The site plan provides no egresses that would allow someone using the proposed parking area immediate access to 52 Gilman. It does not stand to reason that some one would park at 261 Valley, walk down Valley toward A, walk up A, then down Gilman, past available parking spots in order to access 52 Gilman.

We contend that adding to the cumulative amount of surface parking on that block would be an ugly intrusion on the neighborhood. It is important to note that the addition of the proposed parking lot would result in the entire North side of A Street as surface parking.

We contend that the proposed parking lot does not correspond with MMC's Travel Demand Management Plan (TDM), a requirement of a CRA that includes 261 Valley. Without demonstrating a true need for additional parking for 52 Gilman, we can only surmise that the proposed lot is actually intended for MMC employee parking. The city of Portland has asked MMC to be a leader among employers on the peninsula on the TDM issue; in accordance with the TDM, MMC should be aiming to eliminate surface parking spaces rather than building 9-10 more.

We contend that the site plan does not meet the following criteria expressed in the City Code (Sec. 14-526):

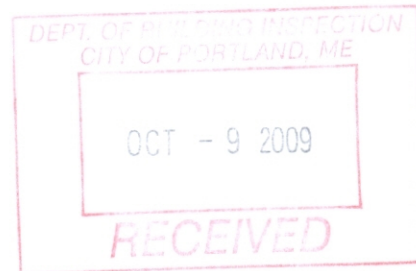
- The site plan application does not provide for the impact of plowing or snow loading. (Paragraph 3)
- The site plan application (non-contributing to the property tax base) will result in a diminution in the value of neighboring residential properties (property tax base contributing). (Paragraph 4)

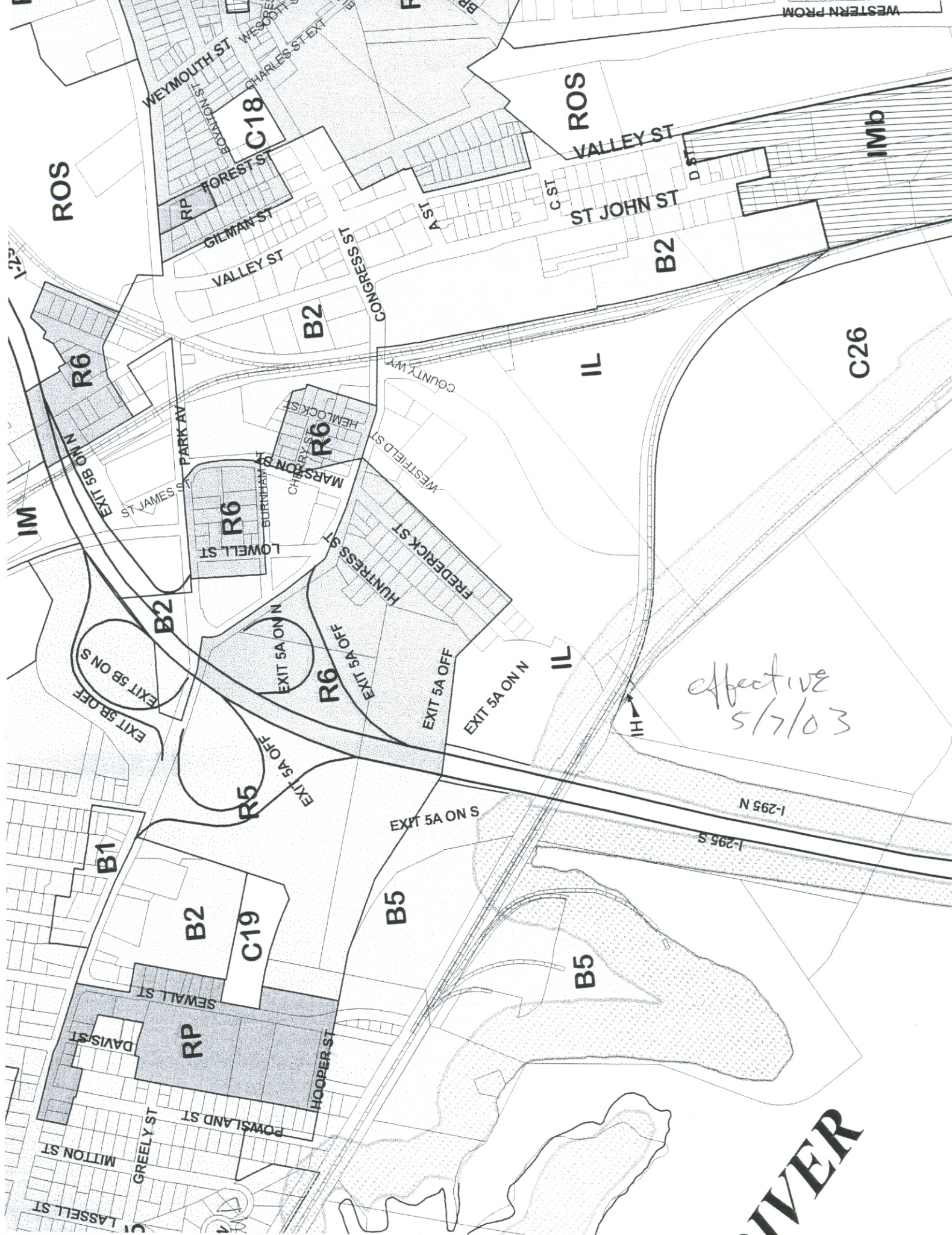
- The proposed landscaping, consisting of grass and sapling trees (which is the tree size that MMC has planted throughout their 2005-09 construction) will not provide an adequate buffer between the development and neighboring properties. We believe that more extensive planting and shrubbery would be necessary. (Paragraph 6)
- The site currently suffers from erosion and poor drainage. The site plan application does not provide for adequate drainage, such as a catchbasin. (Paragraph 8)

For these reasons we, the neighbors of the St John Valley Neighborhood Association request that you deny Maine Medical Center's site plan application for 261 Valley. Thank you for your consideration.

Respectfully,

Moses Sabina
St John Valley Neighborhood Association President
MMC Neighborhood Council 2005-Present





WESTERN FROM

*effective
5/7/03*

RIVER

From: Penny Littell
To: Jean Fraser; Marge Schmuckal
Date: 11/13/2009 12:41:23 PM
Subject: MMC Eagles lot

- 261 Valley St

I told Hank Dunn that, given the time of year and the neighbors concern that improvements be installed this year, I would not hold up the start of work while we wait for a PG. I did tell him MMC needs to submit a cost estimate form and I would work with the bank that has posted the MMC LOC to incorporate this work into the existing guarantee.

Hank. Please provide this information to us within the next couple of days. Thanks.

CC: Barbara Barhydt; Don Quigley; Hank Dunn (E-mail)

Comments
Submitted



To: Dan Goyette; David Margolis-Pineo; Marge Schmuckal; Tom Errico; Jeff Tarling
From: Jean Fraser
Date: November 4, 2009

11/4/09

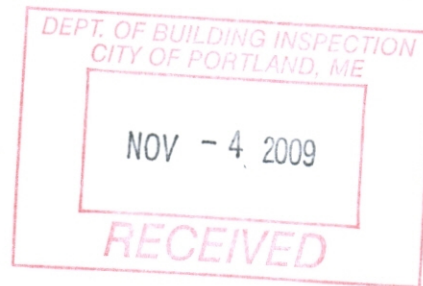
Additional information submitted for the following project:

Application ID #: 09-79900010 (HTE)
Project Name: MMC Parking Lot; site of Eagles
Project Address: 261 Valley Street

The cover e-mails and revised site plans (incl Landscape Plan) were received late yesterday and sent to you as pdfs; I understand that they have addressed all reviewer comments.

Please confirm in writing any verbal comments given at Dev Rev ASAP as the applicant would like to start on site immediately (subject to final documentation and discussion with Neighborhood Assn and any BPs needed).

Thank you
Jean



From: "Will Conway" <wconway@sebagotechnics.com>
To: "Jean Fraser" <JF@portlandmaine.gov>, <dunnh@mainehealth.org>
Date: 11/3/2009 4:32:44 PM
Subject: MMC Valley Street Site

Hi Jean, as requested by Mr. Dunn, here are revised plans incorporating all of your comments and requests; we are hopeful that you can share these at your staff meeting tomorrow am, and that construction permits can be issued soon, thank you,

