

145-B-42

746 Stevens

Ave

Conditional Use

UNE

University of New England
Revised Motions for Planning Board Report #60-00
11-14-00

VI. MOTIONS FOR THE BOARD TO CONSIDER

✓ On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report #60-00 relevant to standards for conditional use and site plan regulations, and Chapter 500 Stormwater Permits, and or other findings as follows:

1. That the plan is in conformance with the conditional use standards of the land use code.

Potential Conditions of Approval:

- ✓ i. That the applicant provide a lease for Corporation Council's review and approval for parking on the Armory parcel. *sol's*
2. That the plan is in conformance with the site plan standards of the land uses code. *4-0 H, R, C absent*

Potential Conditions of Approval:

- i. That the applicant supply utility capacity letters for planning staff review and approval
 - ii. That the applicant supply a final traffic report for the City Traffic Engineer's review and approval.
 - iii. That the lighting plan be modified to show light fixture with wattage readings of no more than 250 Watts.
 - iv. That the applicant install a fence as per the City Arborist's suggestion stated in the attached memo dated October 30, 2000 and add street trees along Stevens Avenue adjacent to the Armory parking lot of a size and type to be determined by the City Arborist.
 - v. That the 13 parrallel parking spaces which abut the Evergreen Cemetary be omitted in order to provide a larger forested buffer. *consider seek over removal of 15 natural state trees of the*
3. That the plan is in conformance with the standards for a Chapter 500 Stormwater Permit. *4-0 HRC case absent*



CITY OF PORTLAND

July 13, 2001

Ms. Sarah Marshall, ASLA
TJD & A
121 West Main Street
Yarmouth, Maine 04096

CBL: 145-B042

Dear Ms. Marshall;

On July 13, 2001, the Planning Authority granted approval for an amendment to the approved site plan for the University of New England campus on Stevens Avenue. The approved revision includes leaving the northerly most on-site Stevens Avenue curb cut and driveway apron in the pre-development condition. All other improvements will be constructed according to the previously approved site plan.

The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8722

Sincerely,

Alexander Jaegerman,
Chief Planner

cc: ✓ Bill Needelman, Senior Planner
P. Samuel Hoffses, Building Inspector
Jeff Tarling, City Arborist
William Bray, Director of Public Works
Tony Lombardo, Project Engineer
Lt. Gaylen McDougall, Fire Prevention
Penny Littell, Associate Corporation Counsel
Inspection Department
Development Review Coordinator
Lee Urban, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

MEMO

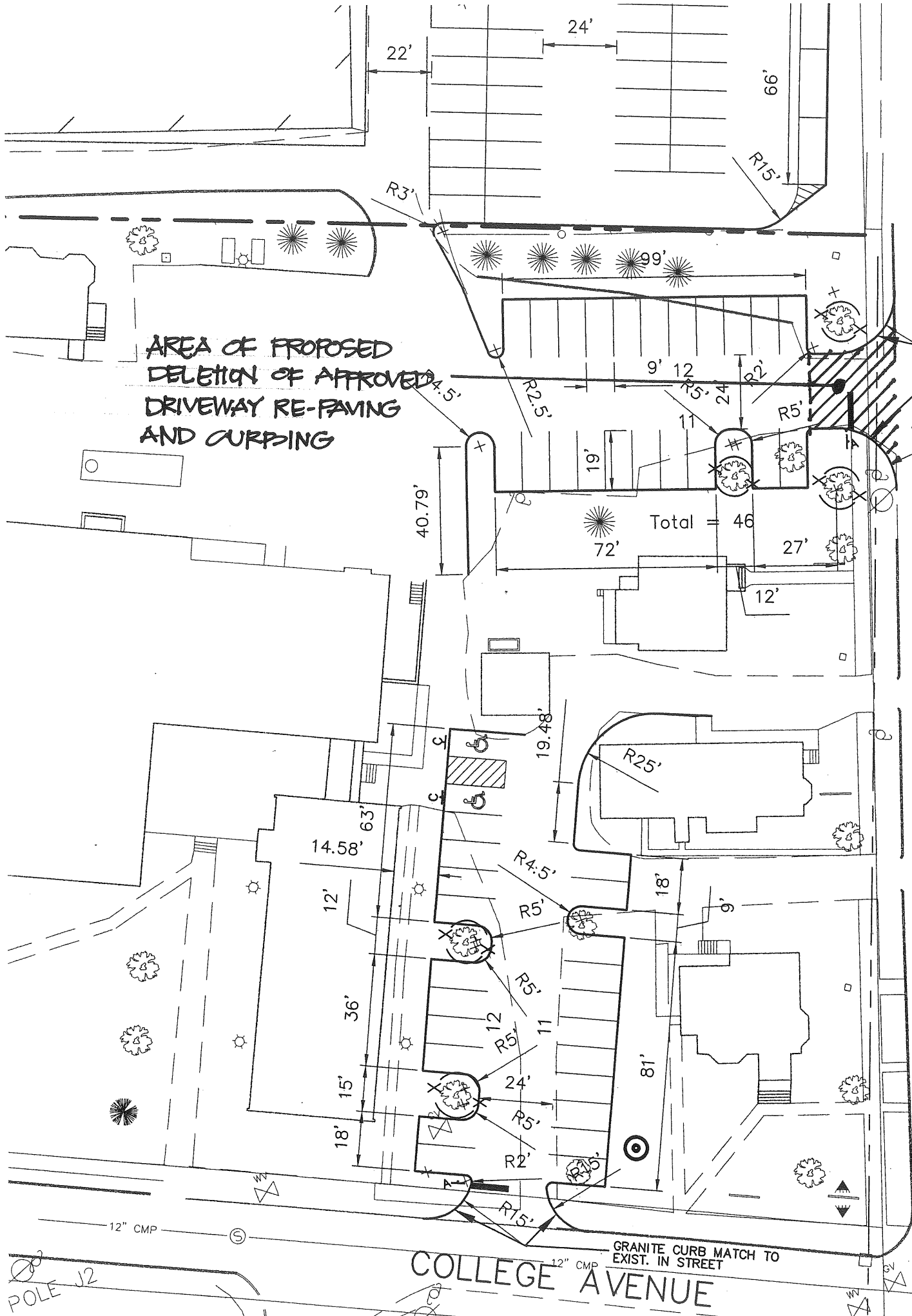
July 9, 2001

to: Bill Needleman, City of Portland
from: Sarah Marshall, tj&a SM
re: UNE Westbrook College
attmt: partial site plan

Please take a look at the attached plan which shows the driveway to the UNE Westbrook campus just west of the the Armory on Stevens Ave.

UNE proposes to delete the site work in this area due to value engineering. The proposed re-paving and re-striping of the lot will take place, but the re-paving and re-curbings of the existing driveway will not. Having reviewed the site and the plans, I do not see issues of accessibility or drainage or circulation which will be adversely affected by deleting the driveway improvements.

Please call me if there are any questions. Thanks.



AREA OF PROPOSED
 DELETION OF APPROVED
 DRIVEWAY RE-PAVING
 AND CURPING

GRANITE CURB MATCH TO EXIST. IN STREET.
 tjd&a 7.9.07
 COLLEGE OF HEALTH PROFESSIONS
 VNE - WESTBROOK COLLEGE
 PARTIAL VIEW / COPY OF
 SKC-13 / SITE & UTILITY PLAN

12" CMP
 GRANITE CURB MATCH TO EXIST. IN STREET
 COLLEGE AVENUE



CITY OF PORTLAND

April 13, 2001

Ms. Sarah Marshall, ASLA
TJD & A
121 West Main Street
Yarmouth, Maine 04096

Dear Ms. Marshall;

This letter is to confirm the revision to the approved site plan for the University of New England campus on Stevens Avenue. The approved revision includes the redesign of parking areas around the art gallery to the rear of the campus. The approval is subject to the following condition:

That prior to any clearing or construction, the City's Development Review Coordinator will field verify the 25ft preservation buffer dimension from the southern and western property line. This preservation area must be staked with snow fencing or similar material, prior to any earthwork or construction.

The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

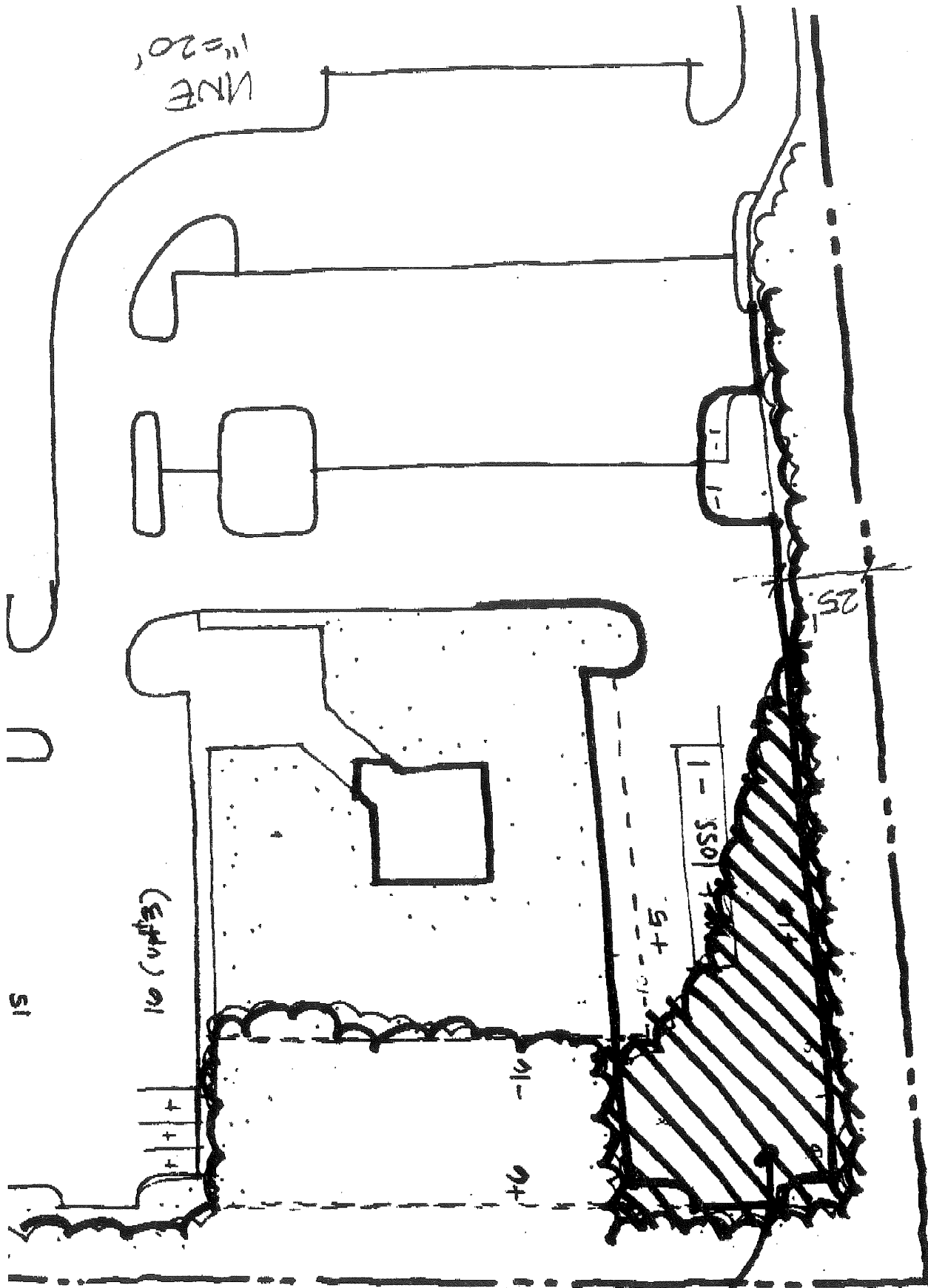
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Sincerely,

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Chief Planner

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Lt. Gaylen McDougall, Fire Prevention
Penny Littell, Associate Corporation Counsel
Inspection Department
Development Review Coordinator
Lee Urban, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

trees cut in
proposed alternative



George R. Roberts Co.

