

DEVELOPMENT REVIEW COORDINATOR  
POST APPROVAL PROJECT CHECKLIST

Date: 6/5/15

Project Name: Park Danforth

Project Address: 777 Stevens Ave.

Site Plan ID Number: # 2014-202

Planning Board/Authority Approval Date: 2/10/15

Site Plan Approval Date: 2/10/15

Performance Guarantee Accepted: 9/15/15 LOC # 154 \$1,288,634.00  
Bath Savings Inc

Inspection Fee Paid: 9/15/15 OK # 35289  
\$ 20,633.82

Infrastructure Contributions Paid: 9/15/15

Amount of Disturbed Area in SF or Acres: 181,100 SF

MCGP/Chapter 500 Stormwater PBR: City Stormwater Permit

Plans/CADD Drawings Submitted: ?

Pre-Construction Meeting: 9/23/15

Conditions of Approval Met: 12/22/16

As-Builts Submitted: 8/8/17

Public Services Sign Off: 8/22/17

Certificate of Occupancy Memo Processed:  
(Temporary or Permanent) 12/21/16

Performance Guarantee to Defect Guarantee: ~~12/22/16~~ 8/23/17

Defect Guarantee Released: \_\_\_\_\_

**CITY OF PORTLAND, MAINE**  
**PLANNING BOARD**

*Check w/ Greg + Rhonda*

Stuart O'Brien, Chair  
Elizabeth Boepple, Vice Chair  
Sean Dundon  
Bill Hall  
Carol Morrissette  
Jack Soley  
Timothy Dean

February 11, 2015

The Park Danforth  
Home for the Aged- Forest Ave. Property  
Attention: Denise Vachon  
777 Stevens Avenue  
Portland, ME 04103

Mitchell and Associates  
Attention: Bob Metcalf  
70 Center Street  
Portland, ME 04101

Project Name: The Park Danforth                      Project ID: 2014-202  
Address: 777 Stevens Avenue                      CBL: 146 C005 001  
Applicant: The Park Danforth- Denise Vachon  
Planner: Shukria Wiar

Dear Ms. Vachon:

On February 10, 2015, the Planning Board considered a Level III Site Plan application for the Park Danforth development located at 777 Stevens Avenue. The project includes an addition to the existing Park Danforth facility, which includes building expansions and site work in the block encompassed by Stevens Avenue, Forest Avenue, Poland Street and Arbor Street. The Planning Board reviewed the proposal for conformance with the standards of the Subdivision Ordinance, Site Plan Ordinance, multiple-family housing of the Design Manual, and Housing Preservation and Replacement. The Planning Board voted unanimously 6-0 (Morrissette absent) to approve the application with the following waivers and conditions as presented below.

**WAIVERS**

On the basis of the application (2014-202) plans, reports and other information submitted by the applicant, findings, recommendations, contained in the Planning Board Report for The Park Danforth site plan and subdivision, including but not limited to Section VIII Technical Waivers, of the report and the staff reviews relevant to Portland's Technical and Design Standards and other regulations, as well as the Planning Board deliberations and the testimony presented at the Planning Board hearing, the Planning Board finds the following:

1. *Street Trees*

The Planning Board **finds** that the applicant has demonstrated that due to site constraints preventing the planting of required street trees in the right of way, the requirements of Section 14-526(2)(b)(iii) of the Site Plan Ordinance cannot be met; and the Board **finds** that the applicant has satisfied the waiver criteria set out in Section 14-526(2)(b)(iii)(b) with the monetary contribution to the City's tree fund of \$200 per tree for 26 trees for a total of \$5,200. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** Section 14-526 (b)(2)(b)(iii) *Street Trees* of the Site Plan Ordinance.

*done  
9/15/15*

2. *Driveway Location*

The Planning Board **finds** that the applicant has demonstrated that extraordinary conditions unique to this property exist including that the existing driveway location on Forest Avenue cannot be relocated to meet the street separation standard of 125 feet contained in the Technical Manual and Mr. Errico has found that the separation of 70 feet is safe with the right-in and right-out change to the driveway; and the Board **finds** that the

done  
6/15/15

done  
9/19/15

done  
9/17/15

1. The final plat and/or condominium plat, along with accompanying condominium documents, shall be submitted for review and approval by the Planning Authority, Department of Public Services, and Associate Corporation Counsel prior to recording.
2. The final sidewalk easements to provide public access shall be reviewed and approved by Corporation Counsel prior to the issuance of certificate of occupancy.
- ③ The recording plat shall depict the utility easement required for Central Maine Power.
4. The recording plat shall be revised noting all waivers and conditions for review and approval by the Planning Authority prior to recording. All waivers shall be recorded within 90 days of the Planning Board approval.

**2. Level III Site Plan**

The Planning Board voted 6-0 (Morrisette absent) that the plan is in conformance with the site plan standards and all other applicable provisions of the land use code, subject to the following conditions;

done  
9/15/15

done  
6/5/16

done  
6/5/15

done  
6/5/15

done  
9/19/15

done  
12/22/16

done  
9/17/15

1. The proposed housing development meets the criteria of the Preservation of Housing Ordinance subject to submitting the documentation required in Section 14-483 and posting a performance guarantee prior to the issuance of a demolition or building permit.
- ② The accompanying plans for the site plan shall be revised to reflect the changes contained in the overall site plan, including the plans for the fully ADA compliant crosswalk and ramps, and the plans shall be reviewed and approved by DPS, Fire, Traffic, and Planning prior to the issuance of a building permit. - PG
3. The Erosion and Sediment Control Plan (L3.2) shall be revised to identify an inlet sediment control device on existing CB# 4.
4. The note on the Snout detail shown on Sheet L6.2 which states "The Snout shall be provided on Proposed Catch Basins #6100, #6101 and #6102"; shall be deleted from the revised plans.
5. The applicant shall obtain a license agreement with the City Council, which articulates the maintenance requirements of the applicant for the raised island in the curb cut on Forest Avenue prior to the issuance of certificate of occupancy.
- ⑥ The applicant shall submit an executed contract for snow removal prior to the issuance of a Certificate of Occupancy.
7. The Landscape Plan shall be revised for review and approval by the City Arborist, which address Jeff Tarling, City Arborist's Feb. 6<sup>th</sup> review as follows:
  - Tree types & sizes - The minimum tree size shall be 2" caliper. Substitutions of tree types are recommended including shade trees for the parking lots, upright crab apples along Forest Avenue, and substitutions for the proposed Lindens.
  - Shrub Planting sizes - Every effort should be made to upsize the shrub planting sizes due to the scale of the project. The majority of the #3 gallon plants are just too small for this type of project. In most cases #5 gallon plants should be considered the minimum sizes. The proposed plants are more 'residential scale' vs a large complex as proposed.

7. **Subdivision Plan Expiration** The subdivision approval is valid for up to three years from the date of Planning Board approval.
8. **Performance Guarantee and Inspection Fees** 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 Department prior to the release of a subdivision plat for recording at the Cumberland County of Deeds, and prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
9. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
10. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held 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 Development Review Coordinator will confirm that the contractor is working from the approved site plan. 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.
11. **Department of Public Services Permits** 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.)
12. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.
13. **Mylar Copies** Mylar copies of the as-built drawings for the public streets and other public infrastructure in the subdivision must be submitted to the Public Services Dept. prior to the issuance of a certificate of occupancy.

