



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

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:

- Done* 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
- Done* 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
- Done* 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
- Done* 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

subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.

2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of a building permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.
5. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at 874- 8728.

Sincerely,



Alexander Jaegerman
Planning Division Director

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

November 10, 2009

To: Jean Fraser
From: David Margolis-Pineo - Public Services Review Comments
Re: Eagles Club Block
Maine Medical Center

- ✓ 1. Bicycle parking should be added.
A bike rack has been added.

- ✓ 2. The applicant is requested to rebuild both sides of the proposed driveway cut to include granite tipdowns on both sides of the cut.
The applicant has shown both sides of the proposed driveway to include granite tipdowns. I would ask that the curb on both sides of the driveway cut be symmetrical and the shown granite "bug" not be installed.

- ✓ 3. The applicant is asked to try to match any new additional bricks to the bricks that currently exist. Reuse existing unbroken bricks when possible. The City may be a source to help match bricks.
The applicant has added a note to the plans stating that an attempt will be made to match existing bricks.

4. The applicant is proposing a 3:1 grass slope to meet the parking area. Care shall be taken to protect erosion during and after construction. A mat material may be appropriate for erosion stabilization.
No comment needed.

One additional comment would be the thickness of base and finish asphalt pavement to be place in front of the curb. The pavement thickness dimensions are not show on the construction details. The asphalt base mix should be the thickness of the existing pavement allowing for one and half inches of surface mix. The minimum thickness for both the base and finish mix shall not be less than three and one half inches.



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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

Location	Date Jan. 29, 10
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TO: Bank of America, N.A. I request you AMEND by Airmail Teletransmission
 The irrevocable Standby Letter of Credit No. 68008121

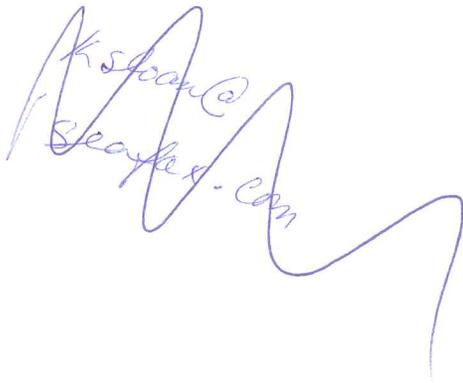
For Account of (Applicant)
Maine Medical Center

In Favor of (Beneficiary)
City of Portland
389 Congress Street
Portland, ME 04101
Attn: Penny Littell

Please amend this credit as follows:

Please increase letter of credit 68008121 from the current amount of 305,600.00 to 368,200.00, an increase of 62,600.00, effective as of 1/29/10, to include the project located at 261-269 Valley Street.

K. Stefan@seaflex.com



RECEIVED

FEB - 4 2010

**City of Portland
 Planning Division**

I understand that this amendment is subject to acceptance by the beneficiary. All other terms and conditions of the Letter of Credit remain unchanged.

The bank agrees to the amendment described above. Bank of America, N.A.	Name of Applicant Maine Medical Center
By Signature	Signature X
Name and Title of Signer	Name and Title of Signer John E. Heye, Vice President Finance and Treasurer

FOR OFFICE USE ONLY



Maine Medical Center

Facilities Development

22 Bramhall Street, Portland, Maine 04102

RECEIVED

TO: Philip DiPierro,
Development Coordinator
City of Portland, Maine

FROM: Donna Gilbert, Facilities Development

DATE: 02/01/2010

RE: Check #2136390
261 Valley Street Parking Lot
Site Inspection Fee -- \$817.04

FEB - 3 2010

**City of Portland
Planning Division**

Enclosed is Check # 2136390, dated 01/28/2010, from Maine Medical Center, for \$817.04. The check is for the site inspection fee at the 261 Valley Street Parking Lot project.

I also forwarded your e-mail regarding the seven sets of plans needed and the request for a resolution to the performance guarantee issue to Chris Simmons.

Thank you.