Precast Concrete Products

P.O. Box 127
192 Biddeford Road,
Alfred, Maine 04002

(Maine) 800-244-6571
(Outside Maine) 800-533-5033
FAX 207-324-8533

SUBMITTALS FOR:

**PRECAST STRUCTURES &
ACCESSORIES**

JOB: WESTBROOK COLLEGE

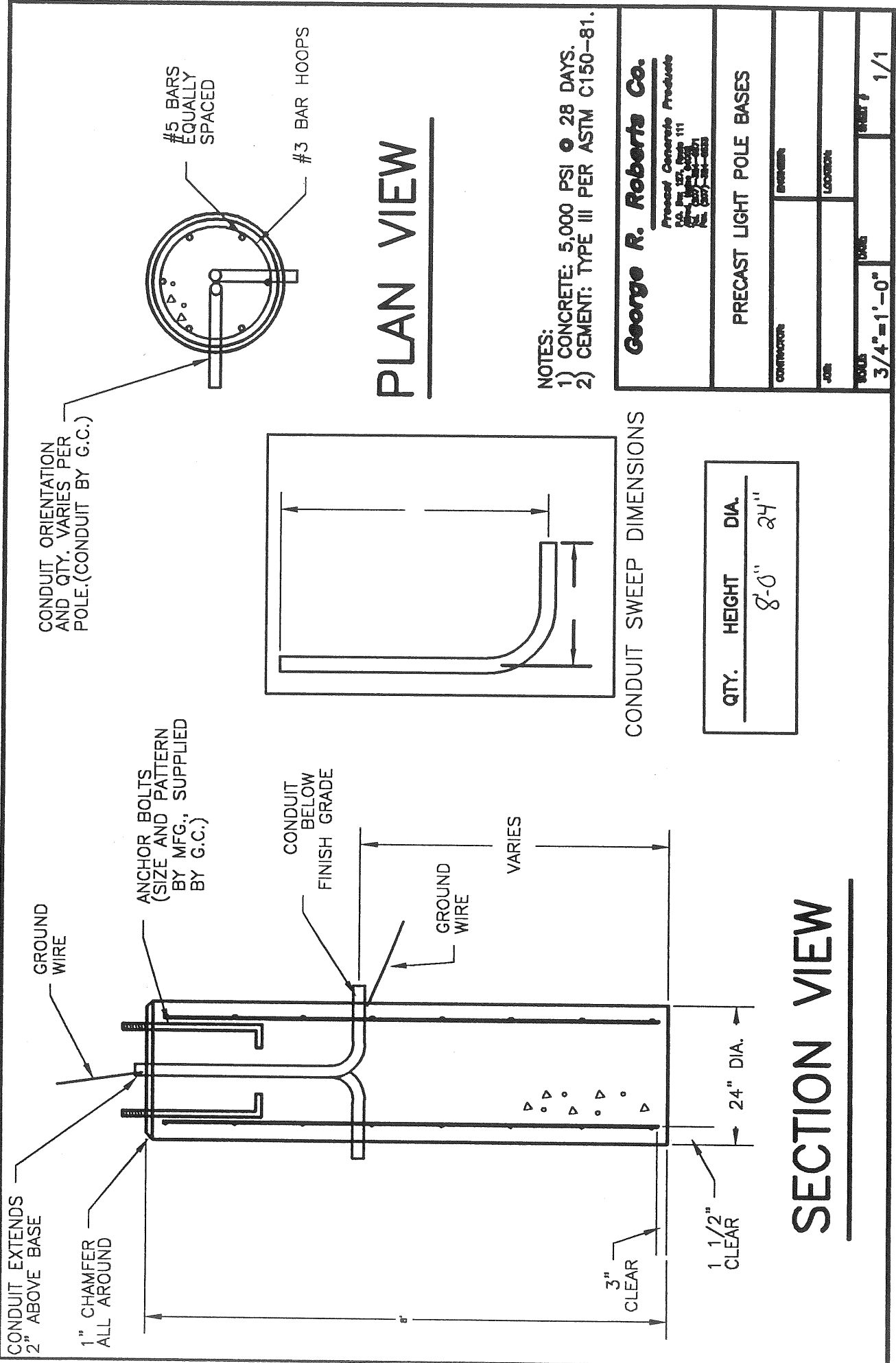
LOCATION: PORTLAND, ME

CONTRACTOR: DEARBORN

RECEIVED

DEC 22 2000

ALLIED CONSTRUCTION



CONDUIT ORIENTATION AND QTY. VARIES PER POLE. (CONDUIT BY G.C.)

ANCHOR BOLTS (SIZE AND PATTERN BY MFG., SUPPLIED BY G.C.)

CONDUIT BELOW FINISH GRADE

GROUND WIRE VARIES

CONDUIT EXTENDS 2" ABOVE BASE

1" CHAMFER ALL AROUND

3" CLEAR

1 1/2" CLEAR

24" DIA.

PLAN VIEW

#5 BARS EQUALLY SPACED
#3 BAR HOOPS

CONDUIT SWEEP DIMENSIONS

QTY.	HEIGHT	DIA.
	8'-0"	24"

NOTES:
1) CONCRETE: 5,000 PSI @ 28 DAYS.
2) CEMENT: TYPE III PER ASTM C150-81.

George R. Roberts Co.
Precast Concrete Products
105 Park St., Dept. 111
St. Paul, Minn. 55101
Tel. (612) 224-2251
Fax. (612) 224-2255

PRECAST LIGHT POLE BASES

CONTRACTOR	ENGINEER
DATE	LOCATION
SCALE	DATE
3/4" = 1'-0"	1/1

SECTION VIEW

George R. Roberts Co.

Precast Concrete Products

Rural Route 1, Box 128A
Alfred, Maine 04002

Concrete DRAINAGE RING

DIMENSIONS AS FOLLOWS

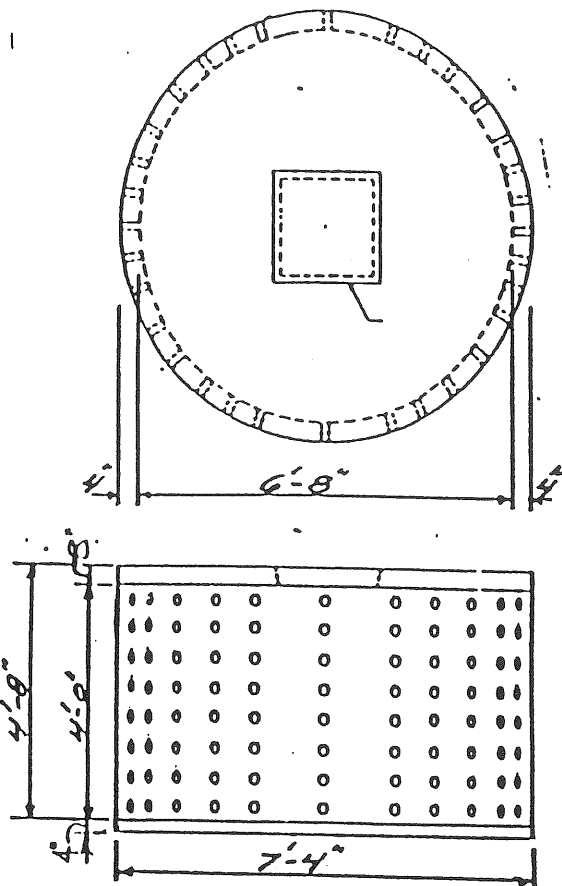
Capacity: 933 Gallons plus capacity of Crushed Stone Back-Fill.

8" Thick Load Bearing Cover with or without Cast Iron Man Hole.

168 Drainage Openings in Concrete,

These RINGS can be made shorter for Cess Pool use over ledge or RINGS may be stacked one on top of another for more capacity.

DRAINAGE RING WEIGHT: 2980 LBS.



GENERAL NOTES:

1. Reinforced Steel Conforms to latest ASTM A 185 spec. 0.12 sq. in. / lineal ft. and 0.12 sq. in. (both ways) base bottom
2. Concrete Compressive strength -4000 PSI minimum.
3. Manhole Design Specifications conform to latest ASTM C478 Spec. for "Precast Reinforced Concrete Manhole Sections"

Office: (207) 324-6571
(Maine) 800-238-5886
(Outside Maine) 800-533-5033
FAX (207) 324-8533

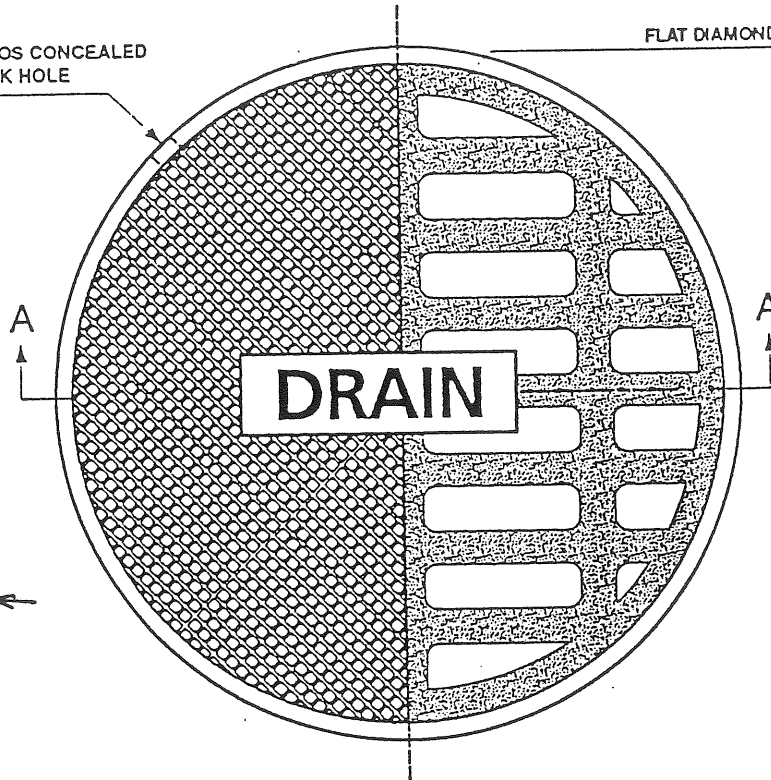
Business location: Route 111, Biddeford Road, Alfred, Maine 04002

Heavy duty manhole frames and covers

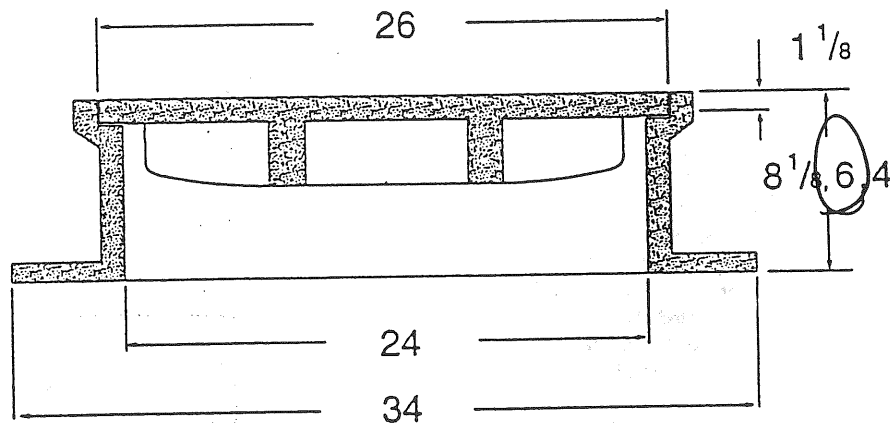
MODEL NO. SI 26468 L

2 NOS CONCEALED
PICK HOLE

FLAT DIAMOND SURFACE DESIGN



Also available in:
PLAIN
ELECTRIC
DRAIN ←
GRATED
and many more...