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. 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 Shukria Wiar at 756-8083 or via [shukriaw@portlandmaine.gov](mailto:shukriaw@portlandmaine.gov)

Sincerely,



Stuart O'Brien, Chair  
Portland Planning Board

# CITY OF PORTLAND, MAINE

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## PLANNING BOARD

Stuart O'Brien, Chair  
Elizabeth Boepple, Vice Chair  
Sean Dundon  
Bill Hall  
Carol Morrissette  
Jack Soley  
David Eaton

May 1, 2015

The Park Danforth  
Home for the Aged- Forest Ave. Property  
Attention: Denise Vachon  
777 Stevens Avenue  
Portland, ME 04103

Mitchell and Associates  
Attention: Bob Metcalf  
70 Center Street  
Portland, ME 04101

Project Name:	The Park Danforth Amendment	Project ID:	2015-061
Address:	777 Stevens Avenue	CBL:	146 C005 001
Applicant:	The Park Danforth- Denise Vachon		
Planner:	Shukria Wiar		

Dear Ms. Vachon:

On April 28, 2015, the Planning Board considered a Level III Amended Subdivision and Site Plan Application for the Park Danforth development located at 777 Stevens Avenue. The proposal includes creating three additional one bedroom residential units, as well as changes to the site plan in the block encompassed by Stevens Avenue, Forest Avenue, Poland Street and Arbor Street. The Planning Board reviewed the proposal for conformance with the standards of the Subdivision Ordinance, Site Plan Ordinance, and multiple-family housing of the Design Manual. The Planning Board voted unanimously 4-0 (Morrissette and Dundon absent, Eaton abstained) to approve the application with the following conditions as presented below.

### DEVELOPMENT REVIEW

On the basis of the application (2015-061), plans, reports, and other information submitted by the applicant, findings and recommendations contained in Planning Board Report for the application relevant to the Subdivision Ordinance, and other regulations, as well as the Planning Board deliberations and the testimony presented at the Planning Board hearings, the Planning Board finds the following:

#### 1. Subdivision Plat

The Planning Board voted 4-0 (Morrissette and Dundon absent, Eaton abstained), when taken together with the original plan and the conditions, that the plan is in conformance with the subdivision standards of the land use code.

#### 2. Level III Site Plan

The Planning Board voted 4-0 (Morrissette and Dundon absent, Eaton abstained), when taken together with the original plan and the conditions, that the plan is in conformance with the site plan standards and all other applicable provisions of the land use code.

### STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

the subdivision must be submitted to the Public Services Dept. prior to the issuance of a certificate of occupancy.

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. 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 Shukria Wiar at 756-8083 or via [shukriaw@portlandmaine.gov](mailto:shukriaw@portlandmaine.gov)

Sincerely,



Stuart O'Brien, Chair  
Portland Planning Board

Attachments:

1. Planning Board Report
2. Approval Letter from Original Project 2014-202

**Electronic Distribution:**

cc: Jeff Levine, AICP, Director of Planning and Urban Development  
Alexander Jaegerman, FAICP, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Shukria Wiar, Planner  
Philip DiPierro, Development Review Coordinator, Planning  
Marge Schmuckal, Zoning Administrator, Inspections Division  
Tammy Munson, Inspections Division Director  
Jonathan Rioux, Inspections Division Deputy Director  
Jeanie Bourke, Plan Reviewer/CEO, Inspections Division  
Lannie Dobson, Administration, Inspections Division  
Brad Saucier, Administration, Inspections Division  
Michael Bobinsky, Public Services Director  
Katherine Earley, Engineering Services Manager, Public Services  
Bill Clark, Project Engineer, Public Services  
David Margolis-Pineo, Deputy City Engineer, Public Services  
Doug Roncarati, Stormwater Coordinator, Public Services  
Greg Vining, Associate Engineer, Public Services  
Michelle Sweeney, Associate Engineer  
John Low, Associate Engineer, Public Services  
Rhonda Zazzara, Field Inspection Coordinator, Public Services  
Mike Farmer, Project Engineer, Public Services  
Jane Ward, Administration, Public Services  
Jeff Tarling, City Arborist, Public Services  
Jeremiah Bartlett, Public Services  
David Petruccelli, Fire Department  
Craig Messenger, Fire Department  
Jennifer Thompson, Corporation Counsel  
Thomas Errico, P.E., TY Lin Associates  
David Senus, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department



**CONSTRUCTION**

AT PC WE GO ABOVE AND BEYOND ON EVERY JOB, PERIOD.

09/23/15

**The Park Danforth Renovations and Additions**  
**Preconstruction Meeting Agenda**

1. **Introductions**
2. **Conditions of Site Plan Approval**
3. **Erosion Control**
4. **Project Schedules and Logistics**
5. **Inspections**
6. **Technical Standards and Requirements**
7. **Additional Comments/Concerns**

**From:** Seth Parker <SParker@avestahousing.org>  
**To:** Philip DiPierro <PD@portlandmaine.gov>, Todd Rothstein <TRothstein@avestahousing.org>  
**Date:** 10/24/2013 10:06 AM  
**Subject:** RE: Housing Replacement Performance Guarantee

Thanks Phil. If you could send us the template for the letter of credit when you have it available we'll get that in motion. Thanks, Seth

From: Philip DiPierro [mailto:PD@portlandmaine.gov]  
Sent: Thursday, October 24, 2013 9:58 AM  
To: Seth Parker; Todd Rothstein  
Subject: Housing Replacement Performance Guarantee

Hi guys, attached is Caitlin's calculation for the housing replacement fee. You may want to contact her directly if you have any questions.

Thanks.

Phil

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

Phone 207 874-8632  
Fax 207 756-8258

>>> Caitlin Cameron 10/16/2013 2:32 PM >>>  
The number I get is \$63,736.63 per unit x 16 units = \$1,019,786

\$50,000 per unit multiplied by 226.520/177.700  
<http://www.ssa.gov/OACT/STATS/cpiw.html>

(i) Contribution to the Housing Trust Fund. (Sec 14-483)

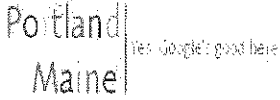
1. The applicant may meet the requirements of this section by depositing \$50,000 for each dwelling unit into the City's Housing Trust Fund in section 14-489.  
2. Beginning on January 1, 2004 and annually thereafter, the amount of the contribution shall be adjusted by multiplying this amount originally deposited for each unit by a fraction, the denominator of which shall be the "Consumer Price Index for Urban Wage Earners and Clerical Workers ("CPI-W")," U.S. City Average, "All Items Index," as published by the United States Bureau of Labor Statistics ("the Index") for January 1, 2003 Year, and the numerator of which shall be the Index for the same month in each subsequent year. In the event that . . . dwelling unit.

(j) Performance Guaranty/Letter of Credit. Owners or affiliates must post a performance guaranty in the form of a letter of credit, or other security acceptable to the city attorney in amount equivalent to the amount the applicant would have been required to contribute to the City's Housing Trust Fund if the applicant had chosen that option pursuant to sub-section g.

Caitlin Cameron, LEED AP, Associate AIA  
Urban Designer | Planning & Urban Development Department  
City of Portland, Maine  
389 Congress Street, 4th Floor Portland, ME 04101  
(207) 874-8901 | [ccameron@portlandmaine.gov](mailto:ccameron@portlandmaine.gov)<<mailto:ccameron@portlandmaine.gov>>

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested. --





Shukria Wiar &lt;shukriaw@portlandmaine.gov&gt;

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**777 Stevens Ave., Park Danforth - CO Requirements**

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Philip DiPierro &lt;pd@portlandmaine.gov&gt;

Mon, Nov 28, 2016 at 1:19 PM

To: Kemp Carey &lt;kcarey@pccconstruction.com&gt;

Cc: "Wiar, Shukria" &lt;shukriaw@portlandmaine.gov&gt;, Bob Metcalf &lt;rmetcalf@mitchellassociates.biz&gt;, "Clark, William" &lt;wbc@portlandmaine.gov&gt;, "Zazzara, Rhonda" &lt;rjz@portlandmaine.gov&gt;, "Vining, Gregory" &lt;gvining@portlandmaine.gov&gt;

Hi Kemp, following up on our earlier telephone conversation, the following conditions of the site plan approval still need to be met in order to be in compliance with the site plan and subdivision approval, and for the issuance of the certificate of occupancy. I've scheduled a final inspection for Friday December 9th at 11:00 am.

**Subdivision**

- ✓ 3. The recording plat shall depict the utility easement required for Central Maine Power." I believe the recording plat needs to be amended to show where the CMP utilities ended up being installed.