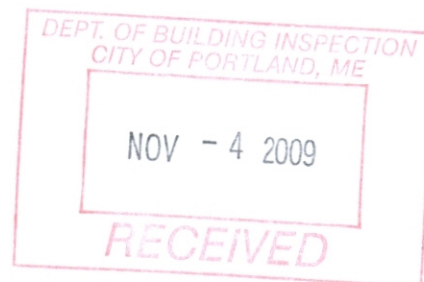
William T. Conway, RLA, LEED-AP

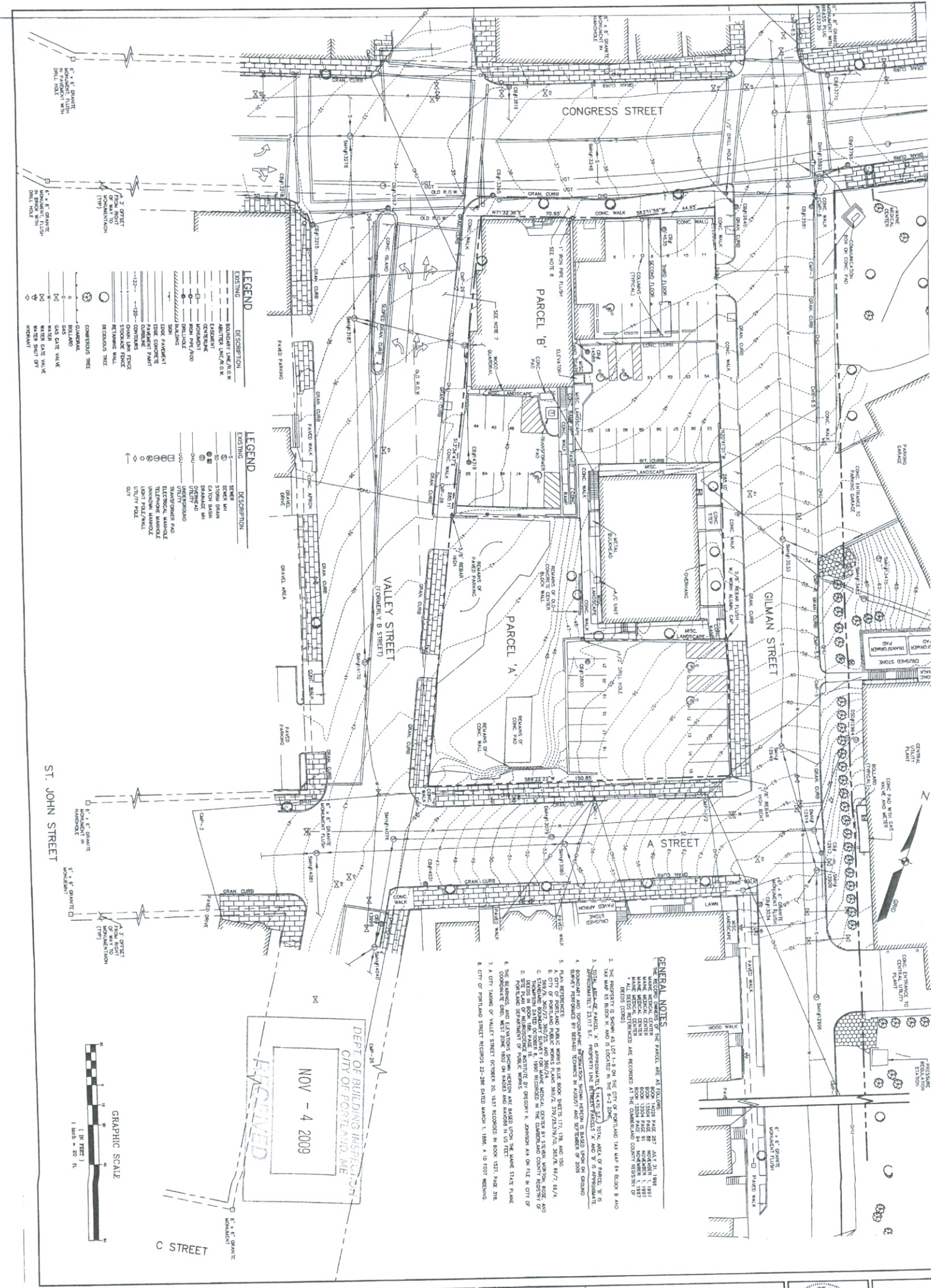
Vice President, Landscape Architecture

207-856-0277 ext 239 (office)

wconway@sebagotechnics.com

Visit our website: www.sebagotechnics.com





- GENERAL NOTES**
1. THE RECORD OWNER OF THE PARCEL NOTED AS IS LOCATED:
 - A. MAINE MEDICAL CENTER, BOOK 15024 PAGE 202, DATE JAN 31, 1988
 - B. MAINE MEDICAL CENTER, BOOK 15024 PAGE 202, DATE NOVEMBER 1, 1992
 - C. MAINE MEDICAL CENTER, BOOK 15024 PAGE 202, DATE NOVEMBER 1, 1997
 - D. MAINE MEDICAL CENTER, BOOK 15024 PAGE 202, DATE NOVEMBER 1, 1997
 - E. MAINE MEDICAL CENTER, BOOK 15024 PAGE 202, DATE NOVEMBER 1, 1997
 2. THE PROPERTY IS SHOWN AS LOT 1-8 ON THE CITY OF PORTLAND TAX MAP 64 BLOCK B AND TAX MAP 65 BLOCK H AND IS LOCATED IN THE B-2 ZONE.
 3. THE ASSESSOR'S PARCEL # IS APPROXIMATELY 14.430 (S.D.) 1076. AREA OF PARCEL 'B' IS APPROXIMATELY 21,117 SF. PROPERTY LINE BETWEEN PARCELS 'A' AND 'B' IS APPROXIMATELY 21,117 SF.
 4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN FROM RECORDS OF THE CITY OF PORTLAND, MAINE, AS OF 10/11/08. SURVEY PROVIDED BY SEBAGO TECHNICS AND SET BACKS OF 2008.
 5. PLANS INDICATE AND PUBLIC WORKS BLUE BOOK SHEETS 177, 178, AND 179.
 6. CITY OF PORTLAND PUBLIC WORKS PLANS 562/2, 575/231/1/3, 582/8, 587/1, 687/4, AND 687/5.
 7. CITY OF PORTLAND PUBLIC WORKS PLANS 562/2, 575/231/1/3, 582/8, 587/1, 687/4, AND 687/5.
 8. THE PERMITS AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLATE COORDINATE GRID. WEST ZONE 1802 ON MAPS AND NAD83 IN US FEET.
 9. A CITY MAP OF VALLEY STREET OCTOBER 20, 1937 RECORDED IN BOOK 15371, PAGE 218.
 10. A CITY MAP OF VALLEY STREET OCTOBER 20, 1937 RECORDED IN BOOK 15371, PAGE 218.
 11. A CITY MAP OF VALLEY STREET OCTOBER 20, 1937 RECORDED IN BOOK 15371, PAGE 218.
 12. CITY OF PORTLAND STREET RECORDS 22-288 DATED MARCH 1, 1988, A 10 FEET WIDENING.

DEPT. OF BUILDINGS INSPECTION
CITY OF PORTLAND, ME
NOV - 4 2009
RECEIVED

EXISTING CONDITIONS PLAN
OF
EAGLES CLUB BLOCK
A STREET AND VALLEY STREET
PORTLAND, MAINE
FOR
MAINE MEDICAL CENTER
22 BRAMHALL STREET
PORTLAND, MAINE 04101

SHEET 1 OF 3

DATE 7-31-2009
SCALE 1"=20'

Sebago Technics
Engineering Expertise You Can Build On

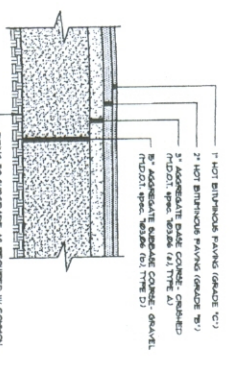
280 Oakland Rd. - Suite 8
Leeds, ME 04240
Tel (207) 753-5658

PROJECT NO.	FIELD BOOK	DESIGN	CHK'D	DRAWN
01048EC	791B		MWE	MCC

B	WTC	11/2/09	CITY SITE PLAN SUBMITTAL
A	WTC	9/15/09	CITY SITE PLAN SUBMITTAL
REV	BY:	DATE:	SUBSTIT:

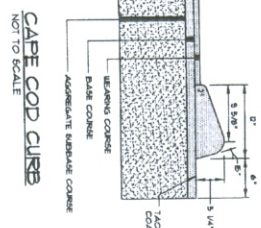
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

STATE OF MAINE
REGISTERED PROFESSIONAL ENGINEER
MATTHEW W. EK
NO. 2117
EXPIRES 12/31/10

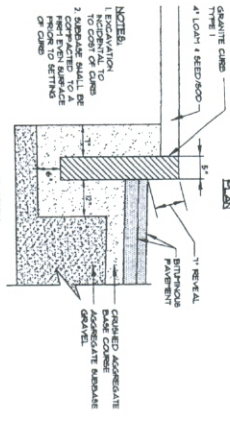


TYPICAL PAVED PARKING LOT SECTION
NOT TO SCALE

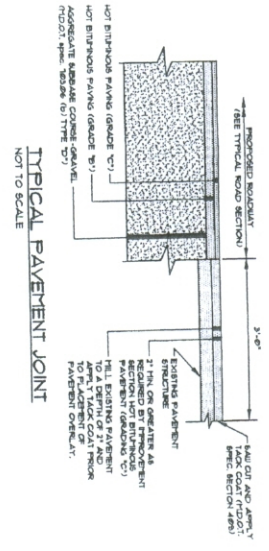
NOTES:
1. COMPACT GRAVEL SUBGRADE BASE COMPACTED TO 98% OF MAXIMUM DENSITY.
2. CONFINED GRAVEL ELEVATION FOR CONSTRUCTION REFERENCE.



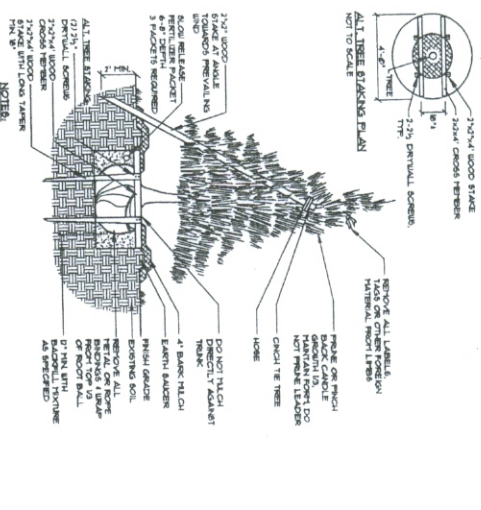
CAPE COD CURB
NOT TO SCALE



VERTICAL GRANITE CURB
NOT TO SCALE



TYPICAL PAVEMENT JOINT
NOT TO SCALE

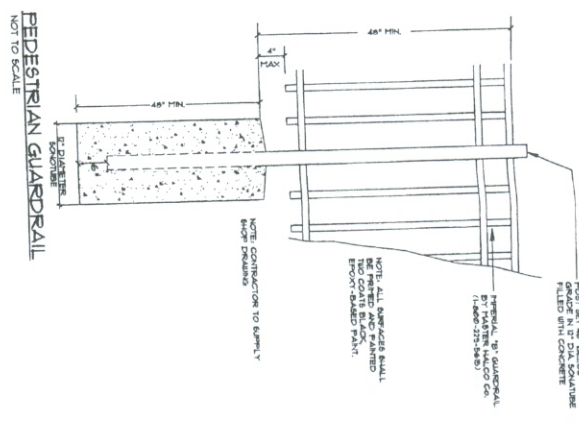


DECIDUOUS TREES
UNDER 7' CANOPY OR EVERGREEN TREES 7' OR GREATER HEIGHTS

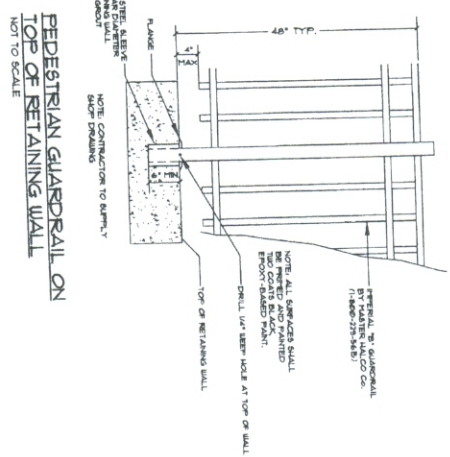
NOTES:
1. THE TREE IS OF SUBSTANTIAL SIZE.
2. THE TREE IS OF SUBSTANTIAL SIZE.
3. THE PLANTING LOCATION IS COMPROMISED BY OTHER TREES.
4. P STAKES AND CURBS ARE REQUIRED. REMOVE AFTER ONE YEAR.