Conforms to:
ASTM A48 CLASS 30B
SPECIFICATIONS

SUITABLE FOR
A.A.S.H.T.O., H20 - S16
HIGHWAY LOADING



35



Dayton Sand & Gravel Co., Inc.
 RFD #2 BOX 434
 HOLLIS CENTER, MAINE 04042
 1-207-499-2306 OR 1-800-339-2700 FAX 1-207-499-7102
 Bituminous Job Mix Formula



Grade: MDOT B Mix
 Asphalt Content 5.0

Date: 12/11/2000

Plant #1	(Make)	H & B	Size:	8000	Type:	Batch	Location:	Dayton, Maine
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Source #1	(Type)	AC	Grade	20	Refiner	Inving	Supplier	Koch
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Aggregate Data			Original Source & Owner		Current Location		Current Owner	
Size	Pit	Quarry	Dayton Sand & Gravel Co., Inc.	Dayton, Maine	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.
3/4"	x		Dayton Sand & Gravel Co., Inc.	Dayton, Maine	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.
1/2"	x		Dayton Sand & Gravel Co., Inc.	Dayton, Maine	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.
3/8"	x		Dayton Sand & Gravel Co., Inc.	Dayton, Maine	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.
Screen Sand	x		Dayton Sand & Gravel Co., Inc.	Dayton, Maine	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.
MF Dust		x	Dayton Sand & Gravel Co., Inc.	Dayton, Maine	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.

Stockpile Gradation Summary													
% Used	Size	1"	3/4"	3/8"	1/2"	3/8"	#4	#8	#16	#30	#50	#100	#200
23.0%	3/4"	100.0	86.8	7.3	23.2	7.3	3.5	3.0	2.7	2.4	2.0	1.5	1.0
32.0%	1/2"	100.0	100.0	38.7	88.4	38.7	5.7	3.9	2.9	2.4	2.2	1.6	1.0
10.0%	3/8"	100.0	100.0	98.2	100.0	98.2	34.1	5.7	3.2	2.2	1.5	0.9	0.5
20.0%	Scr. Sand	100.0	100.0	100.0	100.0	100.0	97.2	83.6	64.8	41.2	20.3	9.4	5.0
15.0%	MF Sand	100.0	100.0	100.0	100.0	100.0	96.0	78.8	58.7	39.1	22.6	11.8	6.8

JOB MIX SPECIFICATIONS										
Resultant	1"	3/4"	3/8"	#4	#8	#16	#30	#50	#100	#200
Resultant	100.0	97.0	58.9	39.9	31.0	23.6	15.6	8.8	4.6	2.6
Min	100.0	97.0	59.0	40.0	31.0	24.0	16.0	10.0	7.0	3.0
Max	100.0	87.0	52.0	33.0	25.0	19.0	12.0	6.0	4.0	1.0
Range	100.0	100.0	66.0	47.0	37.0	29.0	20.0	14.0	10.0	5.0
Specification	100.0	80.0	50.0	28.0	20.0	14.0	10.0	6.0	4.0	1.0
Limits	100.0	100.0	85.0	60.0	50.0	39.0	24.0	16.0	10.0	5.0

Designed By: Shawn Hutchins
 Approved By: Harry Lawler

Mix Designs Are Based on MDOT specifications of 1995

DEC 22 2000



Dayton Sand & Gravel Co., Inc.
 RFD #2 BOX 434
 HOLLIS CENTER, MAINE 04042
 1-207-499-2306 OR 1-800-339-2700 FAX 1-207-499-7102
 Bituminous Job Mix Formula



Grade: MDOT C Mix
 Asphalt Content: 6.0
 Date: 12/11/2000

Plant #1 (Make) H & B Size: 8000 Type: Batch Location: Dayton, Maine

Source #1 (Type) AC Grade 20 Refiner Irving Supplier Koch

Aggregate Data

Size	Pit	Quarry	Original Source & Owner	Current Location	Current Owner
3/4"	x		Dayton Sand & Gravel Co., Inc.	Dayton, Maine	Dayton Sand & Gravel Co., Inc.
1/2"	x		Dayton Sand & Gravel Co., Inc.	Dayton, Maine	Dayton Sand & Gravel Co., Inc.
3/8"	x		Dayton Sand & Gravel Co., Inc.	Dayton, Maine	Dayton Sand & Gravel Co., Inc.
Screen Sand	x		Dayton Sand & Gravel Co., Inc.	Dayton, Maine	Dayton Sand & Gravel Co., Inc.
MF Dust	x		Dayton Sand & Gravel Co., Inc.	Dayton, Maine	Dayton Sand & Gravel Co., Inc.

Stockpile Gradation Summary

% Used	Size	1"	3/4"	3/8"	1/2"	#8	#16	#30	#50	#100	#200
19.0%	1/2"	-	100.0	38.7	88.4	3.9	2.9	2.4	2.2	1.6	1.0
33.0%	3/8"	-	100.0	98.2	100.0	5.7	3.2	2.2	1.5	0.9	0.5
28.0%	Scr. Sand	-	100.0	100.0	100.0	83.6	64.8	41.2	20.3	9.4	5.0
20.0%	MF Sand	-	100.0	100.0	100.0	78.8	58.7	39.1	22.6	11.8	6.8
100.0%											

JOB MIX SPECIFICATIONS

Resultant Aim	Range	Specification Limits	1"	3/4"	3/8"	1/2"	#8	#16	#30	#50	#100	#200
			100.0	100.0	87.7	97.8	41.8	31.5	20.5	11.1	5.6	3.1
			100.0	100.0	88.0	98.0	42.0	32.0	21.0	11.0	7.0	4.0
			100.0	100.0	91.0	100.0	36.0	27.0	17.0	7.0	4.0	2.0
			100.0	100.0	95.0	100.0	48.0	37.0	25.0	15.0	10.0	6.0
			100.0	100.0	65.0	80.0	26.0	17.0	10.0	7.0	4.0	2.0
			100.0	100.0	100.0	100.0	52.0	40.0	30.0	22.0	14.0	7.0

Designed By: Shawn Hutchins

Approved By: Harry Lawler

Mix Designs Are Based on MDOT specifications of 1995



Dayton Sand & Gravel Co., Inc.
 RFD #2 BOX 434
 HOLLIS CENTER, MAINE 04042
 1-207-499-2306 OR 1-800-339-2700 FAX 1-207-499-7102
 Bituminous Job Mix Formula



Grade: MDOT D Mix
 Asphalt Content: 6.2

Date: 12/1/2000

Plant #1 (Make)	H & B	Size:	8000	Type:	Batch	Location:	Dayton, Maine
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Source #1 (Type)	AC	Grade	20	Refiner	Iving	Supplier	Koch
------------------	----	-------	----	---------	-------	----------	------

Aggregate Data			Current Location		Current Owner	
Size	Pit	Quarry	Original Source & Owner	Dayton, Maine	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.
3/8"	x		Dayton Sand & Gravel Co., Inc.	Dayton, Maine	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.
Screen Sand	x		Dayton Sand & Gravel Co., Inc.	Dayton, Maine	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.
MF Dust		x	Dayton Sand & Gravel Co., Inc.	Dayton, Maine	Dayton Sand & Gravel Co., Inc.	Dayton Sand & Gravel Co., Inc.

Stockpile Gradation Summary											
% Used	Size	1"	3/4"	3/8"	#4	#8	#16	#30	#50	#100	#200
36.0%	3/8"	--	--	98.2	34.1	5.7	3.2	2.2	1.5	0.9	0.5
32.0%	Scr. Sand	--	--	100.0	97.2	83.6	64.8	41.2	20.3	9.4	5.0
32.0%	MF Sand	--	--	100.0	96.0	78.8	58.7	39.1	22.6	11.8	6.8

JOB MIX SPECIFICATIONS

	1"	3/4"	3/8"	#4	#8	#16	#30	#50	#100	#200
Aim	--	--	99.4	74.1	54.0	40.7	26.5	14.3	9.0	5.0
Range	--	--	92.4	67.1	48.0	35.7	22.5	10.3	6.0	3.0
Specification	--	--	100.0	81.1	62.0	45.7	30.5	18.3	12.0	7.0
Limits	--	--	100.0	60.0	46.0	25.0	16.0	10.0	6.0	3.0
	--	--	100.0	80.0	65.0	55.0	40.0	30.0	22.0	8.0

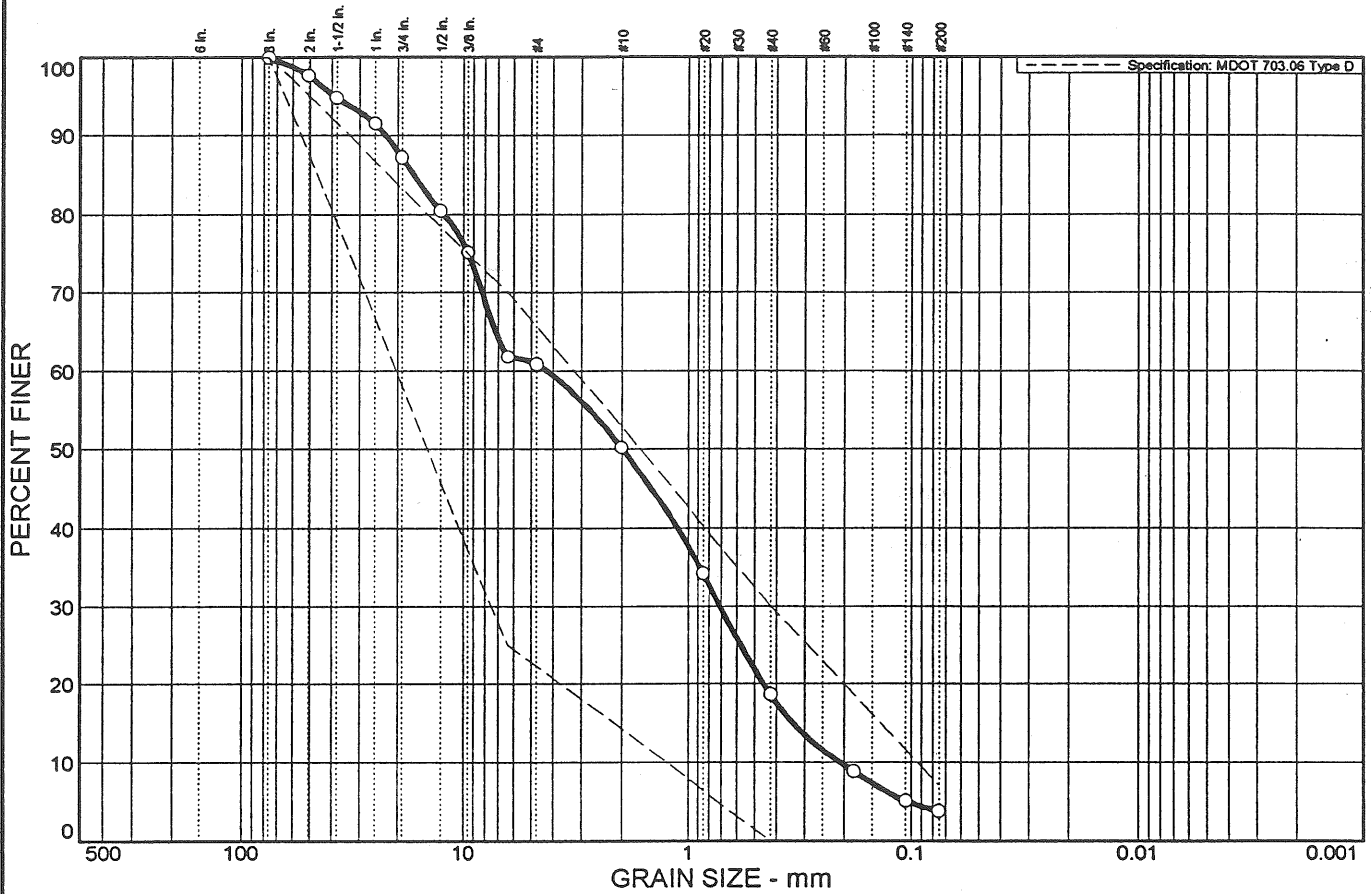
Designed By: Shawn Hutchins

Approved By: Harry Lawler

Mix Designs Are Based on MDCT specifications of 1995

Particle Size Distribution Report

36



% COBBLES	% GRAVEL		% SAND			% FINES	
	CRS.	FINE	CRS.	MEDIUM	FINE	SILT	CLAY
0.0	12.8	26.3	10.7	31.6	14.8	3.8	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3 in.	100.0	100 - 100	
2 in.	97.6		
1.5 in.	94.8		
1 in.	91.5		
.75 in.	87.2		
.5 in.	80.4		
.375 in.	75.1		
.25 in.	61.8	25 - 70	
#4	60.9		
#10	50.2		
#20	34.2		
#40	18.6	0 - 30	
#80	8.8		
#140	5.1		
#200	3.8	0 - 7.0	