**Site Plan**

- ✓ 6. The applicant shall submit an executed contract for for snow removal prior to the issuance of a Certificate of Occupancy." Please submit the execute contract.
- ✓ 8. The final signage and wayfinding plan shall be reviewed and approved by the Planning Authority prior to the issuance of a Certificate of Occupancy.

**Standard Condition of Approval**

- ✓ 3. Please submit the executed and recorded stormwater maintenance agreement and maintenance plan that accompanies the agreement.

- ✓ I'll also need confirmation from the design engineer that the stormawater system was constructed and installed in compliance with the approved plans.

Will the as-built plans be ready for submission at the time of the CO inspection? Please find attached the As-Built Submission Standards that must be met in order for out Public Works Department to accept them. I've also attached an example of what the plans should look like.

Let me know if you have any questions. Thanks.

Phil


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

Phone 207 874-8632  
Fax 207 756-8258

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**2 attachments**

 **Engineering Plan Submission Requirements 10 27 2008 WBC.pdf**  
37K

 **Marriott As Built Site Plan No 321 Commercial St 09 15 2014.pdf**  
2443K

**SUBDIVISION/SITE DEVELOPMENT**  
**Cost Estimate of Improvements to be covered by Performance Guarantee**

Date: 18Jun15

Name of Project: The Park Danforth - Renovations and Additions

Address/Location: 777 Stevens Avenue

Application ID #: \_\_\_\_\_

Developer: \_\_\_\_\_

Form of Performance Guarantee: \_\_\_\_\_

Type of Development: Subdivision \_\_\_\_\_ Site Plan (Level I, II or III) \_\_\_\_\_

**TO BE FILLED OUT BY THE APPLICANT:**

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
<b>1. STREET/SIDEWALK</b>						
Road/Parking Areas	316 sy	\$37/sy	\$11,692	5,447 sy	\$37/sy	\$201,539
Curbing	575' 590 lf	\$35/lf	\$20,650	1,843 lf	\$14/lf	\$25,802
Sidewalks	322 sy	\$64/sy	\$20,608	1,510 sy	\$64/sy	\$96,640
Esplanades	118 sy	\$19/sy	\$2,242	N/A		
Monuments	4 ea	\$600/ea	\$2,400	N/A		
Street Lighting	N/A			N/A		
Street Opening Repairs	279 sy	\$37/sy	\$10,323	N/A		
Other Mill/Fill Forest Ave.	395 sy	\$20.75/sy	\$8,196	N/A		
<b>2. EARTH WORK</b>						
Cut	N/A			4,736 cy	\$5.94/cy	\$28,132
Fill	N/A			6,218 cy	\$15.67/cy	\$97,436
<b>3. SANITARY SEWER</b>						
Manholes	1 ea	\$2,790/ea	\$2,790	N/A		
Piping	20 lf	\$110/lf	\$2,200	110 lf	\$110/lf	\$12,100
Connections	1 ea	\$1,290/ea	\$1,290	1 ea	\$1,290/ea	\$1,290
Main Line Piping	N/A			N/A		
House Sewer Service Piping	N/A			N/A		
Pump Stations	N/A			N/A		
Other Grease Trap	N/A			1 ea	\$6,510	\$6,510
<b>4. WATER MAINS</b>						
	66 lf	\$147/lf	\$9,702	110 lf	\$147/lf	\$16,170
<b>5. STORM DRAINAGE</b>						
Manholes	N/A			2 ea	\$5,893/ea	\$11,786
Catchbasins <small>Includes Oil/Water Separator</small>	N/A			16 ea	\$3,930/ea	\$62,880
Piping	20 lf	\$33/lf	\$660	970 lf	\$33/lf	\$32,010
Detention Basin	N/A			N/A		
Stormwater Quality Units Dry Well	N/A			3 ea	\$4,038/ea	\$12,114
Leaching Galley	N/A			18 ea	\$2,637/ea	\$47,466

NOTE: FRAMES AND GATES TO BE INSTALLED AS BASE PAVING IS COMPLETED  
 \$39,650  
 \$230,450

6. SITE LIGHTING	Rollard Base / Pole Mounted Lights		N/A	12 ea	\$2,160/ea	\$25,920
	Pole Lights - Single		N/A	27 ea	\$2,462/ea	\$66,474
	Pole Lights - Double		N/A	7 ea	\$3,113/ea	\$21,791
7. EROSION CONTROL						
Silt Fence	N/A			806 lf	\$1.64/lf	\$1,322
Check Dams	N/A			N/A		
Pipe Inlet/Outlet Protection	N/A			N/A		
Level Lip Spreader	N/A			N/A		
Slope Stabilization (Retaining Wall)	N/A			2,480 sf	\$39.75/sf	\$98,580
Geotextile	N/A			N/A		
Hay Bale Barriers	N/A			N/A		
Catch Basin Inlet Protection	6 ea	\$181/ea	\$1,086	15 ea	\$181/ea	\$2,715
8. RECREATION AND OPEN SPACE AMENITIES	N/A			N/A		
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	N/A			See Attached		\$84,340
10. MISCELLANEOUS Housing Guarantees				4 Units	\$64,235.79	\$256,943
TOTAL:		\$93,839			\$1,194,795	
GRAND TOTAL:		\$93,839			\$1,194,795	

total \$1,288,634  
ok 6/23/15

INSPECTION FEE (to be filled out by the City)

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:	\$1,876.78	\$18,757.04	\$20,633.82
or Site Inspection Fee does not include Housing Replacement Guarantee			
B: Alternative Assessment:			
Assessed by:	<u>Dina King</u> (name)	<u></u> (name)	<u>6/23/15</u>

11/8/16  
Total P69  
\$1,288,634 — Reduction \$270,108 = Remaining \$1,018,526

December 22, 2016

Ms. Shukria Wiar, Planner  
Planning and Urban Development  
City of Portland  
389 Congress Street  
Portland, ME 04101

**RE: Compliance with Conditions of Approval  
The Park Danforth  
777 Stevens Avenue**

Dear Shukria,

The following is in regards to the conditions of approval for certificate of Occupancy. The following attached documentation addresses conditions of approval:

- Recorded Amended Subdivision Plan-CMP Easement
- Recorded Stormwater Drainage Management and Maintenance Agreement
- Engineers Inspection Documentation Confirming Installation of Stormwater System
- Stormwater Inspection and Maintenance Contract, Clean Harbors
- Snow Removal Documentation and Contract

Regarding snow removal, the Park Danforth does their own plowing of the property and retains the service of a private contractor to clear the public sidewalks not done by the city. The same contractor is on call for snow removal on an as needed basis.

Should you or staff have any questions, please do not hesitate to contact me.

Sincerely,  
Mitchell & Associates



Robert B. Metcalf, Principal  
Maine Licensed Landscape Architect

cc: Denise Vachon CEO  
Phil DiPierro



**STORMWATER DRAINAGE SYSTEM  
MAINTENANCE AGREEMENT**

**For SUBDIVISIONS**

**IN CONSIDERATION OF** the site plan and subdivision approval granted by the Planning Board of the City of Portland to the proposed project known as Addition to Park-Danforth Condominium, Project ID 2015-061 shown on the Subdivision Plat (Exhibit A) recorded in Cumberland Registry of Deeds in Plan Book 215, Page 375 submitted by Mitchell & Associates Grading and Drainage Plan Sheet L3.0 (Exhibit B) revision dated April 10, 2015, Grading Plan Garage revision dated January 5, 2015 (Exhibit C) and Erosion and Sediment Control Plan dated April 10, 2015 (Exhibit D) prepared by Robert B. Metcalf, PLA (agent) Mitchell & Associates, 70 Center Street Portland, ME 04101 and Les Berry, PE BH2M Engineers (engineer) 28 State Street Gorham ME 04038 and pursuant to a condition thereof, Home for the Aged, d/b/a The Park Danforth, a Maine non-profit corporation and HFA HUD Properties, LLC, a Maine limited liability company of which Home for the Aged is the sole member, both with a principal place of business in Portland, Maine, and having a mailing address of 777 Stevens Avenue, Portland, Maine 04103, the current owners of the subject premises, do hereby agree, for themselves, their successors and assigns (collectively, the "Owner"), as follows:

Maintenance Agreement

That Owner, its successors and assigns, will, at its own cost and expense and at all times in perpetuity, maintain in good repair and in proper working order the leaching galley's, dry wells, catch basin's, manhole's, oil and water separator and associated piping *BMP system* (hereinafter collectively referred to as the "stormwater system"), as shown on the Grading and Drainage Plan Sheet L3.0 revision dated April 10, 2015 (Exhibit B) Grading Plan Garage revision dated January 5, 2015 (Exhibit C) and Erosion and Sediment Control Plan dated April 10, 2015 (Exhibit D) and in strict compliance with the approved Stormwater Maintenance and Inspection Agreement prepared for the Owner by Les Berry PE BH2M Engineers (engineer) 28 State Street Gorham ME 04038 (copy attached in Exhibit E) and Chapter 32 of the Portland City Code.