Donna Gilbert
Administrative Associate II
Facilities Development
Maine Medical Center
207-662-4557

From: Jean Fraser
To: Dunn, Henry
Date: 11/17/2009 9:10:36 AM
Subject: Final Plans needed - 261 Valley Parking Lot

Hank

As mentioned in the approval letter, we need final plans - as revised to address condition #ii- I need 5 sets- at scale- in paper- of Sheets 2 and 3 (as revised) plus a pdf of each e-mailed to me asap.

These will then be stamped and signed and sent around to inspectors and Assessors Dept to form the final public record of the approved plans and the basis of sign offs for CO. Usually we get them before any work begins on site.

Many thanks
Jean

Jean Fraser, Planner
City of Portland
874 8728

CC: Conway, Will; DiPierro, Philip

10-18-09

Phil following up re PG/IF
BP issued

Philip DiPierro - Re: Final Plans needed - 261 Valley Parking Lot

From: "Henry Dunn" <DUNNH@mmc.org>
To: "Philip DiPierro" <PD@portlandmaine.gov>
Date: 12/2/2009 4:31 PM
Subject: Re: Final Plans needed - 261 Valley Parking Lot
CC: "Anne Berg" <BERGA@mmc.org>, "Christopher Simmons" <SIMMOC@mmc.org>, "Barbara Barhydt" <BAB@portlandmaine.gov>, "Jean Fraser" <JF@portlandmaine.gov>, "Penny Littell" <PL@portlandmaine.gov>, <wconway@sebagotechnics.com>

Phil/Penny,

Are we all set? I left voice mails as I am back from vacation.

The cost estimate was faxed prior to my leaving on vacation. The \$300,00 letter of credit is disproportionately large as the vast majority of the work has been complete for between one and two years. Essentially the \$300,000 loc/defect guarantee is covering the ED work and the Valley Street lot (which would have required no where near that much of an L.O.C.).

Let me know.

Thanks
Hank

>>> "Philip DiPierro " <PD@portlandmaine.gov> 11/20/2009 8:53 AM >>>
Hank, in follow up to my previous e-mail, I still haven't received the cost estimate for the parking lot project on Valley Street.
Please forward ASAP. Thanks.

Philip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

Phone 207 874-8632
Fax 207 756-8258

>>> "Henry Dunn" <DUNNH@mmc.org> 11/17/2009 3:49:23 PM >>>
I talked to Marge Schumkal and the only cost relevant for the permit was the paving. The amount for the paving was \$10,950. Does this need to go on a form?

>>> "Philip DiPierro " <PD@portlandmaine.gov> 11/17/2009 11:43 AM >>>
Hank, I also need a copy of the cost estimate in order to determine performance guarantee and site inspection fee amounts.

Please forward as soon as possible. Thanks.

Philip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

Phone 207 874-8632
Fax 207 756-8258

>>> Jean Fraser 11/17/2009 9:10:36 AM >>>
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Many thanks
Jean

Jean Fraser, Planner
City of Portland
874 8728

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Maine Medical Center

22 Bramhall Street, Portland, Maine 04102

FAX TRANSMITTAL

Facilities Development

TELEPHONE NUMBER (207) 662-2013

FAX NUMBER (207) 662-6516

DATE: 11-23-2009

TO: Phil Di Pierro (Receiving Fax # 756-8258)

FROM: Hank Dunn, Facilities

Re: Letter of Credit - 261-269 Valley St.

Number of pages including cover sheet 3

Message

Planning and Development Department
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 11/23/09

Name of Project: 261-269 VALLEY ST.

Address/Location: "

Developer: M.M.C.

Form of Performance Guarantee: LETTER OF CREDIT

Type of Development: Subdivision Site Plan (Major/Minor) X

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road/Parking Areas						18,307
Curbing						
Sidewalks						
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs						
Other						
2. EARTH WORK						
Cut						14,105
Fill						
3. SANITARY SEWER						
Manholes						
Piping						
Connections						
Main Line Piping	N/A	N/A		N/A	N/A	
House Sewer Service Piping						
Pump Stations						
Other						
4. WATER MAINS						
		N/A			N/A	
5. STORM DRAINAGE						
Manholes						
Catchbasins						
Piping						
Detention Basin	N/A	N/A		N/A	N/A	
Stormwater Quality Units						
Other						