Soil Description

Screened gravel

Atterberg Limits

PL= LL= PI=

Coefficients

D₈₅= 16.8 D₆₀= 4.25 D₅₀= 1.97
D₃₀= 0.710 D₁₅= 0.338 D₁₀= 0.209
C_u= 20.33 C_c= 0.57

Classification

USCS= SP AASHTO=

Remarks

Moisture Content 7.0%
Tested by AMA

* MDOT 703.06 Type D

Sample No.: 5147 Source of Sample: B-Pit Date: 7/17/2000
Location: Stockpile - (B-Pit) Elev./Depth:

R.W. Gillespie & Associates, Inc.	Client: Dearborn Bros. Construction Project: Misc. Testing Project No: 631-08 Lab No. 5147
------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------

tjd&a Terrence J. DeWan & Associates

61 West Main Street, Yarmouth, Maine 04096

tel. 207.846.0757 fax.207.846.0675 e.mail.tdewan@aol.com

date: 2.20.01
project: WNE
transmittal to: Bill Needleman
Portland Planning

via: fax mail courier other:

copies to:

items:	date	number of pages/number of copies/description
	5 Sets	- memo - approved plan - alternate plan

notes: for staff meeting

Thanks!

from/signed: Sarah Monahan

From: "Steve Bushey" <srbushey@maine.rr.com>
To: "William Needleman" <WBN@ci.portland.me.us>
Date: Mon, Apr 2, 2001 11:08 AM
Subject: Re: UNE

yes I am all set with UNE sorry I did not get back to you.
steve

-----Original Message-----

From: William Needleman <WBN@ci.portland.me.us>
To: srbushey@maine.rr.com <srbushey@maine.rr.com>
Cc: SH@ci.portland.me.us <SH@ci.portland.me.us>
Date: Monday, April 02, 2001 10:03 AM
Subject: UNE

Steve:

Have you signed off on the latest amendment to the UNE plan?

Thanks. Bill



CITY OF PORTLAND

April 13, 2001

Ms. Sarah Marshall, ASLA
TJD & A
121 West Main Street
Yarmouth, Maine 04096

CBL: 145-B042

Dear Ms. Marshall;

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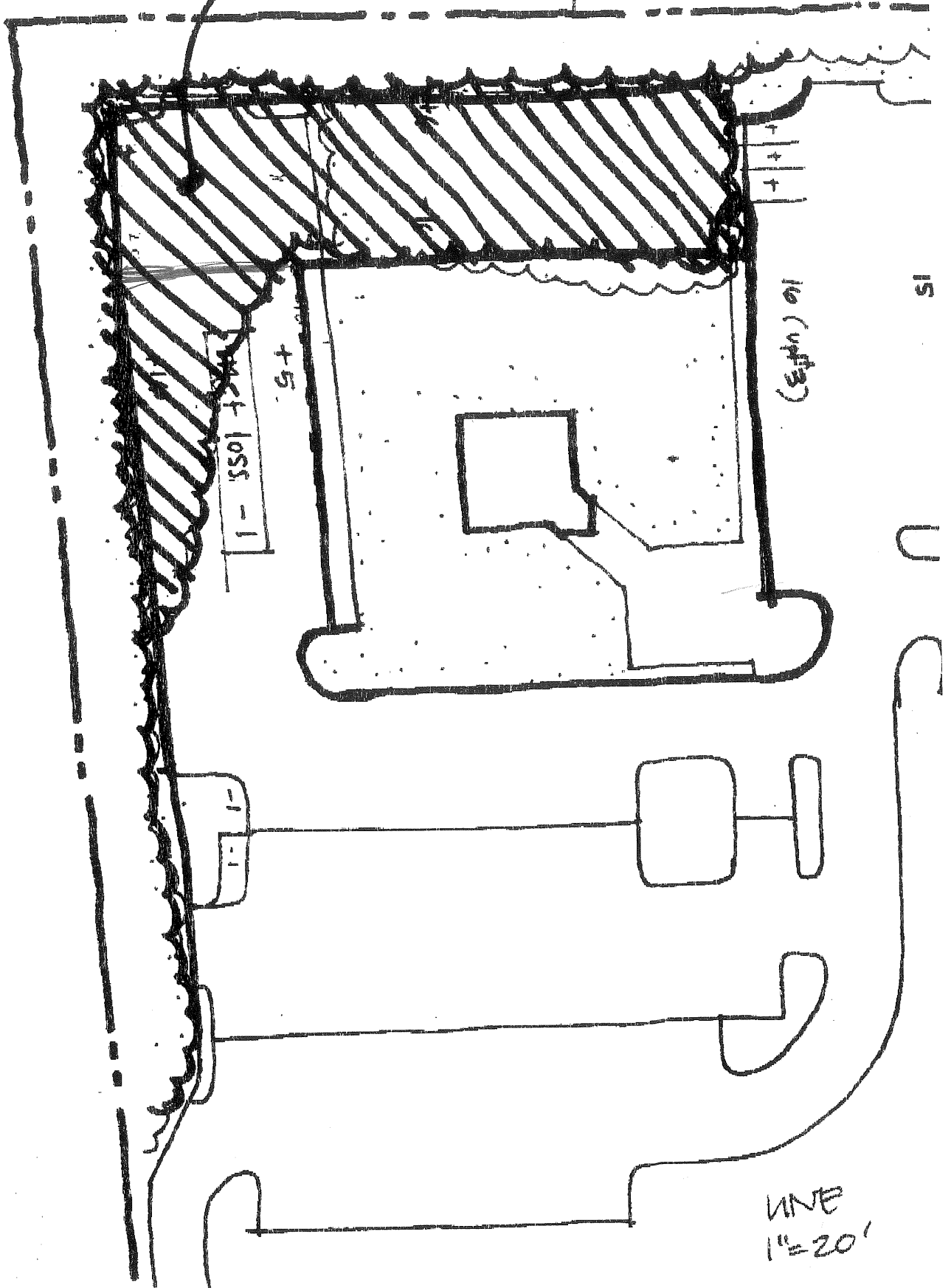
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Sincerely,

Alexander Jaegerman,
Chief Planner

cc: ✓ Bill Needelman, Senior Planner
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William Bray, Director of Public Works
Tony Lombardo, Project Engineer
Lt. Gaylen McDougall, Fire Prevention
Penny Littell, Associate Corporation Counsel
Inspection Department
Development Review Coordinator
Lee Urban, Director of Economic Development
Susan Doughty, Assessor's Office

TREES CUT IN
PREVIOUSLY SUBMITTED
PLAN



15

U

Allied/Cook Construction**MEETING MINUTES****No. 00018**P.O. Box 1396
Portland, ME 04104Phone: 207-772-2888
Fax: 207-885-5135**PROJECT TITLE:** UNE - College of Health Professions**MEETING DATE:** 3/15/01**LOCATION:****SUBJECT:** UNE-CHP City of Portland Pre

DID	ATTEND	INITIALS	ATTENDEE NAME	COMPANY NAME
	Y	AT	Alan Thibeault	University of New England
	Y	BG	Bob Goodwin	Dearborn Construction
	Y	GR	Gordon Robinson	Allied/Cook Construction
	Y	JR	Jay Reynolds	City of Portland
	Y	JP	Jesse Paquet	Port City Architects
	Y	JB	John Brockington	Allied/Cook Construction
	Y	PY	Paul Young	Dearborn Construction
	Y	TM	Todd Merkle	City of Portland

ITEM	DESCRIPTION	STATUS	STARTED	DUE	BALL IN COURT
01.01	Todd Merkle requested a list of names and telephone numbers in case of emergency to be sent to Nancy Knauber.	NEW			DEARBORN BG
01.02	Discussed existing underground utilities at Stevens and College Avenue, such as natural gas line, to be located by dig safe prior to work.	NEW			DEARBORN BG
01.03	Traffic control (signs, barricades, flaggers, etc.) must be maintained throughout right-of-way work.	NEW			DEARBORN BG
01.04	City of Portland's Noise Restriction ordinance is from 10 p.m. to 7 a.m.	NEW			DEARBORN BG
01.05	Jay Reynolds stated the planning department has approved the revised site plan submitted, but needs four sets of "final construction" drawings sent to Bill Needleman.	NEW			DEWAN SM
01.06	Need to maintain large trees at the cemetery buffer on the back side of property. Clearing limits have been defined by City Arborist, Jeff Tanning.	NEW			CITYPORT JT
01.07	Need to check on deleting landscape inside boundary buffer to protect root system of existing large trees. All changes must be approved by Portland Planning Department.	NEW			CITYPORT JT
01.08	Discussed erosion control measures as noted on plans. Dearborn is concerned with damaging tree root system by installing silt fence. Jay Reynolds to review bark mulch and silt fence erosion control measures with Paul Young after meeting.	NEW			CITYPORT JR
01.09	Site inspections on the storm drainage will be coordinated by Dearborn with Jay Reynolds. Grades will be verified before loam, paving and landscaping work.	NEW			DEARBORN BG
01.10	Site bond can be reduced as phases of work are completed or released one year after the work is accepted.	NEW			UNE AT
01.11	Conditional occupancy permits may be requested for various phases of the project prior to the completion of all site improvements.	NEW			ALLIED JB

Prepared By: Allied/Cook Construction**Signed:** 
John Brockington**Dated:** 3/19/01

Allied/Cook Construction

MEETING MINUTES

No. 00018

P.O. Box 1396
Portland, ME 04104

Phone: 207-772-2888
Fax: 207-885-5135

PROJECT TITLE: UNE - College of Health Professions

MEETING DATE: 3/15/01

LOCATION:

SUBJECT: UNE-CHP City of Portland Pre

ITEM	DESCRIPTION	STATUS	STARTED	DUE	BALL IN COURT
01.12	City of Portland Moratorium should be lifted around April 13th. Nancy Knauber must be contacted before any work begins in the right-of-way for compaction tests and inspections.	NEW			DEARBORN BG
01.13	Dearborn needs to obtain separate permits for Stevens and College Ave. work under their license prior to street opening.	NEW			DEARBORN BG
01.14	Follow-up with Sarah Marshall of DeWan Associates for revised landscaping, site utility, grading/drainage and parking plans for Planning Office and Allied/Cook Construction.	NEW			PCA JP

Prepared By: Allied/Cook Construction

Signed: 
John Brockington

Dated: 3/19/01

March 15, 2001

Bill Needleman,
Department of Planning & Urban Development
City of Portland, Maine

RE: UNE Parking Lot, Design Revision

Dear Bill,

In November 2000, the Board granted Site Plan Approval to the UNE Westbrook College Campus for the following improvements:

- A new one-story Lecture Hall, approximately 6000 sf (50 x 120)
- Reorganized and expanded internal parking lots behind classroom buildings.
- New small parking lot behind Admissions for guests and administration.
- Reorganized and re-stripped parking at Maintenance Lot.
- Lease and use of gravel lot in front of Armory for additional parking.