Owner of the subject premises further agrees, at its own cost, to keep a Stormwater Maintenance Log. Such log shall be made available for inspection by the City of Portland upon reasonable notice and request.

Said agreement is for the benefit of the said City of Portland and all persons in lawful possession of said premises and abutters thereto; further, that the said City of Portland and said persons in lawful possession may enforce this Agreement by an action at law or in equity in any court of competent jurisdiction; further, that after giving the Owner written notice and a stated time to perform,

the said City of Portland, by its authorized agents or representatives, may, but is not obligated to, enter upon said premises to maintain, repair, or replace said stormwater system in the event of any failure or neglect thereof, the cost and expense thereof to be reimbursed in full to the said City of Portland by the Owner upon written demand. Any funds owed to the City under this paragraph shall be secured by a lien on the property.

This Agreement shall also not be construed to allow any change or deviation from the requirements of the subdivision and/or site plan most recently and formally approved by the Planning Board of the City of Portland.

This agreement shall bind the undersigned only so long as it retains any interest in said premises, and shall run with the land and be binding upon the Owner's successors and assigns as their interests may from time to time appear.

The Owner agrees to record a copy of this Agreement in the Cumberland County Registry of Deeds within thirty (30) days of final execution of this Agreement. The Owner further agrees to provide a copy of this Agreement to any successor or assign and to forward to the City an Addendum signed by any successor or assign in which the successor or assign states that the successor or assign has read the Agreement, agrees to all its terms and conditions and the successor or assign will obtain and forward to the City's Department of Public Services and Department of Planning and Urban Development a similar Addendum from any other successor or assign.

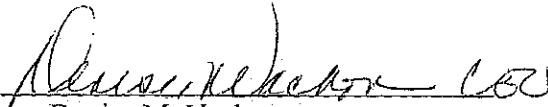
For the purpose of this agreement and release "Owner" is any person or entity who is a successor or assign and has a legal interest in part, or all, of the real estate and any building. The real estate shown by chart, block and lot number in the records on file in the City Assessor's office shall constitute "the property" that may be entered by the City and liened if the City is not paid all of its costs and charges following the mailing of a written demand for payment to the owner pursuant to the process and with the same force and effect as that established by 36 M.R.S.A. §§ 942 and 943 for real estate tax liens.

Any written notices or demands required by the agreement shall be complete on the date the notice is attached to one or more doors providing entry to any buildings and mailed by certified mail, return receipt requested or ordinary mail or both to the owner of record as shown on the tax roles on file in the City Assessor's Office.

If the property has more than one owner on the tax rolls, service shall be complete by mailing it to only the first listed owner. The failure to receive any written notice required by this agreement shall not prevent the City from entering the property and performing maintenance or repairs on the stormwater system, or any component thereof, or liening it or create a cause of action against the City.

Dated at Portland, Maine this 20<sup>th</sup> day of December, 2016.

HOME FOR THE AGED  
d/b/a THE PARK DANFORTH  
on its own behalf and as sole member of  
HFA HUD PROPERTIES, LLC

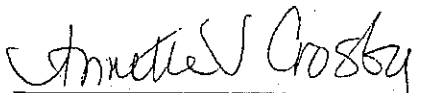
By:   
Denise M. Vachon  
Its Chief Executive Officer

STATE OF MAINE  
CUMBERLAND, ss.

December 20, 2016

Personally appeared the above-named Denise M. Vachon, Chief Executive Officer of Home for the Aged, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,

  
Notary Public/Attorney at Law

Print name: Annette J Crosby

ANNETTE JOY CROSBY  
Notary Public, Maine  
My Commission Expires July 20, 2020

SEAL

- Exhibit A: Subdivision Plat as recorded
- Exhibit B: Approved Grading and Drainage Plan *Sheet L3.0*
- Exhibit C: Approved Grading Garage Plan Sheet L3.1
- Exhibit D: Approved Erosion and Sediment Control Plan L3.2
- Exhibit E: Approved Stormwater Maintenance and Inspection Agreement







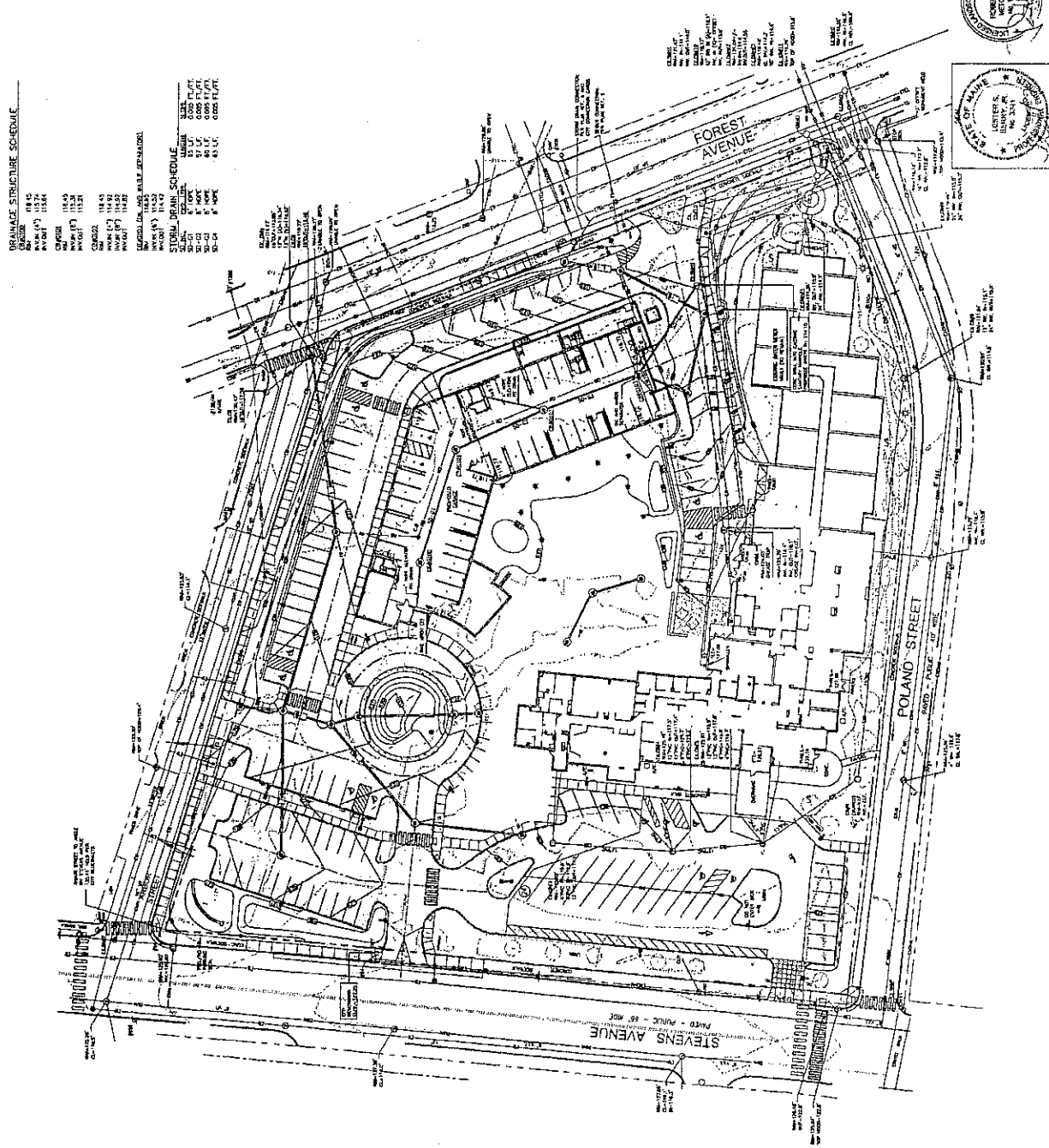
The Park Danforth  
 777 Stevens Avenue  
 Portland, Maine