LANDSCAPE NOTES

1. PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTING AND MAINTENANCE OPERATIONS.
2. THE LATEST EDITION OF NURSERY STANDARDS SHALL APPLY.
3. ALL PLANT MATERIAL SHALL BE FREE FROM DISEASE AND INSEST.
4. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS BY THE LANDSCAPE ARCHITECT.
5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS BY THE LANDSCAPE ARCHITECT.
6. ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS BY THE LANDSCAPE ARCHITECT.
7. PLANTING SHALL BE COMPLETED BY THE CONTRACTOR WITHIN THE SPECIFIED PERIOD.
8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL BE RESPONSIBLE FOR ALL PLANTING OPERATIONS.
9. ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS BY THE LANDSCAPE ARCHITECT.
10. ALL PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS BY THE LANDSCAPE ARCHITECT.

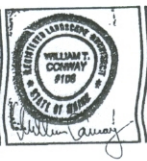


PEDESTRIAN GUARDRAIL
NOT TO SCALE



PEDESTRIAN GUARDRAIL ON TOP OF RETAINING WALL
NOT TO SCALE

NOV - 4 2009



REV.	BY:	DATE:	STATUS:
B	WTC	11/3/08	CITY SITE PLAN SUBMITTAL
A	WTC	8/15/08	CITY SITE PLAN SUBMITTAL

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
D1048		WTC	WTC	JKS

Sebago Technics
Engineering Expertise You Can Build On

One Chubb Street
Webster, ME 04095-1239
Tel (207) 855-6277

250 Oakland Rd. - Suite B
Lewiston, ME 04240
Tel (207) 783-9856

www.sebago-technics.com

DETAILS
OF:
EAGLES CLUB LOT
8 STREET & VALLEY STREET
PORTLAND, MAINE
FOR:
MAINE MEDICAL CENTER
22 BRAMHALL STREET
PORTLAND, MAINE 04101

SHEET 3 OF 3

010460.dwg, TAB:01

Zoning Administrator Marge Schmuckal

10/08/09

I have reviewed the proposal for a reuse of the old Eagles lot to an accessory parking lot to a medical building on Gilman Street. This lot was used as a laydown lot during the construction of the latest additions to the main building of Maine Medical Center. It is covered under the C-41 contract zone. The previous underlying zone was B-2. Legal has determined that currently the old Eagles lot and the medical building on Gilman Street are under the same ownership.

The B-2 Zone allows accessory uses such as parking under section 14-404. This parking lot is accessory to the medical building on Gilman Street. This parking lot is located in the rear of the Gilman Street building and would not violate the front yard parking provision of 14-186(d)1.

According to the Assessor's record the Eagles's lot was 9,517 sq. ft. The current plan does not delineate where the property line is on the "site" plan. The actual property line should be delineated on the plans. The B-2 Zone allows a maximum impervious surface of 80%. I figured the area of what is being proposed as impervious and compared that to the Assessor's information. It resulted in approximately 48% impervious area which is well under the maximum of 80%. The applicant shall confirm the actual impervious calculations.

There are no curbing details to show how the cars will stay on the pavement provided.

It is noted that this parking lot is considered an accessory use. The B-2 Zone does not permit separate, stand alone, surface parking lots as a permitted use. Therefore this lot shall not be divided off from the principal medical building lot as a separate lot. These lots have merged based upon the proposed use.

11/9/09

I have reviewed the revised plans received on 11/4/09. The applicant gives the minimum lot size of 14,470 sq ft which allows a maximum impervious surface of 11,576 sq ft. The given impervious surface is 10,249 sq ft for a given impervious surface of 70.83%. The project meets the B-2 Zone impervious surface requirements.

Any new signage for the lot shall be required.

Again it is reiterated that the lots have merged and this lot shall not be divided off from the principal medical building lot as a separate lot.

A permit is required through Inspection Services for the construction of the lot.

Comments Submitted

City of Portland
Development Review Application
Planning Division Transmittal form

9/24/09

Application Number: 09-79900010 **Application Date:** 9/08/09
Project Name: MMC PARKING AREA
Address: 261 Valley St **CBL:** 065 - H-009-001
Project Description: Valley Street - 261-269; Mmc Parking Area; Henry Dunn
Zoning: C41 (CONDITIONAL R6/B2)
Other Reviews Required:
Review Type: MINOR SITE PLAN
Henry Dunn
c/o Maine Medical Center

Portland Me 04102

Distribution List:

<input checked="" type="checkbox"/> Planner	Jean Fraser	<input checked="" type="checkbox"/> City Arborist	Jeff Tarling
<input checked="" type="checkbox"/> Zoning Administrator	Marge Schmuckal	<input checked="" type="checkbox"/> Design Review	Alex Jaegerman
<input checked="" type="checkbox"/> Traffic	Tom Errico	<input checked="" type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input checked="" type="checkbox"/> Inspections	Tammy Munson	<input checked="" type="checkbox"/> Sanitary Sewer	John Emerson
<input checked="" type="checkbox"/> Fire Department	Keith Gautreau	<input checked="" type="checkbox"/> Stormwater	Dan Goyette
<input checked="" type="checkbox"/> Parking	John Peverada	<input checked="" type="checkbox"/> Historic Preservation	Deb Andrews
<input checked="" type="checkbox"/> Engineering	David Margolis-Pineo	<input type="checkbox"/> Outside Agency	
<input checked="" type="checkbox"/> DRC Coordinator	Phil DiPierro		

Preliminary Comments needed by: September 30th

Final Comments needed by:





Development Review Application
PORTLAND, MAINE

Department of Planning and Urban Development,
Planning Division and Planning Board

PROJECT NAME: PARKING AREA @ VALLEY & "A" STREETS

PROPOSED DEVELOPMENT ADDRESS:
261-269 VALLEY STREET.

PROJECT DESCRIPTION:
REPAVE PARKING AREA (EXISTING) AND PROVIDE
LOAM AND SEED AS REQUIRED IN CONDITIONAL ZONE
AGREEMENT IN THE LAYOUT AS ATTACHED.

CHART/BLOCK/LOT: _____

CONTACT INFORMATION:

APPLICANT
Name: HENRY DUNN FOR
Address: MAINE MED. CENTER
22 BRAMHALL ST.
Zip Code: _____
Work #: 207-662-6799
* Cell #: 207-252-7997 *
Fax #: _____
Home: _____
E-mail: DUNN@MMC.ORG

PROPERTY OWNER
Name: MAINE MEDICAL CENTER REALTY CORP
Address: 22 BRAMHALL
PORTLAND ME.
Zip Code: 04102
Work #: 662-8065 (BOB CLOUTIER)
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

BILLING ADDRESS
Name: _____
Address: SAME AS
APPLICANT
Zip: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

RECEIVED

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
SEP 24 2009
RECEIVED

SEP - 8 2009

City of Portland
Planning Division

~As applicable, please include additional contact information on the next page~

AGENT/REPRESENTATIVE

Name: _____
Address: SAMEAS
APPLICANT

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ENGINEER

Name: WILL CONWAY / SEABOOTECHNICS
Address: 1 B CHAISO ST.
WESTBROOK

Zip Code: 04098
Work #: 856-0277
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ARCHITECT

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

CONSULTANT

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

SURVEYOR

Name: SAMEAS
Address: ENGINEER

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ATTORNEY

Name: DON QUIGLEY, Esq.
Address: MMC
22 BRANHALL PORTLAND

Zip Code: _____
Work #: 775-7001
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area _____ sq. ft.
 Proposed Total Disturbed Area of the Site _____ sq. ft.
 (If the proposed disturbance is greater than one acre, then the applicant shall apply for a **Maine Construction General Permit (MCGP)** with DEP and a **Stormwater Management Permit, Chapter 500**, with the City of Portland.)

IMPERVIOUS SURFACE AREA

Proposed Total Paved Area _____ sq. ft.
 Existing Total Impervious Area _____ sq. ft.
 Proposed Total Impervious Area _____ sq. ft.
 Proposed Impervious Net Change 0 sq. ft.

BUILDING AREA

Existing Building Footprint _____ sq. ft.
 Proposed Building Footprint _____ sq. ft.
 Proposed Building Footprint Net change _____ sq. ft.
 Existing Total Building Floor Area _____ sq. ft.
 Proposed Total Building Floor Area _____ sq. ft.
 Proposed Building Floor Area Net Change _____ sq. ft.
 New Building _____ (yes or no)

ZONING

Existing _____
 Proposed, if applicable _____ AS IS (41 (Additional P6/B2) cont

LAND USE

Existing _____ AS IS
 Proposed _____

RESIDENTIAL, IF APPLICABLE

Proposed Number of Affordable Housing Units _____
 Proposed Number of Residential Units to be Demolished _____
 Existing Number of Residential Units _____
 Proposed Number of Residential Units _____
 Subdivision, Proposed Number of Lots _____

PARKING SPACES

Existing Number of Parking Spaces _____ 7
 Proposed Number of Parking Spaces _____ 9
 Number of Handicapped Parking Spaces _____ 0
 Proposed Total Parking Spaces _____ 9

BICYCLE PARKING SPACES

Existing Number of Bicycle Parking Spaces _____
 Proposed Number of Bicycle Parking Spaces _____
 Total Bicycle Parking Spaces _____ N/A

ESTIMATED COST OF PROJECT

\$25,000 -

Please check all reviews that apply to the proposed development

Design Review _____	Stormwater Quality _____
Flood Plain Review _____	Traffic Movement _____
Historic Preservation _____	Zoning Variance _____
Housing Replacement _____	Historic District/Landmark _____
14-403 Street Review _____	Off Site Parking _____
Shoreland _____	Multi Family Dwelling _____
Site Location Act Local Review _____	B-3 Pedestrian Activity Review _____
Single Family Dwelling _____	Change of Use _____
2 Family Dwelling _____	

APPLICATION FEE:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<p>Major Development (more than 10,000 sq. ft.)</p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p>Plan Amendments</p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p> <p>Subdivision</p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + (applicable Major site plan fee)</p>
<p>Minor Site Plan Review</p> <p><input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p>Other Reviews</p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00)</p> <p><input type="checkbox"/> Storm water Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p>

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include seven (7) packets with folded plans containing the following materials:

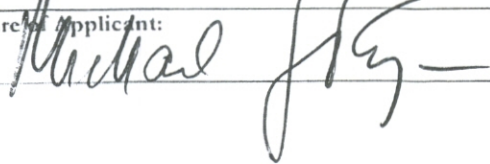
1. Seven (7) full size site plans that must be folded.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist (page 9) for a detailed list of submittal requirements.