6. SITE LIGHTING	<u>N/A</u>	<u>N/A</u>
7. EROSION CONTROL	<u>HAY ONLY</u>	<u>HAY ONLY</u>
Silt Fence	_____	_____
Check Dams	_____	_____
Pipe Inlet/Outlet Protection	_____	_____
Level Lip Spreader	_____	_____
Slope Stabilization	_____	_____
Geotextile	_____	_____
Hay Bale Barriers	_____	_____
Catch Basin Inlet Protection	_____	_____
8. RECREATION AND OPEN SPACE AMENITIES	<u>800</u>	<u>800</u>
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	<u>7560</u>	<u>7560</u>
10. MISCELLANEOUS	_____	_____
TOTAL:	_____	_____

GRAND TOTAL: \$ 40,852.00

*Total \$40,852.00
ok 11/24/09*

INSPECTION FEE (to be filled out by the City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	_____	<u>\$ 817.04</u>	<u>\$ 817.04</u>
<u>or</u>			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	_____	_____	_____
	(name)	(name)	

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

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)

DEVELOPMENT REVIEW COORDINATOR
POST APPROVAL PROJECT CHECKLIST

Date: 11/17/09

Project Name: MMC 10 Space Parking Lot

Project Address: 261-269 Valley Street

Site Plan ID Number: 09-79900010

Planning Board/Authority Approval Date: 11/10/09

Site Plan Approval Date: 11/10/09

Performance Guarantee Accepted: 2/4/10 for \$62,000 - the original
loc for the hospital expansion
was increased by this amount to
cover the parking lot.