Prepared For:  
 Owners: The Regent  
 The Danforth  
 150 Park Danforth  
 Portland, ME 04101  
 Architect:  
 The Park Danforth  
 150 Park Danforth  
 Portland, ME 04101  
 Prepared By:  
 MITCHELL & ASSOCIATES  
 150 Park Danforth  
 Portland, ME 04101  
 Telephone: 762-2700

Date: OCTOBER 17, 2014  
 Issue For: PERMITTING  
 Project: 150 Park Danforth, City of Portland  
 150 Park Danforth  
 JUNE 1, 2014 The City of Portland  
 150 Park Danforth  
 150 Park Danforth  
 Title: GRADING PLANS  
 GARAGE LEVEL  
 Scale: 1" = 16'  
 North Arrow  
 Sheet No. L3.1

- GRAVING NOTES:**
1. THE NOTES TO THESE DRAWINGS, ANY DISCREPANCIES BETWEEN DRAWINGS, AND THE LANDSCAPE ARCHITECT'S COMMENTS SHALL TAKE PRECEDENCE OVER ANY CONFLICTING INFORMATION ON ANY OTHER DRAWING OR SPECIFICATION.
  2. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT OR ARCHITECT FOR DESIGN AND RESOLUTION PRIOR TO ANY FURTHER WORK.
  3. THE ARCHITECT'S INTENT SHALL TAKE PRECEDENCE OVER ANY DISCREPANCIES OR DISCREPANCIES THAT MAY BE DISCOVERED BY THE ARCHITECT.
  4. CONTRACTOR SHALL NOT EXCEED THE GRAVING.
  5. THE SCHEDULED WORK SHALL BE COMPLETED BY THE END OF THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE STATE OF MAINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE STATE OF MAINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE STATE OF MAINE.
  6. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
  7. ALL NEW UTILITIES SHALL BE INSTALLED TO THE PROPERTY BOUNDARIES AND SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL AND A MINIMUM OF 18" OF CONCRETE SURROUND.
  8. ALL EXISTING UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL AND A MINIMUM OF 18" OF CONCRETE SURROUND.
  9. ALL EXISTING UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL AND A MINIMUM OF 18" OF CONCRETE SURROUND.
  10. ALL EXISTING UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL AND A MINIMUM OF 18" OF CONCRETE SURROUND.
  11. ALL EXISTING UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL AND A MINIMUM OF 18" OF CONCRETE SURROUND.
  12. ALL EXISTING UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL AND A MINIMUM OF 18" OF CONCRETE SURROUND.
  13. ALL EXISTING UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL AND A MINIMUM OF 18" OF CONCRETE SURROUND.
  14. ALL EXISTING UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL AND A MINIMUM OF 18" OF CONCRETE SURROUND.
  15. ALL EXISTING UTILITIES SHALL BE PROTECTED BY A MINIMUM OF 18" OF GRANULAR FILL AND A MINIMUM OF 18" OF CONCRETE SURROUND.

EXHIBIT C



**DRAINAGE STRUCTURE SCHEDULE**

MANHOLE	PIPE	DEPTH
M-01	12" DIA.	6" H.P.
M-02	12" DIA.	6" H.P.
M-03	12" DIA.	6" H.P.
M-04	12" DIA.	6" H.P.
M-05	12" DIA.	6" H.P.
M-06	12" DIA.	6" H.P.
M-07	12" DIA.	6" H.P.
M-08	12" DIA.	6" H.P.
M-09	12" DIA.	6" H.P.
M-10	12" DIA.	6" H.P.
M-11	12" DIA.	6" H.P.
M-12	12" DIA.	6" H.P.
M-13	12" DIA.	6" H.P.
M-14	12" DIA.	6" H.P.
M-15	12" DIA.	6" H.P.
M-16	12" DIA.	6" H.P.
M-17	12" DIA.	6" H.P.
M-18	12" DIA.	6" H.P.
M-19	12" DIA.	6" H.P.
M-20	12" DIA.	6" H.P.
M-21	12" DIA.	6" H.P.
M-22	12" DIA.	6" H.P.
M-23	12" DIA.	6" H.P.
M-24	12" DIA.	6" H.P.
M-25	12" DIA.	6" H.P.
M-26	12" DIA.	6" H.P.
M-27	12" DIA.	6" H.P.
M-28	12" DIA.	6" H.P.
M-29	12" DIA.	6" H.P.
M-30	12" DIA.	6" H.P.
M-31	12" DIA.	6" H.P.
M-32	12" DIA.	6" H.P.
M-33	12" DIA.	6" H.P.
M-34	12" DIA.	6" H.P.
M-35	12" DIA.	6" H.P.
M-36	12" DIA.	6" H.P.
M-37	12" DIA.	6" H.P.
M-38	12" DIA.	6" H.P.
M-39	12" DIA.	6" H.P.
M-40	12" DIA.	6" H.P.
M-41	12" DIA.	6" H.P.
M-42	12" DIA.	6" H.P.
M-43	12" DIA.	6" H.P.
M-44	12" DIA.	6" H.P.
M-45	12" DIA.	6" H.P.
M-46	12" DIA.	6" H.P.
M-47	12" DIA.	6" H.P.
M-48	12" DIA.	6" H.P.
M-49	12" DIA.	6" H.P.
M-50	12" DIA.	6" H.P.

**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	PROPOSED PROPERTY LINE
EXISTING DRIVEWAY	PROPOSED DRIVEWAY
EXISTING SIDEWALK	PROPOSED SIDEWALK
EXISTING UTILITY	PROPOSED UTILITY
EXISTING WATER MAIN	PROPOSED WATER MAIN
EXISTING SANITARY SEWER	PROPOSED SANITARY SEWER
EXISTING TELEPHONE	PROPOSED TELEPHONE
EXISTING GAS	PROPOSED GAS
EXISTING ELEC.	PROPOSED ELEC.
EXISTING FOUNDATION	PROPOSED FOUNDATION
EXISTING CLEAN OUT	PROPOSED CLEAN OUT
EXISTING CURB	PROPOSED CURB
EXISTING FENCE	PROPOSED FENCE
EXISTING SCAL	PROPOSED SCAL
EXISTING CONCOURSE	PROPOSED CONCOURSE
EXISTING DRIVE	PROPOSED DRIVE
EXISTING ASPHALT DRIVE	PROPOSED ASPHALT DRIVE
EXISTING PAVEMENT	PROPOSED PAVEMENT
EXISTING GRAVEL DRIVE	PROPOSED GRAVEL DRIVE
EXISTING GRASS	PROPOSED GRASS
EXISTING TREE	PROPOSED TREE
EXISTING SHRUB	PROPOSED SHRUB
EXISTING FLOW	PROPOSED FLOW
EXISTING EROSION CONTROL	PROPOSED EROSION CONTROL