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.

<p>Signature of Applicant: </p>	<p>Date: <u>September 3, 2009</u></p>
--	---------------------------------------

Site Plan Checklist

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

PARKIN AREA @ VALLEY & "A" STREET

Project Name, Address of Project

Application Number

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

Check Submitted		Required Information	Section 14-525 (b,c)
Applicant	Staff		
✓		Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
		Name and address of applicant and name of proposed development	a
		• Scale and north points	b
		• Boundaries of the site	c
		• Total land area of site	d
		• Topography - existing and proposed (2 feet intervals or less)	e
✓		Plans based on the boundary survey including:	2
N/A		• Existing soil conditions	a
NONE		• Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
NONE		• 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
✓		• Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 11 of packet)	d
		• Location of on-site waste receptacles	e
		• Public utilities	e
		• Water and sewer mains	e
		• Culverts, drains, existing and proposed, showing size and directions of flows	e
		• Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
		• Location and dimensions of on-site pedestrian and vehicular access ways	g
		• Parking areas	g
		• Loading facilities	g
		• Design of ingress and egress of vehicles to and from the site onto public streets	g
		• Curb and sidewalks	g
		Landscape plan showing:	h
		• Location of existing vegetation and proposed vegetation	h
		• Type of vegetation	h
		• Quantity of plantings	h
		• Size of proposed landscaping	h
		• Existing areas to be preserved	h
		• Preservation measures to be employed	h
		• Details of planting and preservation specifications	h
		• Location and dimensions of all fencing and screening	i
		Location and intensity of outdoor lighting system	j
		Location of fire hydrants, existing and proposed (refer to Fire Department checklist - page 11)	k
		Written statements to include:	c
		• Description of proposed uses to be located on site	cl
		• Quantity and type of residential, if any	cl
		• Total land area of the site	c2
		• Total floor area, total disturbed area and ground coverage of each proposed Building and structure	c2
		• General summary of existing and proposed easements or other burdens	c3
		• Type, quantity and method of handling solid waste disposal	c1
		• Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets (refer to the wastewater capacity application - page 12)	c5
		• Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	c6

✓
 NONE
 ✓
 ✓
 NONE
 ✓
 ✓

- * An estimate of the time period required for completion of the development **ZWKS** 7
- * A list of all state and federal regulatory approvals to which the development may be subject to the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction. 8
- * 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.
- * Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.
- * A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.

A jpeg or pdf of the proposed site plan, if available.
 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

Example of Zoning Summary

1.	Property is located in the IM Zone (Moderate Impact Industrial)		
2.	Parcel Acreage: 1.37 AC (59,677.2 sf)		
	Regulations	Required/Allowed	Provided
	Min Lot Area	none	59,677.2 sf.
	Min Street Frontage	60 ft.	314.46 ft.
	Min Front Yard Setback	1 ft./1 ft. Building Height	72.04 ft.
	Min Rear Yard Setback	1 ft./1 ft. Building Height	35.66 ft.
	Min Side Yard Setback	1 ft./1 ft. Building Height	82.80 and 38.22
	Max Building Height	75 ft.	65 ft.
4.	Parking – Warehouse Distribution:	1 space/1000 sf.	10 spaces
5.	Maximum Impervious Surface Ratio:	75%	43%

Portland Fire Department Checklist

A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews, which shall include:

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
7. Hydrant locations
8. Water main[s] size and location
9. Access to any fire department connections
10. Access to all structures [min. 2 sides]
11. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.
12. Elevators shall be sized to fit an 81" x 23" stretcher and two personnel.
13. Some structures may require Fire flows using annex H of NFPA 1

Additional Submission for Subdivisions:

Street Names and Street Numbering for Proposed Subdivisions

Notice to Developers of New Subdivisions

Effective January 1, 1998, the City of Portland requests that developers of new subdivisions submit information regarding the origin of the name of any new street(s) created within the City limits. This information shall be submitted to the Planning Division with all other related application materials and shall include information regarding the person or subject for which all new streets are being named. In the case of a person, the full name should be submitted, as well as their vocation, relationship to the developer or the area, or other pertinent information.

Street Numbering Assignments

The assignment of official street addresses is the sole responsibility of the Department of Public Services. These assignments proceed by a set of guidelines and are done from submitted site plans whenever possible. For Enhanced 9-1-1 purposes, they need to be as accurate as possible and, depending on size and site layout, the creation of new street names may be required. Despite addresses listed on such things as the check sheet for site plan approval, building inspection documents or tax maps, it is requested you contact the Department of Public Services for your official address(es). Please call, Leslie Kaynor, GIS Surveyor at (207) 874-8346.

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Mr. Frank J. Brancely,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail: fjb@portlandmaine.gov

Date: 9/1/2009

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: 261-269 VALLEY STREET.
(Regarding addressing, please contact Leslie Kaynor, either at 756-8346, or at LMK@portlandmaine.gov) Chart Block Lot Number: _____
Proposed Use: PARKING AREA
Previous Use: PARKING AREA
Existing Sanitary Flows: NONE GPD
Existing Process Flows: NONE GPD
Description and location of City sewer, at proposed building sewer lateral connection: N/A

Site Category: Commercial _____
Industrial (complete part 4 below) _____
Governmental _____
Residential _____
Other (specify) _____

Clearly, indicate the proposed connection, on the submitted plans.

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: N/A GPD
Peaking Factor/ Peak Times: _____
Specify the source of design guidelines: (i.e. "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," "Portland Water District Records," Other (specify) _____)

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

3. Please, Submit Contact Information.

Owner/Developer Name: MMC
Owner/Developer Address: 22 BRAMHALL PORTLAND ME
Phone: 207-252-7997 Fax: _____ E-mail: DUNN H@MMC.ORG
Engineering Consultant Name: SEBAGO TECHNICALS
Engineering Consultant Address: 1 CHARBOT ST. PO BOX 1339 WEAIRPOOK 04098
Phone: 856-0277 Fax: _____ E-mail: WCONWAY@SEBAGOTECHNICALS.CO
City Planner's Name: ALEX JAEGERMAN Phone: 207-874-8724
PENNY LITTELL

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: N/A GPD
Do you currently hold Federal or State discharge permits? Yes _____ No _____
Is the process wastewater termed categorical under CFR 40? Yes _____ No _____
OSHA Standard Industrial Code (SIC): _____ *(http://www.osha.gov/oshstats/sicser.html)*
Peaking Factor/ Peak Process Times: _____

Note: On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

Notes, Comments, or Calculations:



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

August 13, 2008

DAVID F. STUELL
MEMPHIS, TN

City of Portland
390 Congress St
Portland, ME 04101-5503

RE: Site Inspection and Stormwater capacity

To Whom It May Concern:

It has come to my attention that towns and cities who have received delegation authority from the Department to review projects under the Site Location of Development Act (Site Law) and who have been reviewing stormwater-sized projects under the municipal exemption to the Stormwater Management Law might not be aware that applicants for either of these types of projects need to submit a Notice of Intent (NOI) to the Department to be in compliance with the Maine General Permit - Construction Activity. The Department is also concerned that applicants who receive their permits from municipalities might not realize that they still need to file the NOI with the Department. The Department can not delegate authority for this requirement to a municipality.

To address this situation and reduce the potential for violations of the Maine General Permit - Construction Activity, the Department is requesting that a copy of this letter be given to all applicants for delegated Site Law or exempt Stormwater Law projects in your municipality, or that you notify them of the requirement to submit an NOI to the Department utilizing some other method.

Although the Department now receives notification of Site Law projects being reviewed by a municipality, it does not receive notification of stormwater-sized projects. I would also like to request that the Department be notified by e-mail of any stormwater-sized projects that are being reviewed locally. An e-mail can be sent to james.cassidy@maine.gov for projects that are in the Augusta and Bangor regions and to judy.kokemuller@maine.gov for projects that are in the Portland region.

An e-mail notice to the Department with the applicant's name and telephone number will allow the Department to follow up with the applicant, instead of the municipality, to coordinate receipt of fees and to determine compliance with the Maine General Permit requirements.

Thank you for your cooperation in this matter. If you have any questions, please do not hesitate to call me.

Sincerely,



J. P. Meadows, Director
Department of Environmental Protection

WINDYBROOK
6 STATE HOUSE PLAZA
WINDYBROOK, MAINE 04180-0001
(207) 875-5555 FAX: (207) 875-7829
E-MAIL: WINDYBROOK@DEP.ME.GOV