According to the conditions of approval, the 13 parallel parking spaces between the aisle and the property line around the gallery were deleted, to protect the large trees in the area.

We are now submitting this alternative layout for your review. Goals: save trees, less pavement, and three more parking spaces. It does not impact the trees designated for protection behind the gallery, and in fact proposes less pavement and more green space (net increase in green space: 1,700 sf) than the approved plan, through the efficiency of a double loaded lot on only one side of the gallery. The cost of the improvements proposed in this alternative layout will not exceed the amount currently covered by the existing permit.

Please let me know if any further information is required. Thank you.

Sincerely,



Sarah Coffin Marshall, ASLA

tjd&a • Senior Associate

March 9, 2001

RE: University of New England
ADDENDUM 2, Stormwater Report
File No.: 2000-031

Sarah Marshall
Terrence J. DeWan & Associates
121 West Main Street
Yarmouth, ME 04096

Dear Sarah:

In response to the changes in the parking lot configuration in the vicinity of the museum, the stormwater calculations have been re-run for the proposed conditions. The reconfiguration has resulted in a smaller impervious area over the site and allows for a substantial group of sizable trees to remain on the site to the west of the museum building.

The reconfigured parking lot is shown on the attached sheet 1. The stormwater from both drainage areas will be collected by catch basins and conveyed to dry wells under the parking lot. The catch basins will act as settling basins for the larger grits and floatables that may run off the parking lot and prevent them from entering the dry wells.

The entire runoff from the two-year storm will be stored in the dry wells and discharged into the ground. A portion of the runoff from the 10- and 25-year storm events will flow from the site to the cemetery adjacent to the site. The table below shows the runoff rates for the proposed and existing conditions. The figures for the existing conditions were taken from the original drainage study dated October 26, 2000.

<u>Drainage Area</u>	<u>2 yr.</u>	<u>10 yr.</u>	<u>25 yr.</u>
Area 1 - Existing	0.2	1.5	2.3
Proposed	0.0	2.3	3.4
Area 2 - Existing	0.2	1.0	1.5
Proposed	0.0	1.8	2.2

The proposed figures indicate a slight increase in the rate of runoff for the 10 and 25 year storm events but they are generally less than 1 cfs. The proposed parking lot configuration has approximately 6900 s.f. less impervious surface area than the prior approved parking lot configuration. The runoff from the proposed configuration will be less than the runoff for the

Sarah Marshall
March 9, 2001
Page 2

currently approved parking lot.

The calculations for the dry well sizing are attached which demonstrate that the drainage Area 1 will need one 12 foot deep dry well and drainage Area 2 will require two 12 foot deep dry wells to accommodate the stormwater treatment for the contributory drainage areas. The dry wells act as treatment and storage devices for stormwater.

The stormwater quality treatment for the proposed improvements at the UNE site exceeds the required minimum levels of treatment for both the City of Portland and the State of Maine requirements as demonstrated in Addendum 1 to the drainage calculations, dated November 7, 2000.

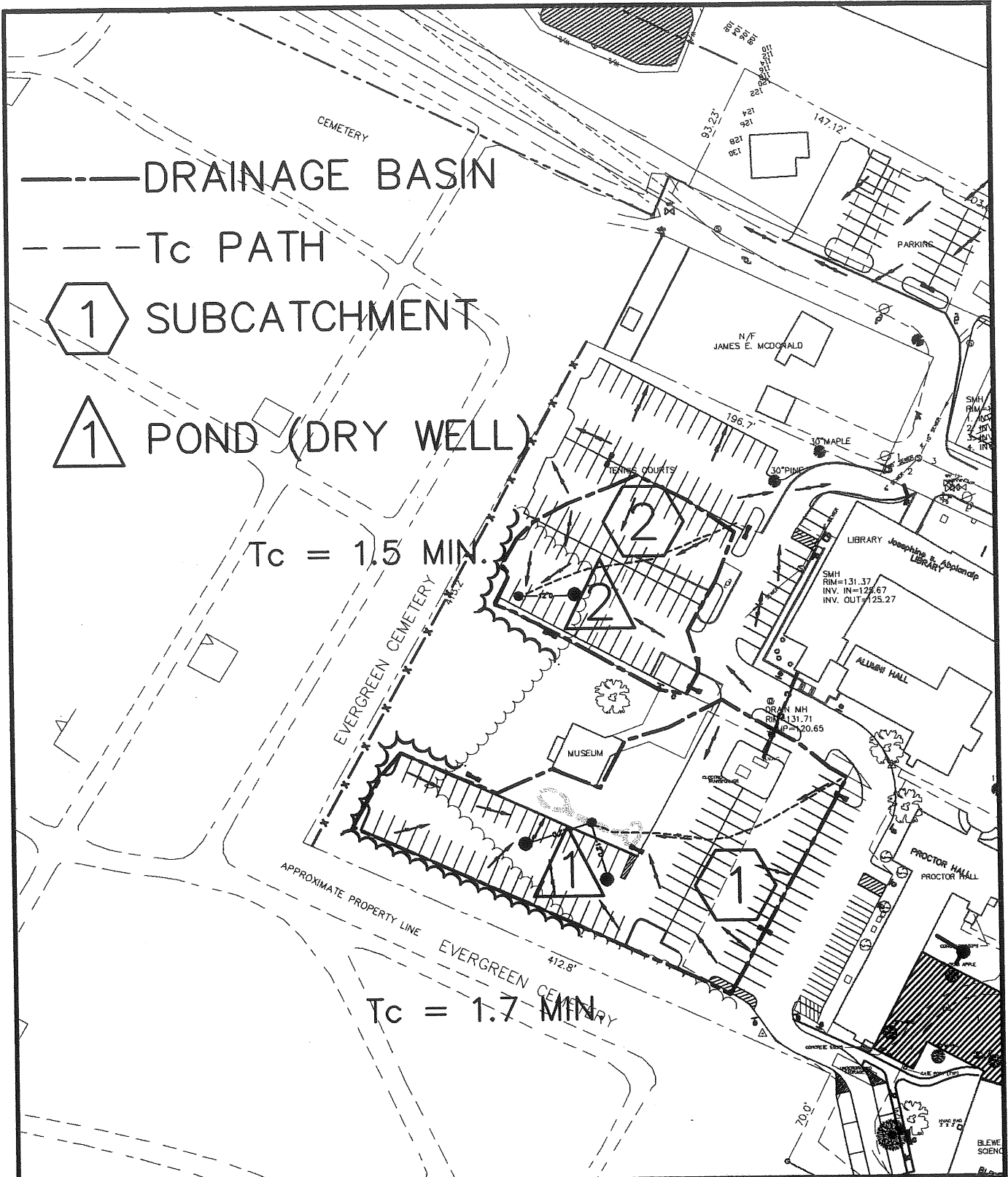
Sincerely,

Taylor Engineering Associates



Jan Wiegman, P.E.

JBW
Encls.



410 SUMMER STREET
 AUBURN, MAINE 04210
 (207) 784-5471

REVISIONS	PROPOSED DRAINAGE	
	UNIVERSITY OF NEW ENGLAND PORTLAND, MAINE	
	JOB NO.: 2000-031	DATE: 3/9/00
	SCALE: 1"=100'	
	DRAWN BY: JBW	CHECKED BY: NGC
SHEET NO. 1 OF 1		



410 Summer Street
 Auburn, Maine 04210
 207-784-5471
 Fax 207-777-5742
 TEA@TaylorEng.com

INDEX NO. _____

SHEET NO. _____ OF _____

PROJECT UNE

MADE BY JBW

DATE 12/28/00

REVISED DRAINAGE

FILE NO. _____

CHKD BY _____

DATE _____

DRYWELL RESIZING:

DRAINAGE AREA NORTH OF MUSEUM:

AREA = 16364 S.F. — ALL IMPERVIOUS

DRYWELL VOLUME FOR 1/2" RAIN OVER IMPERVIOUS DRAINAGE AREA

Req'd Vol = $16364 \times \frac{0.5 \text{ in}}{12 \text{ in/ft}} = 681 \text{ ft}^3$

DRYWELL STORAGE VOLUME PER FOOT OF DEPTH = $71.42 \text{ ft}^3/\text{ft}$

TOTAL FEET OF DEPTH FOR DRYWELL: $\frac{681 \text{ ft}^3}{71.42 \text{ ft}^3/\text{ft}} = 9.5 \text{ ft}$

USE 3 - 4' DEEP SECTIONS => 12 FT

DRAINAGE AREA SOUTH AND EAST OF MUSEUM

AREA = 37952 SF

Req'd Vol = $37952 \text{ ft}^2 \left(\frac{0.5 \text{ in}}{12 \text{ in/ft}} \right) = 1581 \text{ ft}^3$

TOTAL DRYWELL DEPTH $\frac{1581 \text{ ft}^3}{71.42 \text{ ft}^3/\text{ft}} = 22.1 \text{ ft}$

USE 2 - 3 RING^{DEEP} DRYWELLS TOTAL DEPTH = 24' OK

PROJECT UNE MADE BY JBSN DATE 1/02/01
DRY WELL INFILTRATION RATES FILE NO. _____ CHKD BY _____ DATE _____

DRY WELL INFILTRATION RATES:

FOR EACH DRY WELL THE INFILTRATION RATE IS CALCULATED AS FOLLOWS:
 BOTTOM AREA FOR INFILTRATION

$$7'-4'' + 3'-0'' + 3'-0'' = 13'-4'' \phi$$

$$A_B = \text{AREA OF BOTTOM} \quad \frac{\pi D^2}{4} = \frac{\pi (13.33)^2}{4} = 139.6 \text{ FT}^2$$

AREA OF SIDE WALL PER FOOT OF HEIGHT

$$A_S = \pi D (H) = \pi (13.33) (1 \text{ FT}) = 41.9 \text{ FT}^2 / \text{FT HEIGHT}$$

ASSUME INFILTRATION RATE OF 2.41 in/hr. FROM DEP BMP MANUAL
 AND SOIL SURVEY INFORMATION

$$\text{BOTTOM: } 139.6 \text{ FT}^2 \times \frac{2.41 \text{ in/hr}}{12 \text{ in/ft}} \left(\frac{1}{3600 \text{ sec/hr}} \right) = 0.008 \text{ FT}^3/\text{sec}$$

SIDE PER FOOT OF ELEV:

$$41.9 \text{ FT}^2 / \text{ft} \times \frac{2.41 \text{ in/hr}}{12 \text{ in/ft}} \left(\frac{1}{3600 \text{ sec/hr}} \right) = 0.0023 \text{ FT}^3/\text{sec} / \text{ft}$$