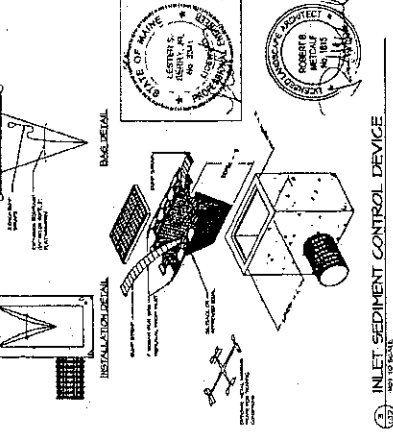
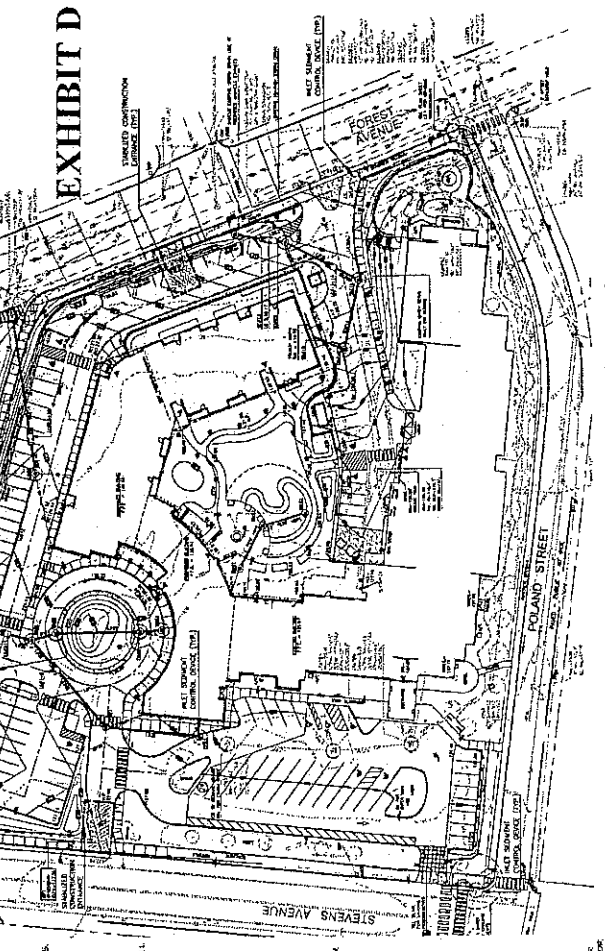
Prepared For: The City of Portland  
 14. 2018/07/16  
 Prepared By: JUTICHA & ASSOCIATES  
 14. 2018/07/16

777 Stevens Avenue  
 Portland, Maine

Date: OCTOBER 11, 2018  
 Revised By: JUTICHA  
 Project: The City of Portland  
 14. 2018/07/16  
 Approved: OCT 10, 2018  
 Title: EROSION AND SEDIMENT CONTROL PLAN  
 Scale: 1" = 10'  
 Sheet No.: L3.2

LEGEND

PROPERTY LINE	EXISTING
SHARED DRIVEWAY	---
CONCRETE	---
ASPHALT	---
GRAVEL	---
PAVEMENT	---
UTILITY POLE	---
WATER VALVE	---
EDGE FINISH	---
CONCRETE	---
ASPHALT	---
GRAVEL	---
PAVEMENT	---



**EROSION AND SEDIMENT CONTROL PLAN**  
 THIS PLAN IS BEING DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER THE EXPANSION OF THE PARK CENTER AT 777 STEVENS AVENUE IN PORTLAND, MAINE. THIS PLAN IS BASED ON THE MAINE EROSION AND SEDIMENTATION CONTROL, WATERBODIES CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) MANUAL, 2018 EDITION.

**A. PROPOSED DEVELOPMENT**  
 THE PROJECT CONSISTS OF THE CONSTRUCTION OF A FIVE-STORY, 277,500 SQ FT OFFICE BUILDING, THE BUILDING WILL INCLUDE 24 APARTMENT UNITS, A PARKING GARAGE, A GARAGE, LOBBY, MEETING ROOMS, AND SERVICE CORE. THE 40,000 SQ FT GARAGE WILL BE CONSTRUCTED IN PHASES. THE BUILDING WILL BE CONSTRUCTED IN PHASES. THE BUILDING WILL BE CONSTRUCTED IN PHASES.

**B. EROSION CONTROL PRACTICES/TEMPORARY MEASURES**  
 THE FOLLOWING TEMPORARY MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE UTILIZED:  
 1. EROSION CONTROL MATS SHALL BE INSTALLED ON ALL EXPOSED SOIL SURFACES IMMEDIATELY UPON EXPOSURE. MATS SHALL BE MAINTAINED AND REPLACED AS NEEDED.  
 2. SILT FENCES SHALL BE INSTALLED AT ALL EXPOSED SOIL SURFACES.  
 3. SILT FENCES SHALL BE MAINTAINED AND REPLACED AS NEEDED.  
 4. SILT FENCES SHALL BE INSTALLED AT ALL EXPOSED SOIL SURFACES.  
 5. SILT FENCES SHALL BE MAINTAINED AND REPLACED AS NEEDED.

**C. CONSTRUCTION PRACTICES/TEMPORARY MEASURES**  
 THE FOLLOWING TEMPORARY MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE UTILIZED:  
 1. EROSION CONTROL MATS SHALL BE INSTALLED ON ALL EXPOSED SOIL SURFACES IMMEDIATELY UPON EXPOSURE. MATS SHALL BE MAINTAINED AND REPLACED AS NEEDED.  
 2. SILT FENCES SHALL BE INSTALLED AT ALL EXPOSED SOIL SURFACES.  
 3. SILT FENCES SHALL BE MAINTAINED AND REPLACED AS NEEDED.  
 4. SILT FENCES SHALL BE INSTALLED AT ALL EXPOSED SOIL SURFACES.  
 5. SILT FENCES SHALL BE MAINTAINED AND REPLACED AS NEEDED.

**D. SLOPE STABILIZATION**  
 ALL EXPOSED SOIL SURFACES SHALL BE STABILIZED IMMEDIATELY UPON EXPOSURE. STABILIZATION SHALL BE PERFORMED USING ONE OF THE FOLLOWING METHODS:  
 1. HYDROSEEDING  
 2. MULCHING  
 3. EROSION CONTROL MATS  
 4. SOIL NAIL WALLS  
 5. ANCHORED RAILROAD TIES  
 6. GEOTEXTILES  
 7. GEORAPED MATS  
 8. CONCRETE BLOCK WALLS  
 9. RETAINING WALLS  
 10. OTHER METHODS AS APPROVED BY THE ENGINEER.

**E. SITE INSPECTION AND MAINTENANCE**  
 THE CONTRACTOR SHALL MAINTAIN THE EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN THE EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL MAINTAIN THE EROSION AND SEDIMENTATION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION PERIOD.

**F. SILT FENCE**  
 SILT FENCES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SILT FENCES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SILT FENCES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.



INLET SEDIMENT CONTROL DEVICE  
 NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE  
 NOT TO SCALE

**OPERATIONS & MAINTENANCE PLAN**  
**FOR STORMWATER FACILITIES**  
**October 2014**

**For: The Park Danforth**  
**777 Stevens Avenue**  
**Portland, Maine**

**EXHIBIT E**

The applicant, The Park Danforth, will be responsible for all operation and maintenance of the entire site.

**Site Description**

The Park Danforth is an existing elderly housing project that will be expanded.

**Stormwater Overview and Objectives**

The Stormwater Plan has two separate systems:

1. The existing on-site stormwater system that discharges to the City stormdrain in Forest Avenue.
2. The new stormwater system that incorporates infiltration for the "First Flush" therefore providing treatment before discharging to the city stormdrain in Forest Avenue.

**Contacts:**

Design Engineer: BH2M  
28 State Street  
Gorham, Me. 04038  
(207) 839-2771

Developer: The Park Danforth  
777 Stevens Avenue  
Portland, Me. 04103

Inspector: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contractors:

Contractor 1 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contractor 2 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Purpose**

The following O&M Plan provides guidance and schedules for the O&M of the stormwater facility.