Inspection Fee Paid: 2/3/10

Infrastructure Contributions Paid: N/A

Amount of Disturbed Area in SF or Acres: < 1 Acre

MCGP/Chapter 500 Stormwater PBR: < 1 Acre

Plans/CADD Drawings Submitted: 2/5/10

Pre-Construction Meeting: N/A

Conditions of Approval Met: 2/5/10

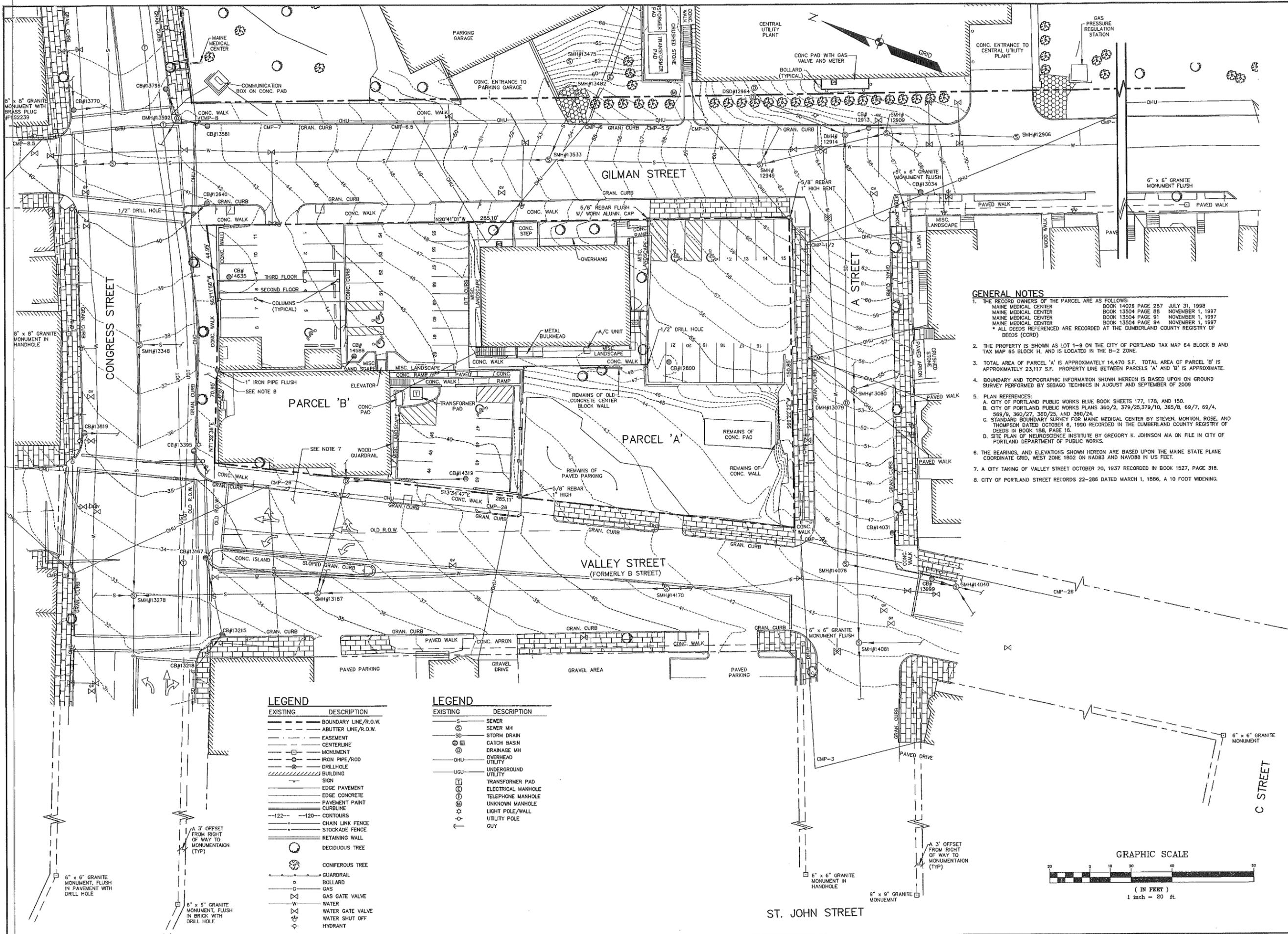
As-Builts Submitted: _____

Public Services Sign Off: _____

Certificate of Occupancy Memo Processed:
(Temporary or Permanent) _____

Performance Guarantee to Defect Guarantee: _____

Defect Guarantee Released: _____



GENERAL NOTES

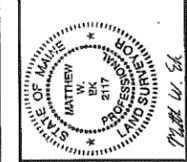
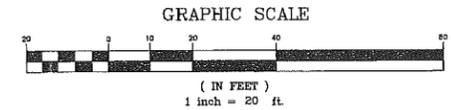
- THE RECORD OWNERS OF THE PARCEL ARE AS FOLLOWS:
 MAINE MEDICAL CENTER BOOK 14025 PAGE 287 JULY 31, 1998
 MAINE MEDICAL CENTER BOOK 13504 PAGE 88 NOVEMBER 1, 1997
 MAINE MEDICAL CENTER BOOK 13504 PAGE 91 NOVEMBER 1, 1997
 MAINE MEDICAL CENTER BOOK 13504 PAGE 94 NOVEMBER 1, 1997
 * ALL DEEDS REFERENCED ARE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD)
- THE PROPERTY IS SHOWN AS LOT 1-9 ON THE CITY OF PORTLAND TAX MAP 64 BLOCK B AND TAX MAP 65 BLOCK H, AND IS LOCATED IN THE B-2 ZONE.
- TOTAL AREA OF PARCEL 'A' IS APPROXIMATELY 14,470 S.F. TOTAL AREA OF PARCEL 'B' IS APPROXIMATELY 23,117 S.F. PROPERTY LINE BETWEEN PARCELS 'A' AND 'B' IS APPROXIMATE.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON ON GROUND SURVEY PERFORMED BY SEBAGO TECHNICS IN AUGUST AND SEPTEMBER OF 2009
- PLAN REFERENCES:
 A. CITY OF PORTLAND PUBLIC WORKS BLUE BOOK SHEETS 177, 178, AND 150.
 B. CITY OF PORTLAND PUBLIC WORKS PLANS 360/2, 379/25.379/10, 365/8, 69/7, 65/4, 589/9, 360/27, 360/25, AND 360/24.
 C. STANDARD BOUNDARY SURVEY FOR MAINE MEDICAL CENTER BY STEVEN, MORTON, ROSE, AND THOMPSON DATED OCTOBER 5, 1990 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 188, PAGE 16.
 D. SITE PLAN OF NEUROSCIENCE INSTITUTE BY GREGORY K. JOHNSON AIA ON FILE IN CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
- THE BEARINGS, AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1802 ON NAD83 AND NAVD88 IN US FEET.
- A CITY TAKING OF VALLEY STREET OCTOBER 20, 1937 RECORDED IN BOOK 1527, PAGE 318.
- CITY OF PORTLAND STREET RECORDS 22-286 DATED MARCH 1, 1886, A 10 FOOT WIDENING.