BANGOR
65 HOGAN ROAD
BANGOR, MAINE 04401
(207) 944-4070 FAX: (207) 944-4584

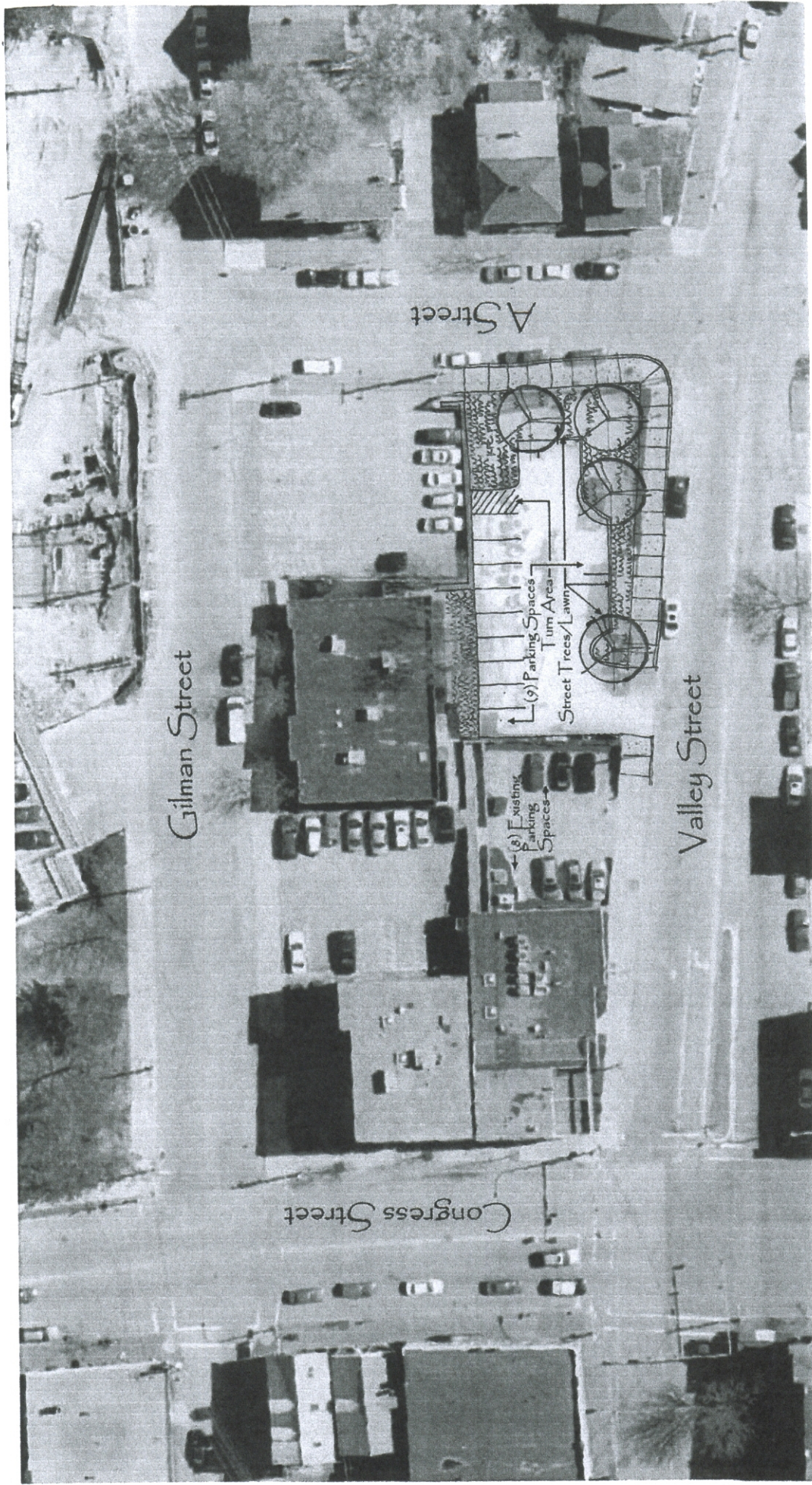
PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6700

FRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
FRESQUE ISLE, MAINE 04662-2294
(207) 266-0341 FAX: (207) 266-0343



01046

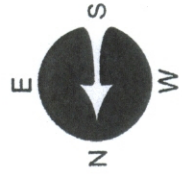
14-501



Site and Landscape Plan Option VALLEY STREET/A STREET PARKING AREA

Prepared for Maine Medical Center

August 5, 2009



Sebago Technics
Engineering Expertise You Can Build On

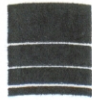


Exhibit A
to
Warranty Deed from MMC Realty Corp. to Maine Medical Center

Certain lots or parcels of land in the City of Portland, County of Cumberland, State of Maine, with any buildings thereon, bounded and described as follows:

261 - 269 Valley Street

A certain lot or parcel of land with the buildings thereon, situated in Portland and described as follows:

Beginning at a point on the North side of A Street, Portland, Maine, said point being the intersection of said North side line of A Street with the East side line of B Street, the name of which was changed to Valley Street in 1939; thence Northerly and making an included angle of Eighty-two (82) degrees Fifty-nine (59) minutes with the East direction of said North side line of A Street a distance of Two hundred eighty-five (285) feet, more or less, to a point in the South side line of Congress Street, said point being thirty-five (35) feet East along said South side line of Congress Street from its intersection with the East side line of Valley Street as now laid out and accepted; thence East along said South line of Congress Street and making an included angle of Ninety-four (94) degrees 49', a distance of fifty-five (45) feet, more or less, to a point in the division line between the lot of land of the Grantor under description and land now or formerly of one Charles F. Jones; thence South along the said division line between land of the Grantor and land now or formerly of Charles F. Jones and land now or formerly of Charles C. Plummer, Ellsworth W. Stuart, Charles F. Jose, Maris M. and Charles F. Jose, Trustees, Maris M. and Charles F. Jose, Trustees, and Charles F. Jose a distance of 281.17 feet, more or less, to a point in the North side line of A Street; thence West and making an included angle of 89 degrees 57' and along the North side line of A Street a distance of Eighty (80) feet more or less to the point of beginning, containing 17,570 square feet, more or less.

Excepting therefrom a portion bounded and described as follows, to wit:

Beginning at a point on the East side line of said Valley Street One Hundred Fifty (150) feet South from the intersection of said East side line of Valley Street with the South side line of Congress Street, thence North by said East line of Valley Street One Hundred Fifty (150) feet to the South side line of Congress Street; thence East along said South side line of Congress Street making an included angle of 94 degrees 49', a distance of Forty-five (45) feet more or less, to a point in the division line between the lot of land under description and land now or formerly of one Charles F. Jones; thence South along the said division line between the land under description and the land of said Charles F. Jones and others One Hundred Fifty (150) feet, to a point; thence West 63.48 feet, to the point of beginning.

The above described property sometimes is referred to as The Eagles Club.

42 - 46 Gilman Street

A certain lot or parcel of land with the buildings thereon situated on the northwesterly corner of Gilman and A Streets in the City of Portland, County of Cumberland, State of Maine, and bounded and described as follows:

Beginning at the intersection of the westerly side of said Gilman Street with the northerly side of said A Street, and running thence northerly on said Gilman Street, sixty-nine and five one-hundredths (69.05) feet to land formerly of S.H. Jose; thence westerly by said S.H. Jose land, seventy and forty-two one-hundredths (70.42) feet to a stake; thence southerly and parallel with said Gilman Street seventy and forty-seven one-hundredths (70.47) feet to A Street; thence easterly by said A Street, seventy and forty-one one-hundredths (70.41) feet to the place of beginning.

The above described property sometimes is referred to as The Gilman Office Building Parking Lot.

268 - 270 Valley Street

A certain lot or parcel of land with the buildings thereon situated on the westerly side of Valley Street, formerly called B Street, in said Portland, bounded and described as follows:

Beginning at a point on said westerly side line of Valley Street at a point distance one hundred thirty six (136) feet northerly from the intersection of the westerly side of Valley Street and the northerly side of A Street; thence running southerly by said westerly side of Valley Street seventy-one (71) feet to a point; thence running westerly sixty (60) feet to land now or formerly of George W. Billings and Catherine A. Reed, at a point which is distant sixty-five (65) feet northerly from the northerly side line of A Street; thence running northerly by said Billings and Reed land sixty-four and seventy-six hundredths (64.76) feet to land formerly of William G. Davis and continuing northerly by said Davis land six and forty-three hundredths (6.43) feet; thence easterly approximately fifty-seven (57) feet to the point of beginning.

The above described property sometimes is referred to as a vacant lot.

Subject to the following:

1. Taking of Valley Street as referenced in the deed from the City of Portland to the Unity Company dated October 20, 1937 and recorded in Cumberland County Registry of Deeds in Book 1527, Page 318 (261-269 Valley Street).

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said MMC REALTY CORP., its successors and assigns, to them and their use and behoof forever.

Meaning and intending to convey and hereby conveying the same premises conveyed to MMC Realty Corp. by Casco Aerie, No. 565, Fraternal Order of Eagles, a/k/a Casco Aerie Fraternal Order of Eagles #565, a/k/a Fraternal Order of Eagles Casco Aerie No. 565 by deed dated November 21, 1990, and recorded in the Cumberland County Registry of Deeds in Book 9392, Page 344.

RECEIVED
RECORDED REGISTRY OF DEEDS

1997 DEC 18 PM 3:56

CUMBERLAND COUNTY

John B. O'Brien

Eagle Lot

056000

MAINE REAL ESTATE TAX PAID

KNOW ALL MEN BY THESE PRESENTS, That CASCO AERIE, NO. 565, FRATERNAL ORDER OF EAGLES, a/k/a CASCO AERIE FRATERNAL ORDER OF EAGLES #565, a/k/a FRATERNAL ORDER OF EAGLES CASCO AERIE NO. 565, a Maine corporation with a mailing address of 265 Valley Street, Portland, Maine 04112, and having a place of business at Portland, in the County of Cumberland and State of Maine, in consideration of \$1.00 and other valuable consideration paid by MMC REALTY CORP., a Maine corporation, whose mailing address is 22 Bramhall Street, Portland, Maine 04102, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said MMC REALTY CORP., its successors and assigns forever, certain lots or parcels of land in the City of Portland, County of Cumberland, State of Maine, with any buildings thereon, bounded and described as follows:

261-269 Valley Street

A certain lot or parcel of land with the buildings thereon, situated in Portland and described as follows:

Beginning at a point on the North side of A Street, Portland, Maine, said point being the intersection of said North side line of A Street with the East side line of B Street, the name of which was changed to Valley Street in 1939; thence Northerly and making an included angle of Eighty-two (82) degrees Fifty-nine (59) minutes with the East direction of said North side line of A Street a distance of Two hundred eighty-five (285) feet, more or less, to a point in the South side line of Congress Street, said point being thirty-five (35) feet East along said South side line of Congress Street from its intersection with the East side line of Valley Street as now laid out and accepted; thence East along said South side line of Congress Street and making an included angle of Ninety-four (94) degrees 49', a distance of forty-five (45) feet, more or less, to a point in the division line between the lot of land of the Grantor under description and land now or formerly of one Charles F. Jones; thence South along the said division line between land of the Grantor and land now or formerly of Charles F. Jones and land now or formerly of Charles C. Plummer, Ellsworth W. Stuart, Charles F. Jose, Maris M. and Charles F. Jose, Trustees, and Charles F. Jose a distance of 281.17 feet, more or less, to a point in the North side line of A Street; thence West and making an included angle of 89 degrees 57' and along the North side line of A Street a distance of Eighty (80) feet more or less to the point of beginning, containing 17,570 square feet, more or less.

Excepting therefrom a portion bounded and described as follows, to wit:

Beginning at a point on the East side line of said Valley Street One Hundred Fifty (150) feet South from the intersection of said East side line of Valley Street with the South side line of Congress Street, thence North by said East line of Valley Street One Hundred Fifty (150) feet to the South side line of Congress Street; thence East along said South side line of Congress Street making an included angle of 94 degrees 49', a distance of Forty-five (45) feet more or less, to a point in the division line between the lot of land under description and land now or formerly of one Charles F. Jones; thence South along the said division line between the land under description and the land of said Charles F. Jones and others One Hundred Fifty (150) feet, to a point; thence West 63.48 feet, to the point of beginning.