**Leaching Galleries**

1. Inlet Inspections: The inlet of the basin shall be checked periodically to ensure that flows are not blocked by debris. Inspections shall be conducted monthly during wet weather conditions from March to November.
2. Erosion & Instability: The drywell should be inspected annually for erosion, destabilization of side slopes, embankment settling and other signs of structural failure, and loss of storage volume due to sediment accumulation. Corrective action should be taken immediately upon identification of problems.
3. Sediment Removal: Sediment shall be removed from the structure at least annually and from the basin when necessary.
4. Measurement of Sediment Accumulation: Inspect for sediment accumulation. If sediment reaches 1' in depth, the sediment shall be removed.

**Storm Drain System Includes Catch Basins & Manholes**

1. Inspect catch basin inlets on a monthly basis for debris or conditions which could inhibit flow entry. Remove debris and properly dispose.
2. Inspect the catch basin structures on an annual basis.
  - a) Check that rims are securely attached and properly set to optimize flow entry.

- b) Measure and record silt accumulation, if any. Sumps shall be cleaned at least on a yearly basis in the spring.
3. Check pipelines on an annual basis to determine silt accumulation, if any. Remove excess silt if found.

**City of Portland**

The owner is required to comply with the annual reporting requirements contained in Chapter 32 of the City of Portland Code of Ordinances.

**Housekeeping**

1. Use "Inspection & Maintenance Log" and keep records in three-ring binder.
2. See attached Appendix B "Inspection and Maintenance" from Maine DEP Stormwater Regulations.
3. See attached "Appendix C" from Maine DEP Stormwater Regulations for Performance Standards.

**INSPECTION SUMMARY**  
**The Park Danforth**

<b><u>Inspection of</u></b>	<b><u>Schedule *</u></b>
• Leaching Galleries	
Inspect	Monthly
Remove Sediment	Yearly
• Storm Drains and Catchbasins	
Inspect	Monthly
Measure Silt & Remove	Yearly

\* After significant rainstorm in addition to regular inspections. Inspections shall be within 3 days of significant rainfall.

**INSPECTION LOG**  
The Park Danforth  
Stormwater Management  
Inspection & Maintenance Log

Date of Inspection: \_\_\_\_\_

Inspection by: \_\_\_\_\_

Purpose of Inspection: Monthly, Yearly, Significant Rainfall (circle one)

- **Leaching Galleries**

Description of Conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Maintenance & Date of Repairs:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sediment Inspection & Removal:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- **Catchbasins**

Description of Conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**Maintenance & Date of Repairs:**

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**Sediment Inspection & Removal:**

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Inspector Signature

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Inspector Signature

Received  
Recorded Register of Deeds  
Dec 21, 2016 12:31:51P  
Cumberland County  
Nancy A. Lane

**OPERATIONS & MAINTENANCE PLAN**  
**FOR STORMWATER FACILITIES**

October 2014

**For: The Park Danforth**  
**777 Stevens Avenue**  
**Portland, Maine**

**EXHIBIT E**

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2. The new stormwater system that incorporates infiltration for the "First Flush" therefore providing treatment before discharging to the city stormdrain in Forest Avenue.

**Contacts:**

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28 State Street  
Gorham, Me. 04038  
(207) 839-2771

Developer: The Park Danforth  
777 Stevens Avenue  
Portland, Me. 04103

Inspector: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Contractors:**

Contractor 1 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Contractor 2 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Purpose**

The following O&M Plan provides guidance and schedules for the O&M of the stormwater facility.

**Leaching Galleries**

1. Inlet Inspections: The inlet of the basin shall be checked periodically to ensure that flows are not blocked by debris. Inspections shall be conducted monthly during wet weather conditions from March to November.
2. Erosion & Instability: The drywell should be inspected annually for erosion, destabilization of side slopes, embankment settling and other signs of structural failure, and loss of storage volume due to sediment accumulation. Corrective action should be taken immediately upon identification of problems.
3. Sediment Removal: Sediment shall be removed from the structure at least annually and from the basin when necessary.
4. Measurement of Sediment Accumulation: Inspect for sediment accumulation. If sediment reaches 1' in depth, the sediment shall be removed.

**Storm Drain System Includes Catch Basins & Manholes**

1. Inspect catch basin inlets on a monthly basis for debris or conditions which could inhibit flow entry. Remove debris and properly dispose.
2. Inspect the catch basin structures on an annual basis.
  - a) Check that rims are securely attached and properly set to optimize flow entry.

- b) Measure and record silt accumulation, if any. Sumps shall be cleaned at least on a yearly basis in the spring.
3. Check pipelines on an annual basis to determine silt accumulation, if any. Remove excess silt if found.

### **City of Portland**

The owner is required to comply with the annual reporting requirements contained in Chapter 32 of the City of Portland Code of Ordinances.

### **Housekeeping**

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2. See attached Appendix B "Inspection and Maintenance" from Maine DEP Stormwater Regulations.
3. See attached "Appendix C" from Maine DEP Stormwater Regulations for Performance Standards.

**INSPECTION SUMMARY**  
**The Park Danforth**

**Inspection of**

**Schedule \***

- Leaching Galleries  
Inspect Monthly  
Remove Sediment Yearly
  
- Storm Drains and Catchbasins  
Inspect Monthly  
Measure Silt & Remove Yearly

\* After significant rainstorm in addition to regular inspections. Inspections shall be within 3 days of significant rainfall.

**INSPECTION LOG**  
The Park Danforth  
Stormwater Management  
Inspection & Maintenance Log

Date of Inspection: \_\_\_\_\_

Inspection by: \_\_\_\_\_

Purpose of Inspection: Monthly, Yearly, Significant Rainfall (circle one)

- **Leaching Galleries**

Description of Conditions:

---

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---

---

Maintenance & Date of Repairs:

---

---

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---

Sediment Inspection & Removal:

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- **Catchbasins**

Description of Conditions:

---

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**Maintenance & Date of Repairs:**

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---

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---

**Sediment Inspection & Removal:**

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---

---

---

---

**Inspector Signature**

---

**Inspector Signature**

---

**BERRY HUFF MCDONALD MILLIGAN, INC.**  
28 STATE STREET  
GORHAM, MAINE 04038  
207-839-2771  
207-839-8250 FAX

---

**MAINE DEP/CITY OF PORTLAND  
CONSTRUCTION INSPECTION**

**PROJECT:** Park Danforth  
**DEVELOPER:** Home for the Aged  
**CONTRACTOR:** Shaw Brothers Construction  
**INSPECTION DATE:** 12/9/15  
**TO:** City of Portland, Contractor and Maine DEP  
**ON-SITE ATTENDEES:** Andrew S. Morrell, P.E.

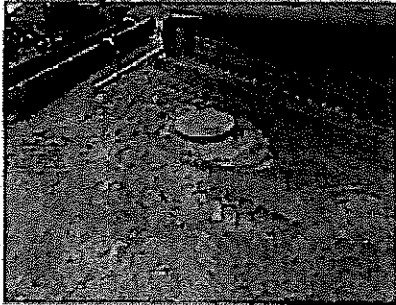
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The following was noted:

- Overcast and cool, 39°
- Equipment onsite: excavator (1)
- Activity on site: Contractor installing Leaching Galleys (LG) 13 and 14.
- Leaching Galleys 15, 16 and 17 were completed the day before. The galleys have been backfilled and connected to the existing stormdrain system at DMH #2.
- Contractor has excavated for installation of LG 13 and 14. Stone below the structure has been installed. Please note the contractor has elected to use ¾-inch stone surrounding the leaching galleys. The filter fabric appears to have been installed per the design plans and the leaching galleys have been placed at grade.
- Soils appear similar to those found for leaching galleys 15, 16 and 17, well draining sands. Site appears stable.
- We understand the contractor plans to take a break from the stormdrain installation for a bit. The contractor will call BH2M when they are ready for an inspection of further stormdrain infrastructure prior to the backfilling.
- Contractor still needs to install Erosion and Sediment Control fence per the plans (Sheet L3.2).