STORAGE VOLUMES

FOR SINGLE DRY WELL WITH 3' OF STONE AROUND UNIT
 ASSUME VOID RATIO OF STONE = 0.30

$$\text{Vol DRY WELL} = \frac{\pi [7.33]^2}{4} = 42.23 \text{ FT}^3/\text{ft}$$

$$\text{Vol STONE} = \pi \left[\frac{13.33^2 - 7.33^2}{4} \right] 0.30 = 29.22 \text{ FT}^3/\text{ft}$$

$$\text{Vol} = 42.23 + 29.22 = 71.45 \text{ FT}^3/\text{ft}$$

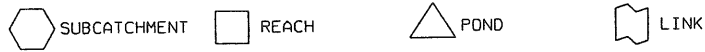
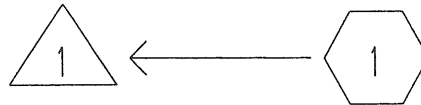
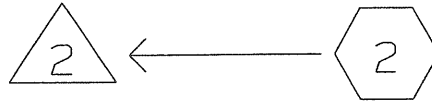
2 YR - TYPE III 24-HOUR RAINFALL= 2.60 IN

Prepared by TAYLOR ENGINEERING ASSOCIATES, AUBURN, MAINE

9 Mar 01

HydroCAD 5.11 000908 (c) 1986-1999 Applied Microcomputer Systems

WATERSHED ROUTING =====



- | | | |
|----------------|----------------------------|-----------|
| SUBCATCHMENT 1 | = South and East of Museum | -> POND 1 |
| SUBCATCHMENT 2 | = North of Museum | -> POND 2 |
| POND 1 | = DRY WELL NO. 1 | -> |
| POND 2 | = Dry Well Series No. 2 | -> |

2 YR - TYPE III 24-HOUR RAINFALL= 2.60 IN

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SUBCATCHMENT 1

South and East of Museum

PEAK= 1.92 CFS @ 12.00 HRS, VOLUME= .12 AF

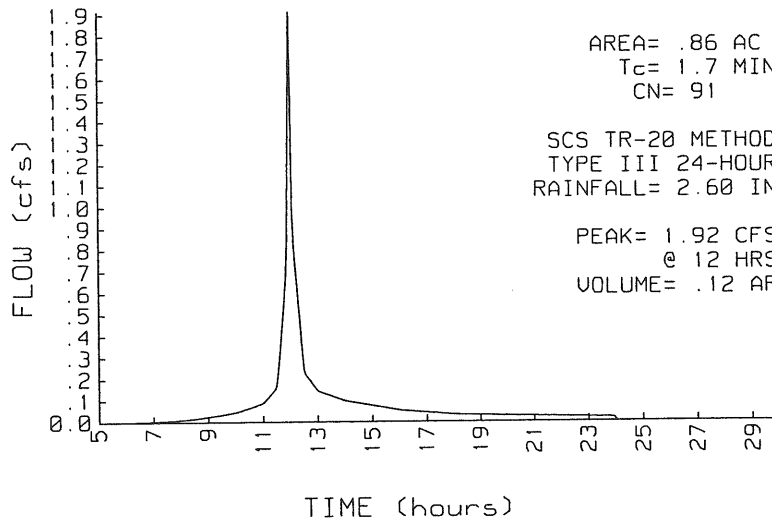
ACRES	CN
.67	98
.19	68
.86	91

Pavement
Lawn

SCS TR-20 METHOD
TYPE III 24-HOUR
RAINFALL= 2.60 IN
SPAN= 5-30 HRS, dt=.05 HRS

Method	Comment	Tc (min)
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: Parking Lot	1.7
Paved Kv=20.3282 L=190' s=.0085 '/' V=1.87 fps		

SUBCATCHMENT 1 RUNOFF
South and East of Museum



2 YR - TYPE III 24-HOUR RAINFALL= 2.60 IN

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SUBCATCHMENT 2

North of Museum

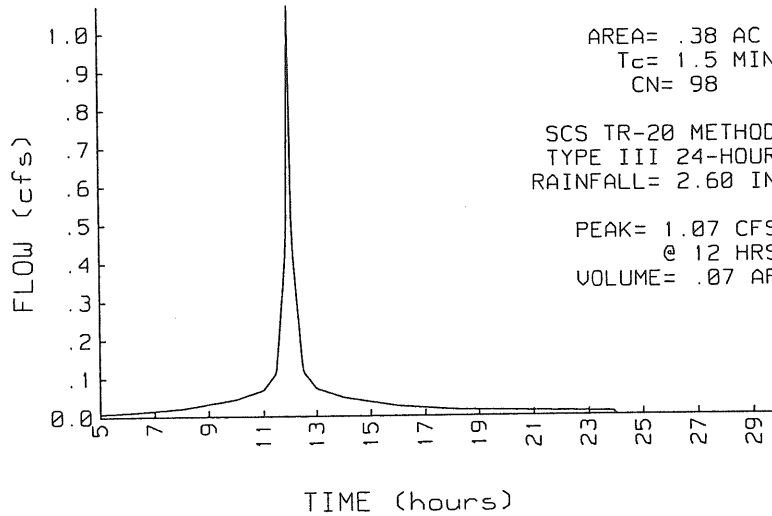
PEAK= 1.07 CFS @ 12.00 HRS, VOLUME= .07 AF

ACRES	CN	
.38	98	Pavement

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 2.60 IN
 SPAN= 5-30 HRS, dt=.05 HRS

Method	Comment	Tc (min)
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: Parking Lot	1.5
Paved Kv=20.3282 L=170' s=.0084 '/' V=1.86 fps		

SUBCATCHMENT 2 RUNOFF
North of Museum



2 YR - TYPE III 24-HOUR RAINFALL= 2.60 IN

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POND 1

DRY WELL NO. 1

Qin = 1.92 CFS @ 12.00 HRS, VOLUME= .12 AF
 Qout= .09 CFS @ 14.48 HRS, VOLUME= .11 AF, ATTEN= 95%, LAG= 148.5 MIN
 Qpri= .09 CFS @ 14.48 HRS, VOLUME= .11 AF
 Qsec= 0.00 CFS @ 0.00 HRS, VOLUME= 0.00 AF

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
115.3	143	0	0	PEAK STORAGE = 2978 CF
119.3	143	572	572	PEAK ELEVATION= 130.4 FT
119.4	143	14	586	FLOOD ELEVATION= 130.7 FT
127.3	143	1129	1715	START ELEVATION= 115.3 FT
127.4	8	8	1723	SPAN= 5-30 HRS, dt=.05 HRS
129.5	8	17	1739	Tdet= 376.7 MIN (.11 AF)
129.8	135	21	1761	
130.0	1500	163	1924	
130.6	3500	1500	3424	
130.7	4500	400	3824	

ROUTE INVERT OUTLET DEVICES

#	ROUTE	INVERT	OUTLET DEVICES	ELEV(FT)	DISCH(CFS)
1	P	115.3'	AREA 1 DRY WELLS	115.3	0.00
				115.4	.02
				118.0	.03
				121.0	.04
				123.0	.05
				125.0	.06
				127.0	.07
2	S	130.6'	20' BROAD-CRESTED RECTANGULAR WEIR X 1.81		
			Q=C L H ^{1.5} C=0, 0, 0, 1.94, 1.92, 1.89, 1.92, 1.97		

Primary Discharge

└─1=Special Outlet

Secondary Discharge

└─2=Broad-Crested Rectangular Weir

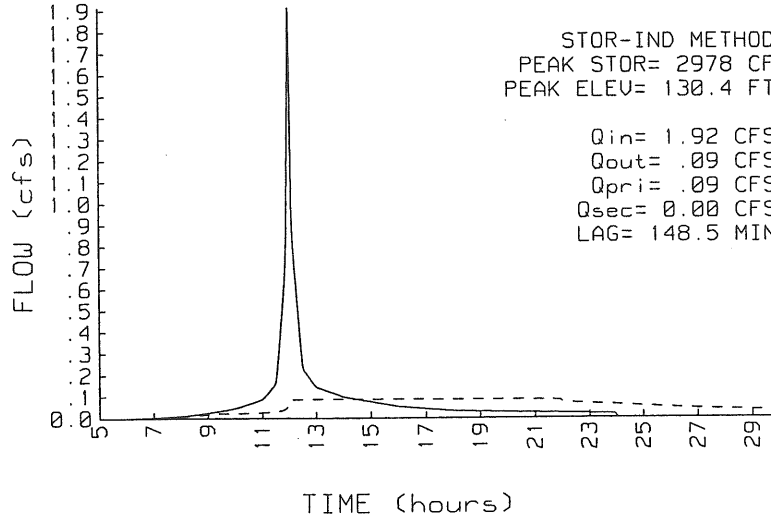
2 YR - TYPE III 24-HOUR RAINFALL= 2.60 IN

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POND 1 INFLOW & OUTFLOW
DRY WELL NO. 1



2 YR - TYPE III 24-HOUR RAINFALL= 2.60 IN

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POND 2

Dry Well Series No. 2

Qin = 1.07 CFS @ 12.00 HRS, VOLUME= .07 AF
 Qout= 1.20 CFS @ 12.00 HRS, VOLUME= .07 AF, ATTEN= 0%, LAG= .3 MIN
 Qpri= .04 CFS @ 11.95 HRS, VOLUME= .05 AF
 Qsec= 1.16 CFS @ 12.00 HRS, VOLUME= .02 AF

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
116.3	71	0	0	PEAK STORAGE = 909 CF
119.3	71	214	214	PEAK ELEVATION= 130.7 FT
119.4	71	7	222	FLOOD ELEVATION= 131.7 FT
128.3	71	636	858	START ELEVATION= 116.3 FT
128.4	8	4	861	SPAN= 5-30 HRS, dt=.05 HRS
130.5	8	17	878	Tdet= 202.4 MIN (.07 AF)
130.8	135	21	900	
131.0	1500	163	1063	
131.6	3500	1500	2563	
131.7	4500	400	2963	

#	ROUTE	INVERT	OUTLET DEVICES
1	P	116.3'	AREA 2 DRY WELLS
			ELEV(FT) DISCH(CFS)
			116.3 0.00
			116.4 .01
			122.0 .02
			126.0 .03
			128.3 .04
			130.5 .04
			130.7 .04
			131.0 .04
2	S	130.7'	20' BROAD-CRESTED RECTANGULAR WEIR X 1.81
			Q=C L H ^{1.5} C=0, 0, 0, 1.94, 1.92, 1.89, 1.92, 1.97

Primary Discharge
 └─1=Special Outlet

Secondary Discharge
 └─2=Broad-Crested Rectangular Weir

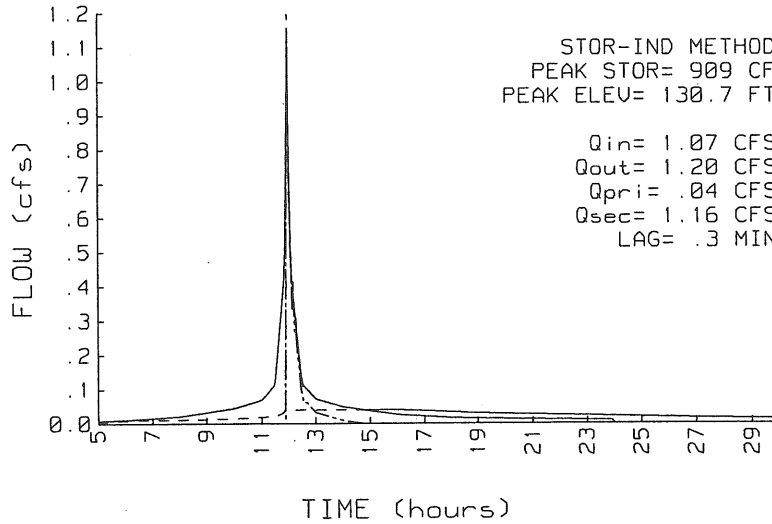
2 YR - TYPE III 24-HOUR RAINFALL= 2.60 IN

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POND 2 INFLOW & OUTFLOW
Dry Well Series No. 2