42 - 46 Gilman Street

A certain lot or parcel of land with the buildings thereon situated on the northwesterly corner of Gilman and A Streets in the City of Portland, County of Cumberland, State of Maine, and bounded and described as follows:

Beginning at the intersection of the westerly side of said Gilman Street with the northerly side of said A Street, and running thence northerly on said Gilman Street, sixty-nine and five one-hundredths (69.05) feet to land formerly of S.H. Jose; thence westerly by said S. H. Jose land, seventy and forty-two one-hundredths (70.42) feet to a stake; thence southerly and parallel with said Gilman Street seventy and forty-seven one-hundredths (70.47) feet to A Street; thence easterly by said A Street, seventy and forty-one one-hundredths (70.41) feet to the place of beginning.

268 - 270 Valley Street

A certain lot or parcel of land with the buildings thereon situated on the westerly side of Valley Street, formerly called B Street, in said Portland, bounded and described as follows:

Beginning at a point on said westerly side line of Valley Street at a point distance one hundred thirty six (136) feet northerly from the intersection of the westerly side of Valley Street and the northerly side of A Street; thence running southerly by said westerly side of Valley Street seventy-one (71) feet to a point; thence running westerly sixty (60) feet to land now or formerly of George W. Billings and Catherine A. Reed, at a point which is distant sixty-five (65) feet northerly from the northerly side line of A Street; thence running northerly by said Billings and Reed land sixty-four and seventy-six hundredths (64.76) feet to land formerly of William G. Davis and continuing northerly by said Davis land six and forty-three hundredths (6.43) feet; thence easterly approximately fifty-seven (57) feet to the point of beginning.

Being the same premises conveyed to the within grantors by the following deeds: Deed from Mid-Central Fish Company of Maine dated January 15, 1963 and recorded in Cumberland County Registry of Deeds in Book 2727, Page 347; Deed from Sebastiano Pennisi, et al dated June 25, 1963 and recorded in Cumberland County Registry of Deeds in Book 2759, Page 254; and Deed from Eugene S. Martin dated March 28, 1980 and recorded in Cumberland County Registry of Deeds in Book 4582, Page 291.

Subject to the following:

1. Taking of Valley Street as referenced in the deed from the City of Portland to the Unity Company dated October 20, 1937 and recorded in Cumberland County Registry of Deeds in Book 1527, Page 318 (261-269 Valley Street).

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said MMC REALTY CORP., its successors and assigns, to them and their use and behoof forever.

AND the said Grantor Corporation does hereby covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as aforesaid, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid; and that it and its successors, shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said CASCO AERIE, NO. 565, FRATERNAL ORDER OF EAGLES has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Robert James, Richard Bricchetto, Hilbert Welch, Reginald Conohan and Fred Darling,

its Trustees thereunto duly authorized, this 21ST day of November, A.D. 1990.

CASCO AERIE, NO. 565,
FRATERNAL ORDER OF EAGLES

Paul J. Anniswell
Witness

By: Robert James
Robert James
Its Trustee

Paul J. Anniswell
Witness

By: Richard Brichetto
Richard Brichetto
Its Trustee

Beverly A. Mc Lellan
Witness

By: Hilbert Welch
Hilbert Welch
Its Trustee

Paul J. Anniswell
Witness

By: Reginald Conohan
Reginald Conohan
Its Trustee

James W. Ashe
Witness

By: Fred Darling
Fred Darling
Its Trustee

STATE OF MAINE
COUNTY OF CUMBERLAND

November 21, 1990

Then personally appeared the above named Robert James, Richard Brichetto, ~~Hilbert Welch~~, Reginald Conohan and ~~Fred Darling~~, Trustees of said Grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be their free act and deed in their said capacity, and the free act and deed of said Corporation.

Before me,

Shirley Lynn Fontaine
Attorney at Law
Notary Public
SHIRLEY LYNN FONTAINE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES NOVEMBER 16, 1998

RECEIVED
SECRETARY OF RECORDS

30 NOV 21 PM 3:54

CUMBERLAND COUNTY

Robert James

Printed Name

SEAL

076102

WARRANTY DEED

That, MMC Realty Corp., a non-profit corporation organized and existing under the laws of the State of Maine and having a mailing address of 22 Bramhall Street, Portland, Maine 04102-3175,

FOR CONSIDERATION PAID, GRANTS TO

Maine Medical Center, a non-profit corporation organized and existing under the laws of the State of Maine and having a mailing address of 22 Bramhall Street, Portland, Maine 04102-3175,

WITH WARRANTY COVENANTS, the land situated in Portland, Cumberland County, Maine, as more particularly described in Exhibit A, attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, MMC REALTY CORP. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by John E. Heye, its Treasurer, thereunto duly authorized, this first day of the month of November, 1997.

Handwritten signature of witness

WITNESS

MMC REALTY CORP.
Handwritten signature of John E. Heye

JOHN E. HEYE, Treasurer

SEAL

STATE OF MAINE
COUNTY OF CUMBERLAND, ss

NOVEMBER 1, 1997

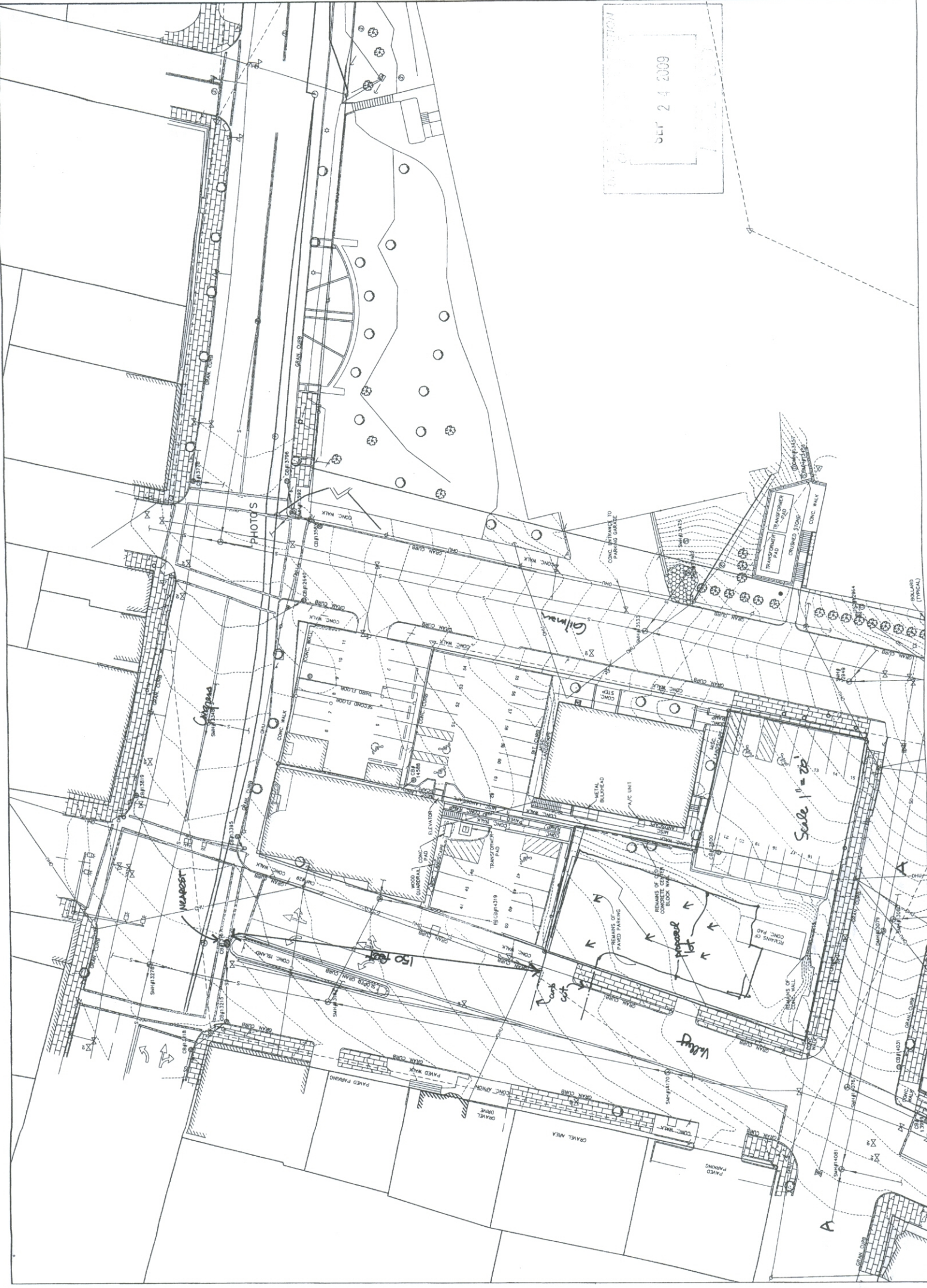
Then personally appeared the above-named John E. Heye, Treasurer, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation, before me