LEGEND

EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	EASEMENT
---	CENTERLINE
□	MONUMENT
—○—	IRON PIPE/ROD
○	DRILLHOLE
▭	BUILDING
+	SIGN
---	EDGE PAVEMENT
---	EDGE CONCRETE
---	PAVEMENT PAINT
---	CURBLINE
---122---	CONTOURS
---	CHAIN LINK FENCE
---	STOCKADE FENCE
---	RETAINING WALL
○	DECIDUOUS TREE
○	CONIFEROUS TREE
—○—	GUARDRAIL
○	BOLLARD
○	GAS
—○—	GAS GATE VALVE
—○—	WATER
—○—	WATER GATE VALVE
—○—	WATER SHUT OFF
—○—	HYDRANT

LEGEND

EXISTING	DESCRIPTION
S	SEWER
⊙	SEWER MH
SD	STORM DRAIN
⊙	CATCH BASIN
⊙	DRAINAGE MH
OHU	OVERHEAD UTILITY
UGU	UNDERGROUND UTILITY
⊙	TRANSFORMER PAD
⊙	ELECTRICAL MANHOLE
⊙	TELEPHONE MANHOLE
⊙	UNKNOWN MANHOLE
⊙	LIGHT POLE/WALL
⊙	UTILITY POLE
⊙	GUY