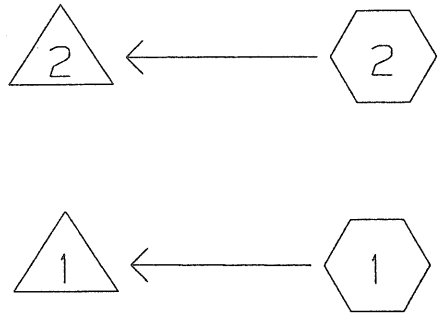
10 YR - TYPE III 24-HOUR RAINFALL= 4.50 IN

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WATERSHED ROUTING =====



- SUBCATCHMENT 1 = South and East of Museum -> POND 1
- SUBCATCHMENT 2 = North of Museum -> POND 2
- POND 1 = DRY WELL NO. 1 ->
- POND 2 = Dry Well Series No. 2 \ ->

10 YR - TYPE III 24-HOUR RAINFALL= 4.50 IN

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SUBCATCHMENT 1

South and East of Museum

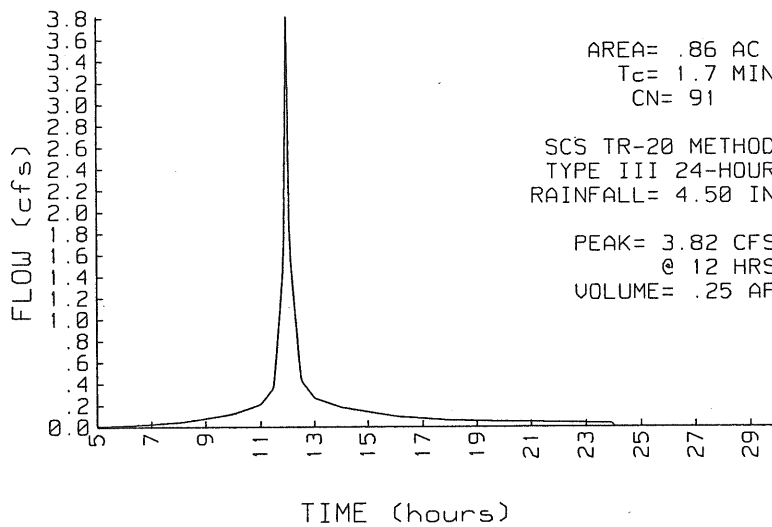
PEAK= 3.82 CFS @ 12.00 HRS, VOLUME= .25 AF

ACRES	CN	
.67	98	Pavement
.19	68	Lawn
.86	91	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 4.50 IN
 SPAN= 5-30 HRS, dt=.05 HRS

Method	Comment	Tc (min)
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: Parking Lot	1.7
Paved	Kv=20.3282 L=190' s=.0085 '/' V=1.87 fps	

SUBCATCHMENT 1 RUNOFF
 South and East of Museum



10 YR - TYPE III 24-HOUR RAINFALL= 4.50 IN

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SUBCATCHMENT 2

North of Museum

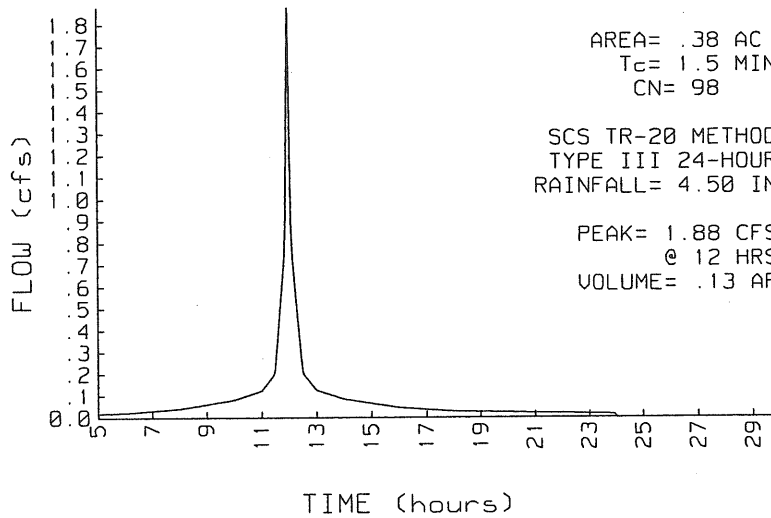
PEAK= 1.88 CFS @ 12.00 HRS, VOLUME= .13 AF

ACRES	CN	
.38	98	Pavement

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 4.50 IN
 SPAN= 5-30 HRS, dt=.05 HRS

Method	Comment	Tc (min)
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: Parking Lot	1.5
Paved Kv=20.3282 L=170' s=.0084 '/' V=1.86 fps		

SUBCATCHMENT 2 RUNOFF
 North of Museum



10 YR - TYPE III 24-HOUR RAINFALL= 4.50 IN

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POND 1

DRY WELL NO. 1

Qin = 3.82 CFS @ 12.00 HRS, VOLUME= .25 AF
 Qout= 2.35 CFS @ 12.09 HRS, VOLUME= .23 AF, ATTEN= 39%, LAG= 5.1 MIN
 Qpri= .09 CFS @ 12.09 HRS, VOLUME= .13 AF
 Qsec= 2.26 CFS @ 12.09 HRS, VOLUME= .10 AF

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
115.3	143	0	0	PEAK STORAGE = 3832 CF
119.3	143	572	572	PEAK ELEVATION= 130.7 FT
119.4	143	14	586	FLOOD ELEVATION= 130.7 FT
127.3	143	1129	1715	START ELEVATION= 115.3 FT
127.4	8	8	1723	SPAN= 5-30 HRS, dt=.05 HRS
129.5	8	17	1739	Tdet= 234.9 MIN (.23 AF)
129.8	135	21	1761	
130.0	1500	163	1924	
130.6	3500	1500	3424	
130.7	4500	400	3824	

#	ROUTE	INVERT	OUTLET DEVICES
1	P	115.3'	AREA 1 DRY WELLS
			<u>ELEV(FT)</u> <u>DISCH(CFS)</u>
			115.3 0.00
			115.4 .02
			118.0 .03
			121.0 .04
			123.0 .05
			125.0 .06
			127.0 .07
2	S	130.6'	20' BROAD-CRESTED RECTANGULAR WEIR X 1.81
			Q=C L H ^{1.5} C=0, 0, 0, 1.94, 1.92, 1.89, 1.92, 1.97

Primary Discharge

└─1=Special Outlet

Secondary Discharge

└─2=Broad-Crested Rectangular Weir

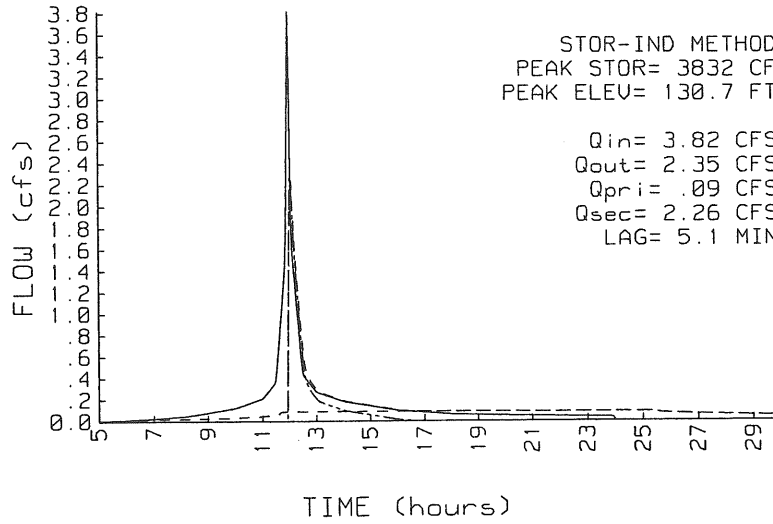
10 YR - TYPE III 24-HOUR RAINFALL= 4.50 IN

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9 Mar 01

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POND 1 INFLOW & OUTFLOW
DRY WELL NO. 1



10 YR - TYPE III 24-HOUR RAINFALL= 4.50 IN

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POND 2

Dry Well Series No. 2

Qin = 1.88 CFS @ 12.00 HRS, VOLUME= .13 AF
 Qout= 1.87 CFS @ 12.00 HRS, VOLUME= .13 AF, ATTEN= 1%, LAG= .2 MIN
 Qpri= .04 CFS @ 11.54 HRS, VOLUME= .06 AF
 Qsec= 1.83 CFS @ 12.00 HRS, VOLUME= .07 AF

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
116.3	71	0	0	PEAK STORAGE = 918 CF
119.3	71	214	214	PEAK ELEVATION= 130.8 FT
119.4	71	7	222	FLOOD ELEVATION= 131.7 FT
128.3	71	636	858	START ELEVATION= 116.3 FT
128.4	8	4	861	SPAN= 5-30 HRS, dt=.05 HRS
130.5	8	17	878	Tdet= 139.1 MIN (.13 AF)
130.8	135	21	900	
131.0	1500	163	1063	
131.6	3500	1500	2563	
131.7	4500	400	2963	

#	ROUTE	INVERT	OUTLET DEVICES
1	P	116.3'	AREA 2 DRY WELLS
			ELEV(FT) DISCH(CFS)
			116.3 0.00
			116.4 .01
			122.0 .02
			126.0 .03
			128.3 .04
			130.5 .04
			130.7 .04
			131.0 .04
2	S	130.7'	20' BROAD-CRESTED RECTANGULAR WEIR X 1.81
			Q=C L H ^{1.5} C=0, 0, 0, 1.94, 1.92, 1.89, 1.92, 1.97

Primary Discharge
 └─1=Special Outlet

Secondary Discharge
 └─2=Broad-Crested Rectangular Weir

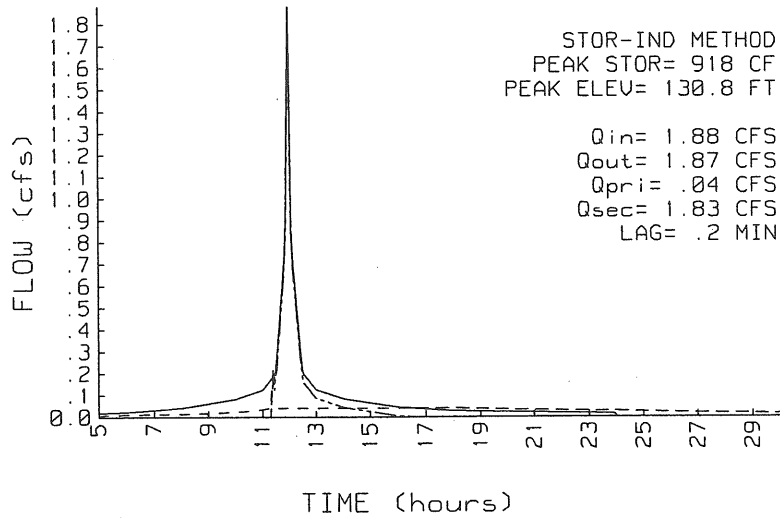
10 YR - TYPE III 24-HOUR RAINFALL= 4.50 IN

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POND 2 INFLOW & OUTFLOW
Dry Well Series No. 2



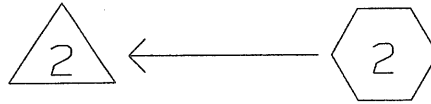
25 YR - TYPE III 24-HOUR RAINFALL= 5.40 IN

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WATERSHED ROUTING =====



- | | | | |
|----------------|----------------------------|----|--------|
| SUBCATCHMENT 1 | = South and East of Museum | -> | POND 1 |
| SUBCATCHMENT 2 | = North of Museum | -> | POND 2 |
| POND 1 | = DRY WELL NO. 1 | -> | |
| POND 2 | = Dry Well Series No. 2 | -> | |