Handwritten signature of Debra L.S. Winkler

NOTARY PUBLIC
MY COMMISSION EXPIRES: 10/16/02

SEAL

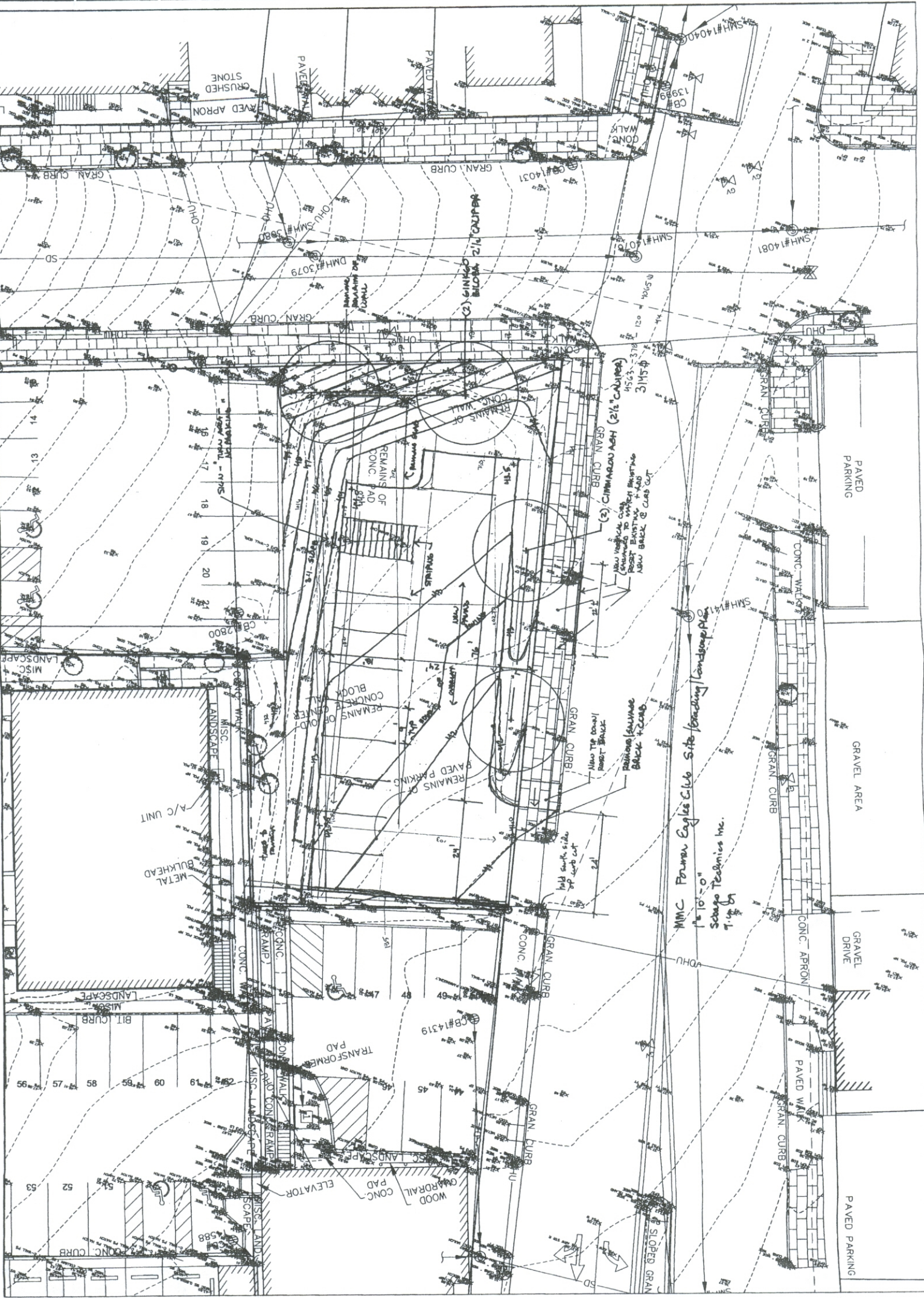
DATE 2 4 2009



Sabago Technics
 Restoration, Excavation, Tree Care, Building, etc.
 One Chatham Street
 Westbrook, ME 04095-1202
 Tel: (603) 886-0277 Fax: (603) 790-0888
 www.sabagotechnics.com

PROJECT NO.	FIELD BOOK	DESIGN	CHGD	DRAWN
7818				
REV#	BY	DATE	STATUS	DATE

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SABAGO TECHNICS, INC. ANY ALTERATIONS APPROVED ON OTHERSHEETS, SHALL BE THE USERS SOLE RESPONSIBILITY TO SABAGO TECHNICS, INC.



Zoning Administrator Marge Schmuckal

10/08/09

I have reviewed the proposal for a reuse of the old Eagles lot to an accessory parking lot to a medical building on Gilman Street. This lot was used as a laydown lot during the construction of the latest additions to the main building of Maine Medical Center. It is covered under the C-41 contract zone. The previous underlying zone was B-2. Legal has determined that currently the old Eagles lot and the medical building on Gilman Street are under the same ownership.

The B-2 Zone allows accessory uses such as parking under section 14-404. This parking lot is accessory to the medical building on Gilman Street. This parking lot is located in the rear of the Gilman Street building and would not violate the front yard parking provision of 14-186(d)1.

According to the Assessor's record the Eagles's lot was 9,517 sq. ft. The current plan does not delineate where the property line is on the "site" plan. The actual property line should be delineated on the plans. The B-2 Zone allows a maximum impervious surface of 80%. I figured the area of what was is being proposed as impervious and compared that to the Assessor's information. It resulted in approximately 48% impervious area which is well under the maximum of 80%. The applicant shall confirm the actual impervious calculations.

There are no curbing details to show how the cars will stay on the pavement provided.

It is noted that this parking lot is considered an accessory use. The B-2 Zone does not permit separate, stand alone, surface parking lots as a permitted use. Therefore this lot shall not be divided off from the principal medical building lot as a separate lot. These lots have merged based upon the proposed use.

Hank Dunn
MMC Realty Corp to Mame Medical Center

Applicant:

Date: 9/8/09

Address:

Valley St (formerly eagles)
261-269

C-B-L:

C-41 65-H-009

CHECK-LIST AGAINST ZONING ORDINANCE

combined with others

Date -

Zone Location - C-41 - B2

Allowed as an Accessory use under 14-40A

Interior or corner lot -

Proposed Use/Work -

to change the use to a parking lot of 9 parking spaces for accessory to their Adjacent Bldgs common ownership? - 10/9/09 JOK

Sevage Disposal -

50' min - ~ 140' shown

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

front yd pkg - 14-186(d) - This is actually in the rear of the building it is servicing

Projections -

Width of Lot -

None req

Height -

NA

Lot Area -

3145

→ bldg footprint not lot size

Lot Coverage/Impervious Surface -

Assessor = 9517# x 80% = 7613.6# max imp. 1903.4# min imp. WAS Eagles site/demolished Bldg - lay down site for MMC

Area per Family -

NA

Off-street Parking -

That's all it is

11/11/09 plans state 14,470# (PARCEL "A")
80% is the requirement
14470 x 80% = 11,576# max
showing 10,249# → ok
9 x 24 = 216
41.5 x 99.5 = 4129.25
28 x 6.5 = 182
lessening ~ 70.83% imperv.

Loading Bays -

Minor Site Plan -

09-79900010

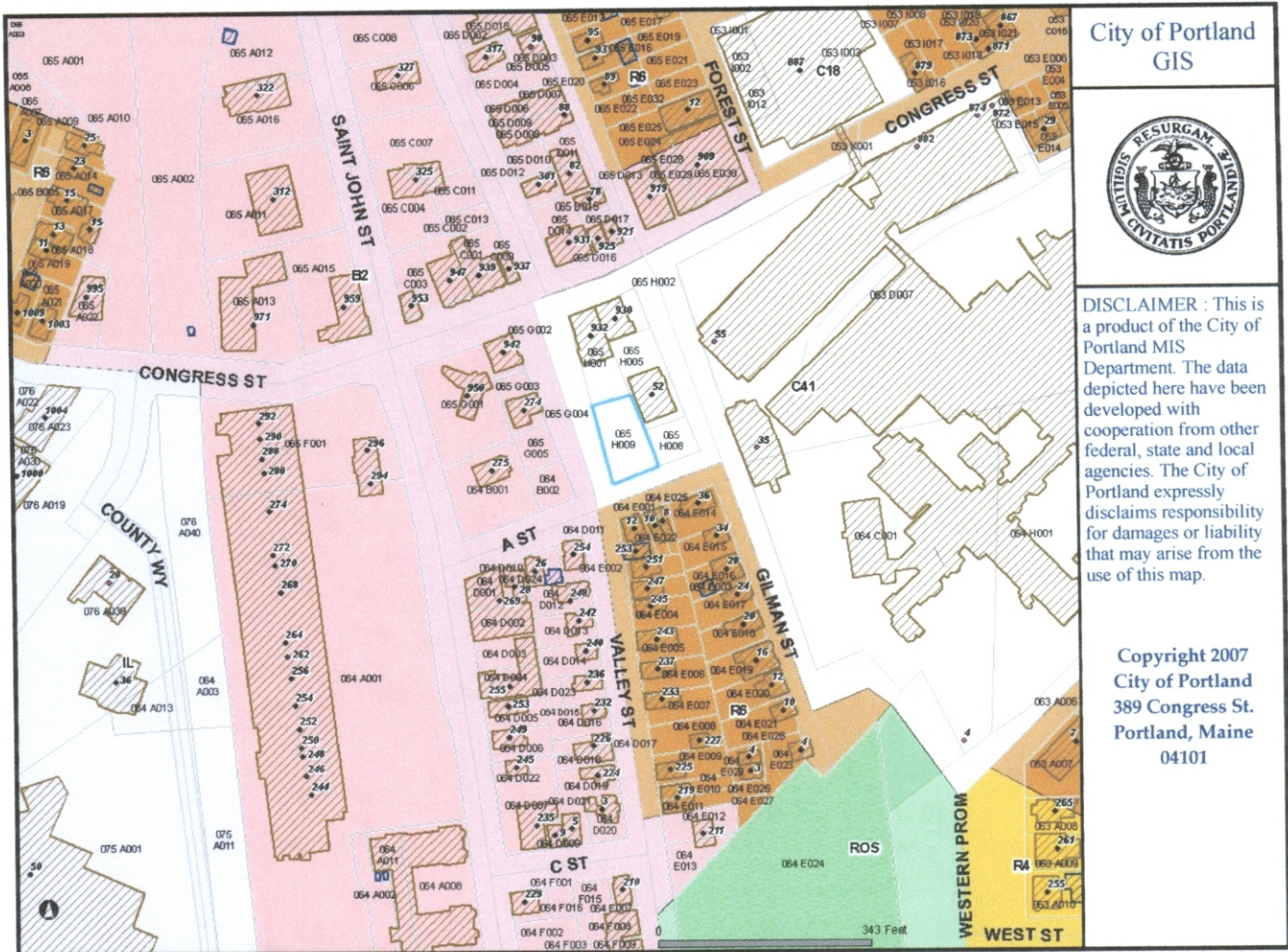
Shoreland Zoning/Stream Protection -

NA

Flood Plains -

PANEL B - Zone exterior lighting

4527.25# - 9517 = 47.56% or 48%



City of Portland GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007
 City of Portland
 389 Congress St.
 Portland, Maine
 04101

65-N-9
 9517 # x 80%
 = 7613.6 # max
 impervious
 ≈ 1903.4 # min impervious

261-269 Valley —
 42-46 Gilman
 268-270 Valley —

12:00 soon Portland Pier *

...in its Congress Street/Forest Street parking garage. In addition, MMC shall require all vendors, contractors and subcontractors to utilize a parking garage or other approved parking area/facility for vehicles and truck parking during construction.