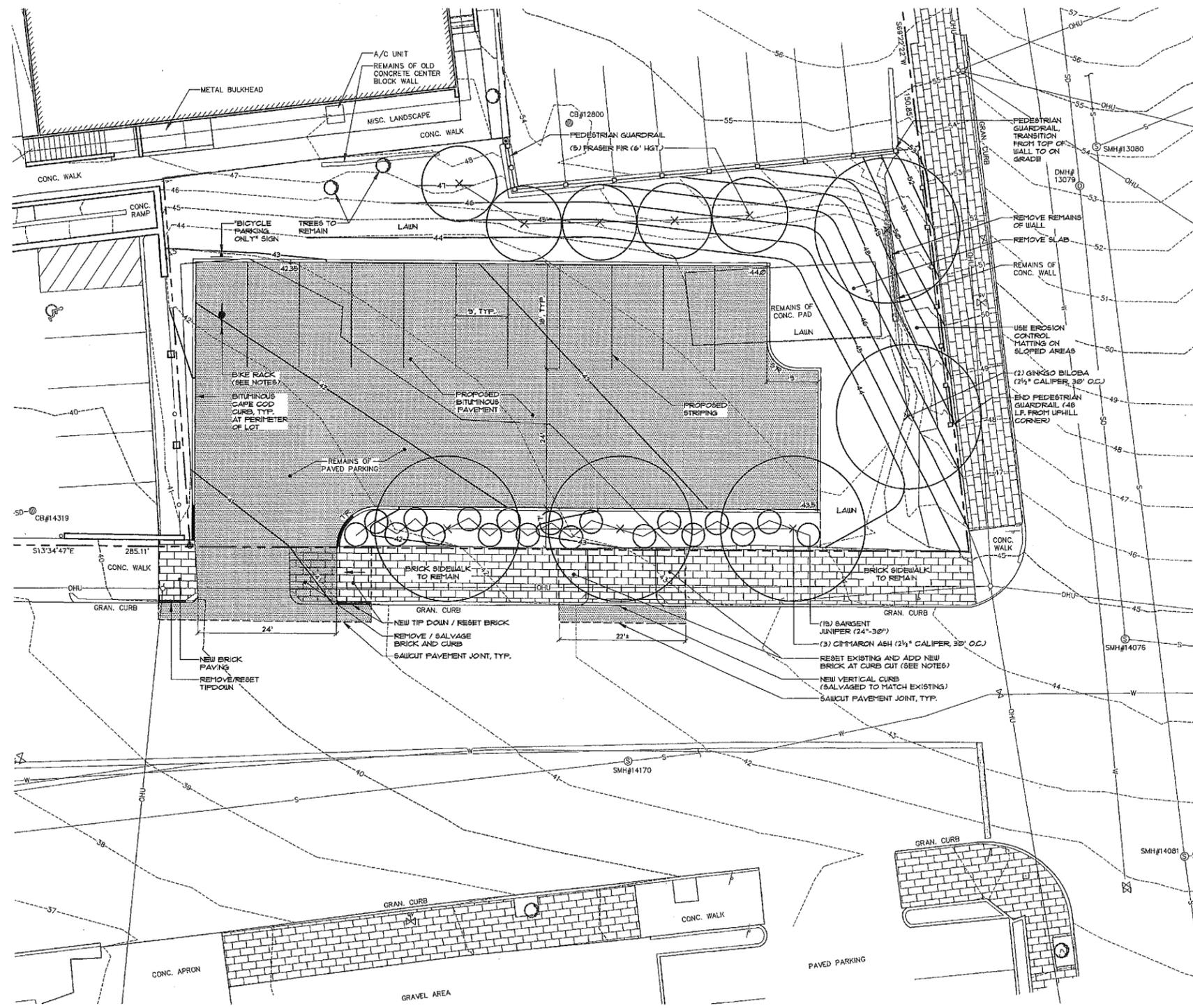


PROJECT NO.	01048EC
FIELD BOOK	791B
DATE	11/09/09
BY	WTC
DATE	9/16/09
BY	WTC
DATE	11/09/09
BY	WTC
DATE	11/09/09
BY	WTC

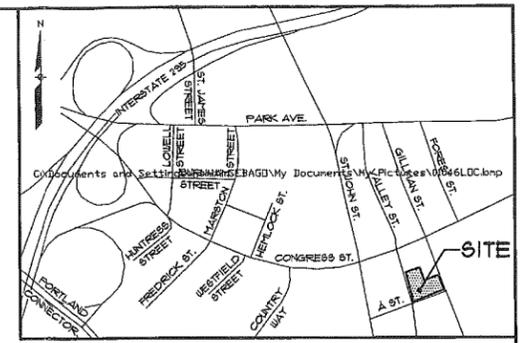
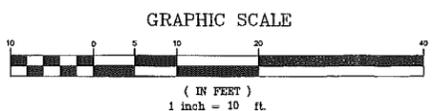
Sebago Technics
 Engineering Expertise You Can Build On.
 One Oodah Street, 240 Oodah Rd., Suite B
 Lewiston, ME 04901
 Tel: (207) 253-6277 Fax: (207) 253-6666
 www.sebago-technics.com

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

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



EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---
---	ABUTTER LINE/ROW	---
---	MONUMENT	---
○	IRON PIPE/ROD	○
C/L/L	CURVE/LINE NO.	C/L/L
▭	BUILDING	▭
+	SIGN	+
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURBLINE	---
-122-	CONTOURS	-124-
---	SPOT GRADE	+30.20
---	RETAINING WALL	---
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
+	GAS GATE VALVE	+
+	WATER	+
+	WATER GATE VALVE	+
+	WATER SHUT OFF	+
+	HYDRANT	+
+	SEWER	+
+	SEWER MH	+
+	STORM DRAIN	+
+	CATCH BASIN	+
+	DRAINAGE MH	+
+	OVERHEAD UTILITY	+
+	UTILITY POLE	+
+	GUY	+



LOCATION MAP N.T.S.