25 YR - TYPE III 24-HOUR RAINFALL= 5.40 IN

Prepared by TAYLOR ENGINEERING ASSOCIATES, AUBURN, MAINE

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SUBCATCHMENT 1

South and East of Museum

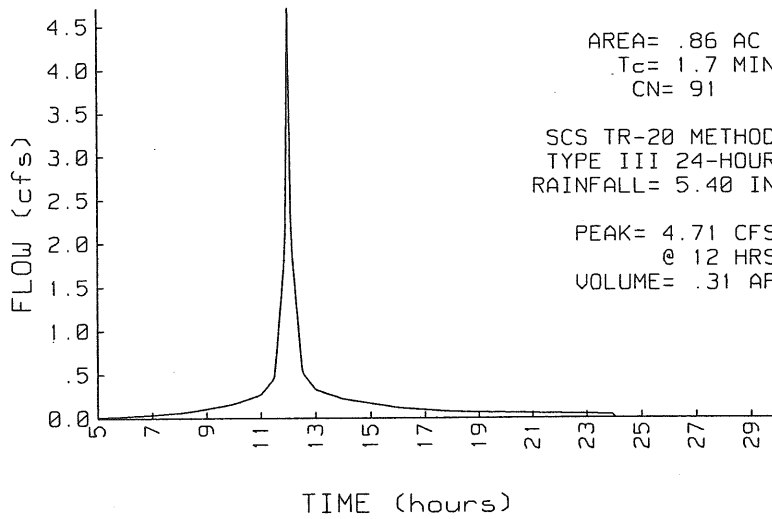
PEAK= 4.71 CFS @ 12.00 HRS, VOLUME= .31 AF

ACRES	CN	
.67	98	Pavement
.19	68	Lawn
.86	91	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.40 IN
 SPAN= 5-30 HRS, dt=.05 HRS

Method	Comment	Tc (min)
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: Parking Lot	1.7
Paved	Kv=20.3282 L=190' s=.0085 '/' V=1.87 fps	

SUBCATCHMENT 1 RUNOFF
 South and East of Museum



25 YR - TYPE III 24-HOUR RAINFALL= 5.40 IN

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9 Mar 01

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SUBCATCHMENT 2

North of Museum

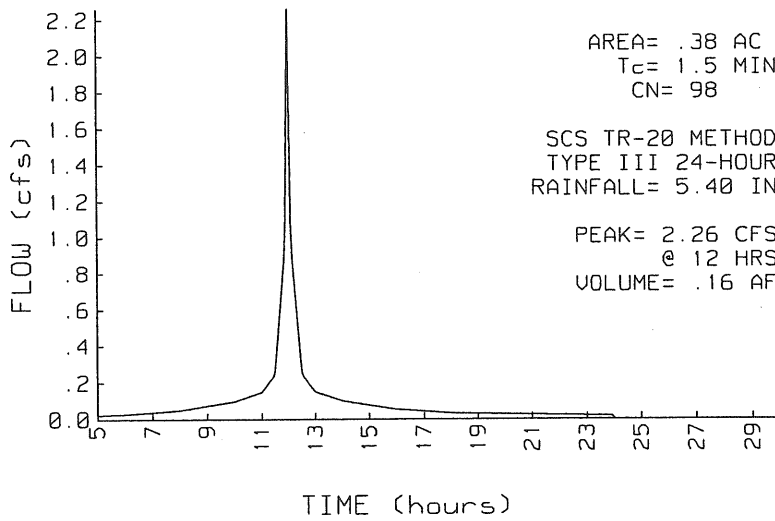
PEAK= 2.26 CFS @ 12.00 HRS, VOLUME= .16 AF

ACRES	CN	
.38	98	Pavement

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.40 IN
 SPAN= 5-30 HRS, dt=.05 HRS

Method	Comment	Tc (min)
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: Parking Lot	1.5
Paved	Kv=20.3282 L=170' s=.0084 '/' V=1.86 fps	

SUBCATCHMENT 2 RUNOFF
 North of Museum



25 YR - TYPE III 24-HOUR RAINFALL= 5.40 IN

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POND 1

DRY WELL NO. 1

Qin = 4.71 CFS @ 12.00 HRS, VOLUME= .31 AF
 Qout= 3.53 CFS @ 12.06 HRS, VOLUME= .29 AF, ATTEN= 25%, LAG= 3.6 MIN
 Qpri= .09 CFS @ 12.06 HRS, VOLUME= .14 AF
 Qsec= 3.44 CFS @ 12.06 HRS, VOLUME= .15 AF

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
115.3	143	0	0	PEAK STORAGE = 4175 CF
119.3	143	572	572	PEAK ELEVATION= 130.8 FT
119.4	143	14	586	FLOOD ELEVATION= 130.7 FT
127.3	143	1129	1715	START ELEVATION= 115.3 FT
127.4	8	8	1723	SPAN= 5-30 HRS, dt=.05 HRS
129.5	8	17	1739	Tdet= 199.4 MIN (.29 AF)
129.8	135	21	1761	
130.0	1500	163	1924	
130.6	3500	1500	3424	
130.7	4500	400	3824	

ROUTE INVERT OUTLET DEVICES

#	ROUTE	INVERT	OUTLET DEVICES	ELEV(FT)	DISCH(CFS)
1	P	115.3'	AREA 1 DRY WELLS	115.3	0.00
				115.4	.02
				118.0	.03
				121.0	.04
				123.0	.05
				125.0	.06
				127.0	.07
2	S	130.6'	20' BROAD-CRESTED RECTANGULAR WEIR X 1.81		
			Q=C L H ^{1.5} C=0, 0, 0, 1.94, 1.92, 1.89, 1.92, 1.97		

Primary Discharge

└─1=Special Outlet

Secondary Discharge

└─2=Broad-Crested Rectangular Weir

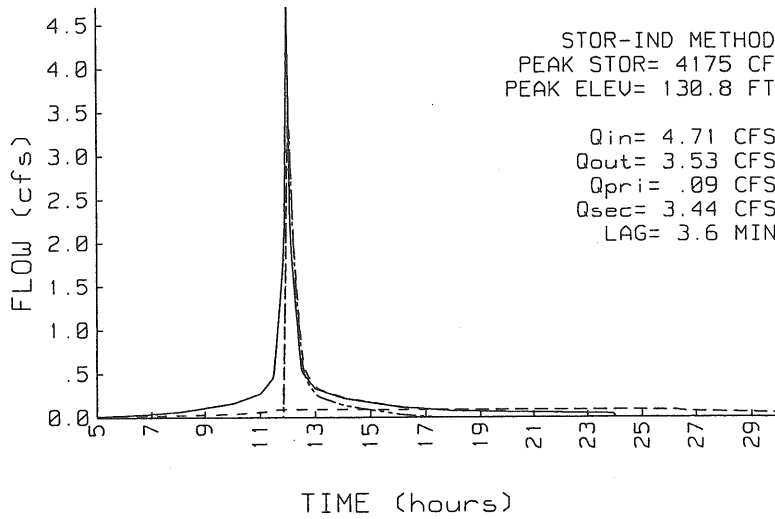
25 YR - TYPE III 24-HOUR RAINFALL= 5.40 IN

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POND 1 INFLOW & OUTFLOW
DRY WELL NO. 1



25 YR - TYPE III 24-HOUR RAINFALL= 5.40 IN

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POND 2

Dry Well Series No. 2

Qin = 2.26 CFS @ 12.00 HRS, VOLUME= .16 AF
 Qout= 2.25 CFS @ 12.00 HRS, VOLUME= .15 AF, ATTEN= 1%, LAG= .2 MIN
 Qpri= .04 CFS @ 11.70 HRS, VOLUME= .06 AF
 Qsec= 2.21 CFS @ 12.00 HRS, VOLUME= .09 AF

ELEVATION (FT)	AREA (SF)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
116.3	71	0	0	PEAK STORAGE = 924 CF
119.3	71	214	214	PEAK ELEVATION= 130.8 FT
119.4	71	7	222	FLOOD ELEVATION= 131.7 FT
128.3	71	636	858	START ELEVATION= 116.3 FT
128.4	8	4	861	SPAN= 5-30 HRS, dt=.05 HRS
130.5	8	17	878	Tdet= 122.3 MIN (.15 AF)
130.8	135	21	900	
131.0	1500	163	1063	
131.6	3500	1500	2563	
131.7	4500	400	2963	

ROUTE INVERT OUTLET DEVICES

#	ROUTE	INVERT	OUTLET DEVICES	ELEV(FT)	DISCH(CFS)
1	P	116.3'	AREA 2 DRY WELLS	116.3	0.00
				116.4	.01
				122.0	.02
				126.0	.03
				128.3	.04
				130.5	.04
				130.7	.04
				131.0	.04
2	S	130.7'	20' BROAD-CRESTED RECTANGULAR WEIR X 1.81		
			Q=C L H ^{1.5} C=0, 0, 0, 1.94, 1.92, 1.89, 1.92, 1.97		

Primary Discharge

└─1=Special Outlet

Secondary Discharge

└─2=Broad-Crested Rectangular Weir

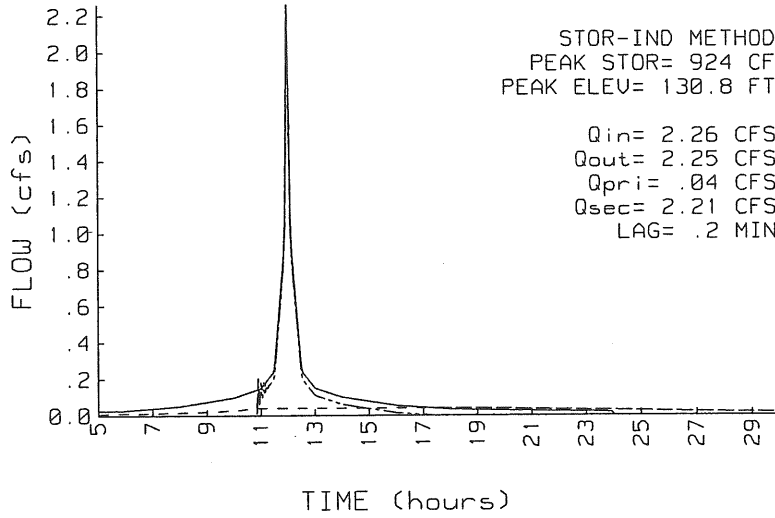
25 YR - TYPE III 24-HOUR RAINFALL= 5.40 IN

Prepared by TAYLOR ENGINEERING ASSOCIATES, AUBURN, MAINE

9 Mar 01

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POND 2 INFLOW & OUTFLOW
Dry Well Series No. 2



MEMO

February 20, 2001

TO: Planning Staff, City of Portland

FROM: Sarah Coffin Marshall, ASLA, Terrence J. DeWan & Associates

RE: Site Plan Application, University of New England Westbrook College Campus

In November 2000, the Board granted Site Plan Approval to the UNE Westbrook College Campus for the following improvements:

- A new one-story Lecture Hall, approximately 6000 sf (50 x 120)
- Reorganized and expanded internal parking lots behind classroom buildings.
- New small parking lot behind Admissions for guests and administration.
- Reorganized and re-stripped parking at Maintenance Lot.
- Lease and use of gravel lot in front of Armory for additional parking.

According to the conditions of approval, the 13 parallel parking spaces between the aisle and the property line around the gallery were deleted, to protect the large trees in the area.

We are now submitting this alternative layout for your review. Goals: save trees, less pavement, and three more parking spaces. It does not impact the trees designated for protection behind the gallery, and in fact proposes less pavement and more green space (net increase in green space: 1,700 sf) than the approved plan, through the efficiency of a double loaded lot on only one side of the gallery. The cost of the improvements proposed in this alternative layout will not exceed the amount currently covered by the existing permit. Because the alternative plan seeks to build three more spaces than the approved number, we understand that Planning Board review is required.

We look forward to discussing the project plans with you at the next available Planning Board meeting. Thank you for your consideration.