13. MMC agrees to divest itself of ownership of the following existing structures owned by MMC according to the following schedule:

Prior to the issuance of a certificate of occupancy for the Charles Street Addition:

15 Crescent Street (Map 53, Block F, Lot 6)

25 Crescent Street (Map 53, Block E, Lot 5)

25 Ellsworth Street (Map 53, Block H, Lot 2)

32 Ellsworth Street (Map 54, Block C, Lot 5)

20 Hill Street (Map 54, Block C, Lot 1)

- Hit by crane & Damaged
10/20/06

No later than January 1, 2010 or the issuance of a certificate of occupancy for any of the future expansions described in Section 6(b) above, whichever is earlier:

19 Bramhall Street (Map 63, Block A, Lot 4)

23 Bramhall Street (Map 63, Block A, Lot 3)

25 Bramhall Street (Map 63, Block A, Lot 2)

31 Bramhall Street (Map 63, Block A, Lot 1)

The deadline for divestiture of any of such property may be extended by the Planning Authority if MMC demonstrates that reasonable good faith efforts to market the property instituted at least 6 months prior to the deadline have failed to produce a bona fide offer at or above fair market value and on commercially reasonable terms.

14 MMC agrees that it will remove the existing building located at 261-269 Valley Street (formerly the "Eagles Club") within 12 months after the effective date of this Agreement and that the site of the removed building will be loamed and seeded unless and until otherwise developed pursuant to an approved site plan.

15 MMC shall provide landscaping of the area surrounding its Vaughn Street parking lot as shown on the landscaping plan attached hereto as Exhibit G and shall construct, maintain and continue to own the "pocket park" located at Ellsworth and Charles Streets as shown on the Site Plan (Exhibit B). The improvements to the Vaughn Street parking lot shall be completed within 12 months of the effective date of this Agreement.

16. MMC agrees to allow public pedestrian access between its campus and Congress Street through a new enclosed stairway to be constructed adjacent to the New Parking Garage, as depicted on Exhibit B.

17.. MMC shall contribute \$800,000 to the CITY to use for public improvements in the general vicinity of Maine Medical Center.

From: Jean Fraser
To: Schmuckal, Marge
Date: 10/8/2009 10:26:01 AM
Subject: Re: Fwd: Eagles lot and 48-52 Gilman deeds showing MMC ownership

Marge,

Danielle has confirmed (below) that the subject site and the facility on Gilman are in the same ownership so I believe this supports the fact that the parking lot would be accessory to that use.

I would be grateful if you could continue with your review and confirm your final comments.

Thanks
Jean

>>> Danielle West -Chuhta 10/8/2009 9:48:07 AM >>>

Jean:

I have reviewed the deeds mentioned on the plat, the deeds provided by the applicant and the assessors records. The assessors records are not current. They identify the ownership in MMC Realty Corp. based on deeds from 1989 and 1990. The deeds provided by the applicant (from 1997) show that all of the lots are in MMC ownership. The other deeds mentioned on the plat do not affect this ownership.

Thanks,

Danielle

>>> Jean Fraser 10/8/2009 9:31:34 AM >>>
another

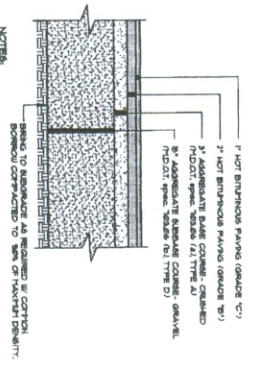
>>> Penny Littell 10/7/2009 5:02:10 PM >>>

>>> "Henry Dunn" <DUNNH@mmc.org> 9/11/2009 8:04:09 AM >>>

I stand corrected they are common ownership but that common ownership was transferred to MMC from MMC Realty Corp..

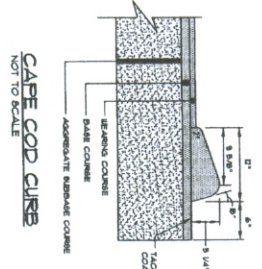
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CC: Barhydt, Barbara

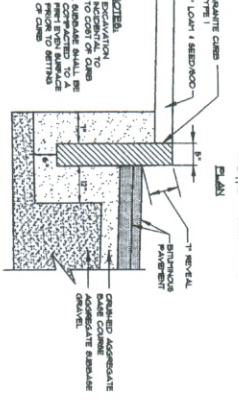


NOTES:
 1. CONTRACTOR SHALL MAINTAIN SLOPE CORNER TO 5% OF HORIZONTAL
 2. CONTRACTOR SHALL SET GRADE STAKES PLACING SLOPE AND
 FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE

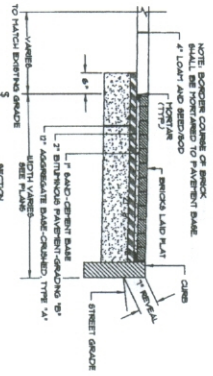
TYP. PAVED PARKING LOT SECTION
 NOT TO SCALE



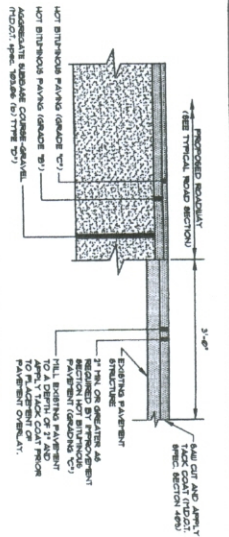
CAPE COD CURB
 NOT TO SCALE



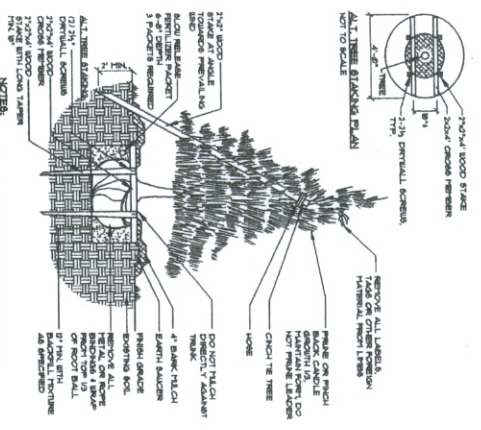
VERTICAL GRANITE CURB
 NOT TO SCALE



BRICK SIDEWALK DETAIL - NO EGRESS
 NOT TO SCALE



TYPICAL PAVEMENT JOINT
 NOT TO SCALE



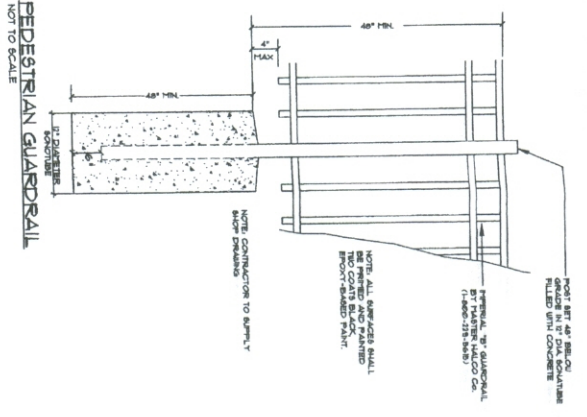
NOTES:
 1. THE TREE IS OF SUBSTANTIAL SIZE
 2. THE PLANTING LOCATION IS COMPROMISED BY SAND OR OTHER
 4. IF STAKES AND DIPS ARE REQUIRED, REMOVE AFTER ONE
 YEAR THE

DECIDUOUS TREES 1/2" - 2" CALIBER OR
 1" - 2" H. HEIGHT - 1.000
EVERGREEN TREES 1" - 2" H. HEIGHT - 1.000

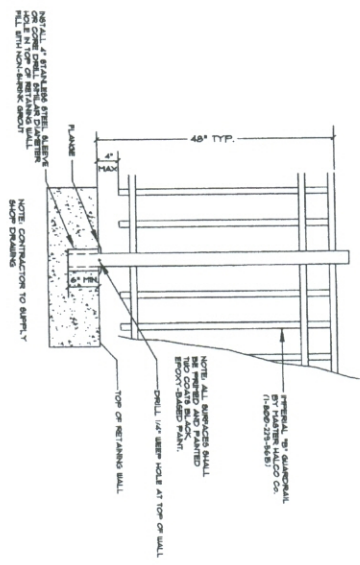
NOT TO SCALE

LANDSCAPE NOTES

1. PLANT QUANTITIES SHOWN ON PLANT LIST ARE FOR CONFORMANCE TO THE CONTRACTOR ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PLANT
2. USE AND SPACING OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE A.S.P. STANDARD FOR NURSERY STOCK BY THE APPLICABLE ASSOCIATION OF THE RESPECTIVE STATE AND COUNTRY.
3. ALL PLANT MATERIAL SHALL BE FREE FROM DISEASE AND DAMAGE.
4. ALL PLANTING SHALL BE ACCORDING TO THE CONTRACTOR'S PLANTING PRACTICES AND SHALL BE TO INCLUDE PROPER PLANTING TECHNIQUES AND HANDLING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER HANDLING AND PLANTING OF ALL PLANT MATERIALS.
5. PLANT MATERIALS SHALL BE QUANTIFIED FOR A PERIOD OF ONE YEAR BY ORDER FROM DATE OF INSTALLATION. DURING THE ONE YEAR QUANTIFYING PERIOD FROM DATE OF INSTALLATION, THE CONTRACTOR SHALL MAINTAIN THE PLANT MATERIALS IN A HEALTHY AND VIGOROUS STATE. THE CONTRACTOR SHALL OBTAIN WRITTEN ACCEPTANCE FROM THE OWNER.
6. ALL DEAD OR DISEASED PLANTS SHALL BE REMOVED FROM THE SITE IMMEDIATELY UPON IDENTIFICATION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF THE EXISTING UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DURING THE COURSE OF THE LANDSCAPE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME.
9. ALL PLANTING SHALL BE ACCORDING TO THE CONTRACTOR'S PLANTING PRACTICES AND SHALL BE TO INCLUDE PROPER PLANTING TECHNIQUES AND HANDLING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER HANDLING AND PLANTING OF ALL PLANT MATERIALS.
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PEDESTRIAN GUARDRAIL
 NOT TO SCALE



PEDESTRIAN GUARDRAIL ON TOP OF RETAINING WALL
 NOT TO SCALE



REV:	BY:	DATE:	STATUS:
B	WTC	11/3/09	CITY SITE PLAN SUBMITTAL
A	WTC	9/16/09	CITY SITE PLAN SUBMITTAL

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 Tel: (207) 755-8888

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
01048		WTC	WTC	JKS

DETAILS
 OF
EAGLES CLUB LOT
 A STREET & VALLEY STREET
 PORTLAND, MAINE
 FOR:
MAINE MEDICAL CENTER
 22 BRAMHALL STREET
 PORTLAND, MAINE 04101

DATE: 01/09
 SCALE: AS SHOWN
 SHEET: 3 OF 3