GENERAL NOTES

- AREA OF PARCEL 'A' IS APPROXIMATELY 14710 SF. AREA OF IMPERVIOUS SURFACES WITHIN PARCEL 'A' IS APPROXIMATELY 10249 SF, WHICH IS 70.33% OF THE PARCEL 'A' AREA.
- AREA OF FORMER EAGLES CLUB BUILDING ON PARCEL 'A' IS 3145 SF. AREA OF THE LANDSCAPED AREA ON PARCEL 'A' IS APPROXIMATELY 4221 SF.
- BIKE RACK TO BE INSTALLED IN CENTER OF 8'x10' PARKING SPACE WITH SONATAUSE FOOTING AT OR BELOW GRADE. PRODUCT IS DERO "BIKE HITCH" FOR TWO BICYCLES (www.dero.com FOR MORE INFORMATION).
- SNOW STORAGE TO BE PROVIDED ONLY IN LAWN AREAS.
- NEW BRICKS SHALL MATCH EXISTING BRICKS AS CLOSELY AS POSSIBLE. RE-USE UNBROKEN EXISTING BRICKS WHENEVER POSSIBLE. CONTACT PUBLIC WORKS DEPARTMENT; THEY MAY BE A SOURCE FOR NEW BRICK PAVERS.

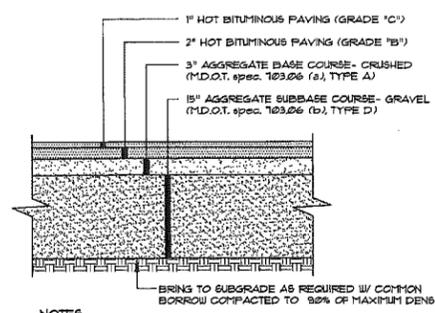


CITY SITE PLAN SUBMITTAL	STATUS:
B WTC 11/20/09	DATE:
A WTC 01/10/09	DATE:
REV:	BY:
DATE: 11/20/09	
DRAWN BY: JMS	
CHECKED BY: WTC	
DESIGN BY: WTC	
FIELD BOOK NO. 01046	

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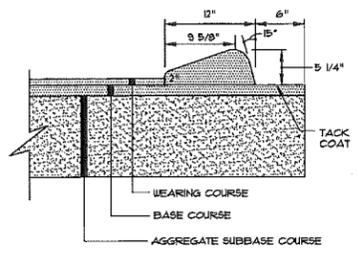
SITE PLAN
 OF:
EAGLES CLUB LOT
 A STREET & VALLEY STREET
 PORTLAND, MAINE
 FOR:
MAINE MEDICAL CENTER
 2 BROADWAY
 PORTLAND, MAINE 04101

010465.dwg, TAB 5

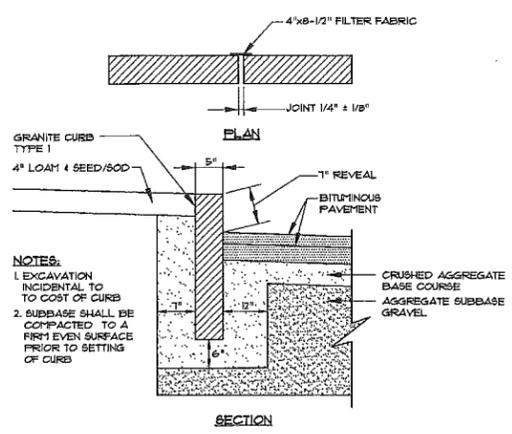


NOTES:
 1. COMPACT GRAVEL SUBBASE BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
 2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.

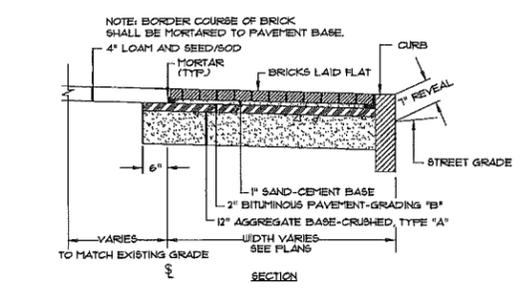
TYP. PAVED PARKING LOT SECTION
 NOT TO SCALE



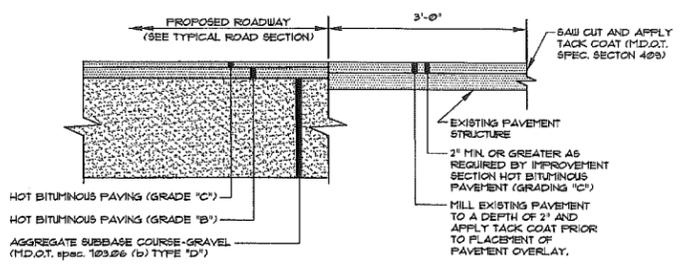
CAPE COD CURB
 NOT TO SCALE



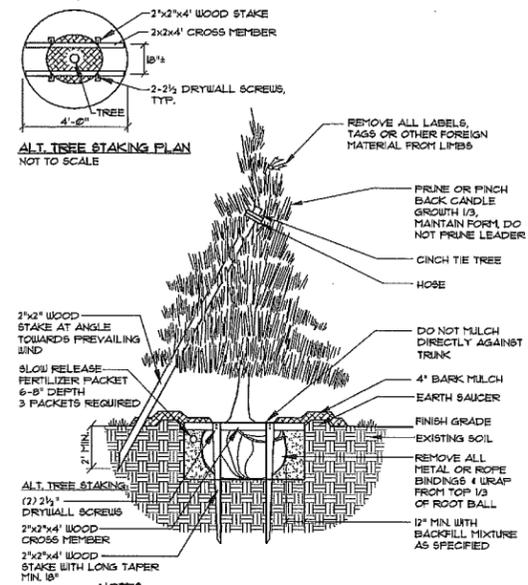
VERTICAL GRANITE CURB
 NOT TO SCALE



BRICK SIDEWALK DETAIL-NO ESPLANADE
 NOT TO SCALE



TYPICAL PAVEMENT JOINT
 NOT TO SCALE

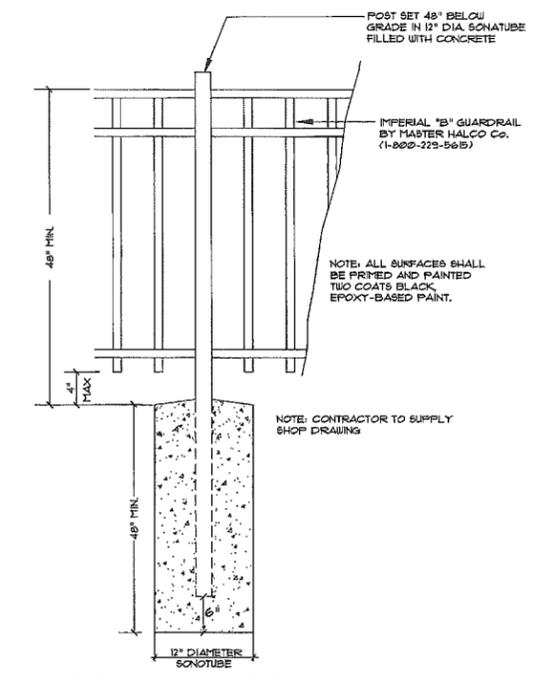


NOTES:
 INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
 1. THE TREE IS OF SUBSTANTIAL SIZE.
 2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
 3. THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
 4. IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

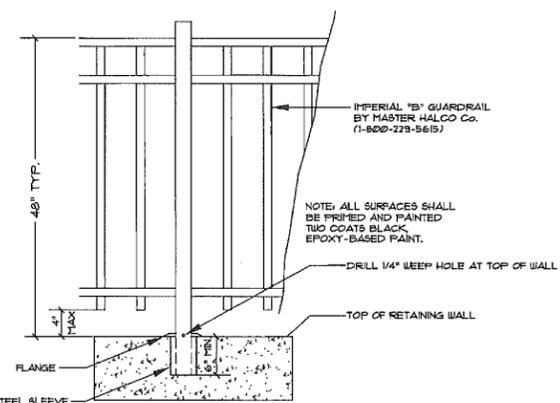
DECIDUOUS TREES UNDER 2\"/>
EVERGREEN TREES T-2\"/>
 NOT TO SCALE

LANDSCAPE NOTES

1. PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "USA STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERMEN, INC.
3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYS, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION. DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES, PAVING, WALKS, CURBS, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
9. ALL SHRUB BEDS SHALL BE MULCHED WITH 3\"/>
- 10. THE CONTRACTOR SHALL PROVIDE 4\"/>
- 11. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- 12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.



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	9/7/09	CITY SITE PLAN SUBMITTAL

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

DATE	SCALE
9/14/09	AS SHOWN

SHEET 3 OF 3