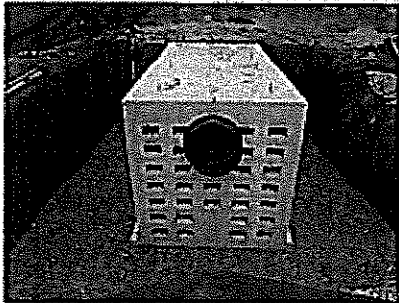
The following pictures were taken during the site inspection:



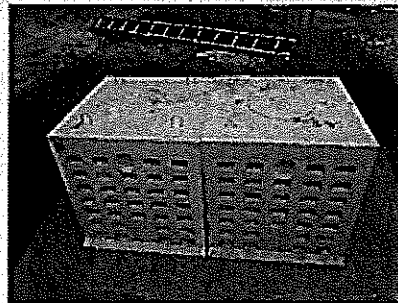
Installation complete for DMH #2



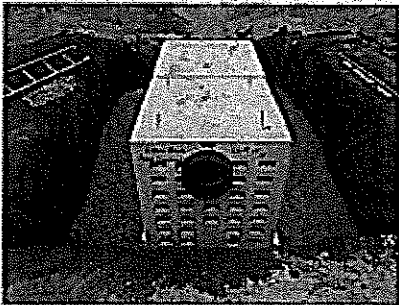
Installation of CB#2 and SD #21



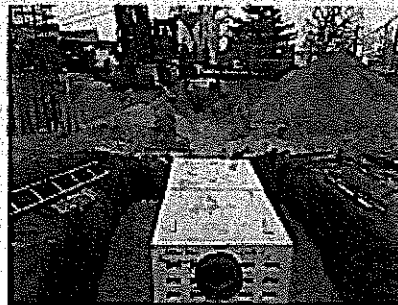
Leaching Galley 13 and 14.



Leaching Galley 13 and 14.

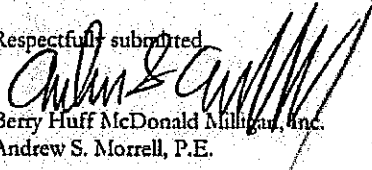


Leaching Galley 13 and 14.



Project area excavation and site preparation.

Respectfully submitted

  
Berry Huff McDonald Milligan, Inc.  
Andrew S. Morrell, P.E.

Site Inspection Report-12-9-2015



**Albert Frick Associates, Inc**  
**Environmental Consultants**

95A County Road Gorham, Maine 04038  
(207) 839-5563 FAX (207) 839-5564  
www.albertfrick.com info@albertfrick.com

Albert Frick, CSS, SE  
Chris Coppi, CWS, SE  
Brady Frick, SE  
Bryan Jordan, SE  
Matthew Logan, SE  
Jamie Latorre, Office Manager

May 13, 2016

Robert Metcalf  
Mitchell Associates  
70 Center Street  
Portland, ME 04101

RE: The Park Danforth, 777 Stevens Avenue, Portland

Dear Bob:

We were requested, as part of the conditions of approval to do Soil Inspections which stated:

*The Owner will retain the services of a Certified Soil Scientist to inspect the soils before crushed stone is installed for the stormwater facilities. The purpose is to insure all facilities are below the "hardpan" layers and the soils are suitable for stormwater infiltration. Written documentation shall be provided with the Engineer's report for inspection of system installation:*

Accordingly we did the following inspections of the prepared sites for the proposed Leaching Galleries:

<u>DATE Inspected</u>	<u>LEACHING GALLERIES</u>
12/8/2015	#15, 16, 17
12/9/2015	# 13, 14
1/5/2016	# 3, 4
1/6/2016	# 5, 6
1/19/16	# 1, 2
4/26/2016	# 8,9,10

NOTE: There were no # 7, 11, and 12 Galleries Utilized (dropped out of design)

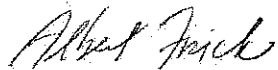
Each and every proposed Leaching Gallery were excavated below the cemented iron layer (*orstein layer*) (*i.e. hardpan*) and the prepared side wall areas proposed for the leaching Galleries were open and friable with no observation of cementation evident. Sites were dry with no observed ground water within the open profile on the dates of the inspections.

leaching Galleries were open and friable with no observation of cementation evident. Sites were dry with no observed ground water within the open profile on the dates of the inspections.

It is my professional opinion that the sites complied with the required conditions of the Planning Board Approval.

Please contact me if you have any questions or matters for additional discussion.

Respectfully,



Albert Frick  
Certified Soil Scientist  
Licensed Site Evaluator

Cc

Kemp Carey PC Construction

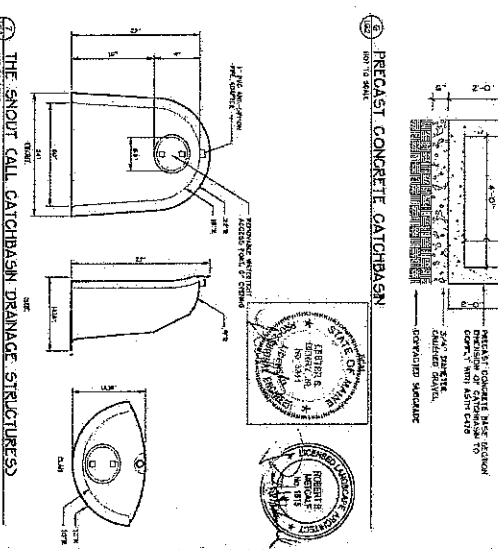
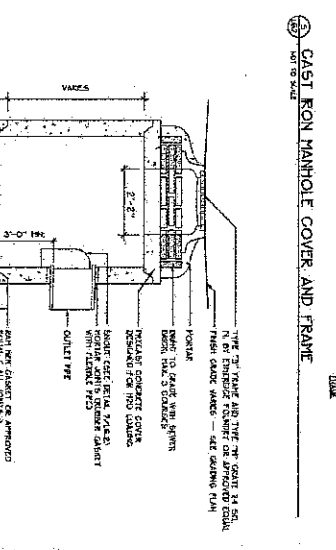
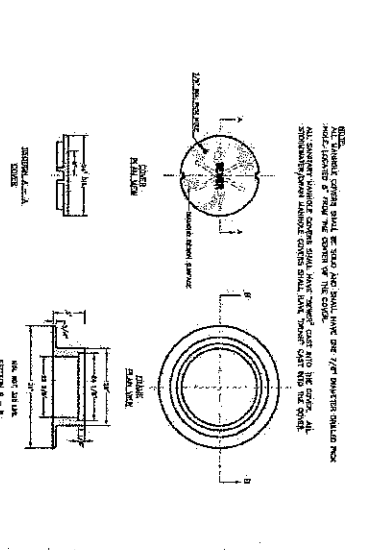
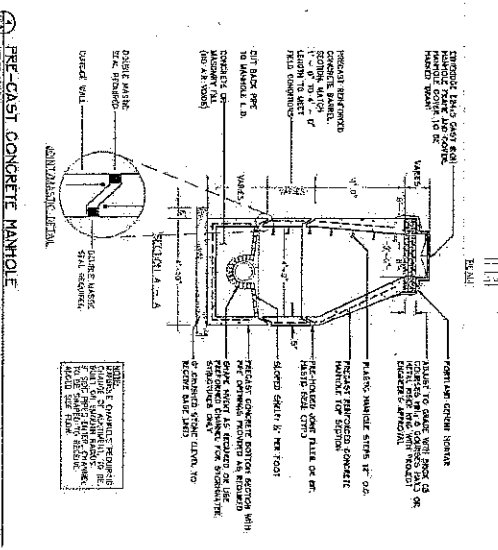
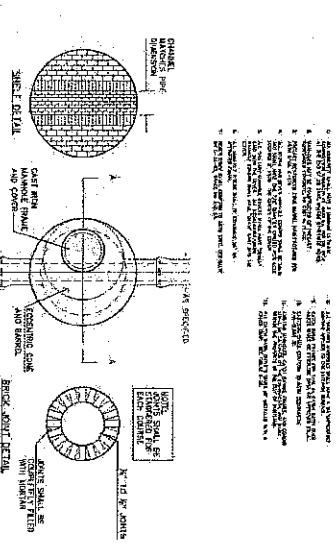
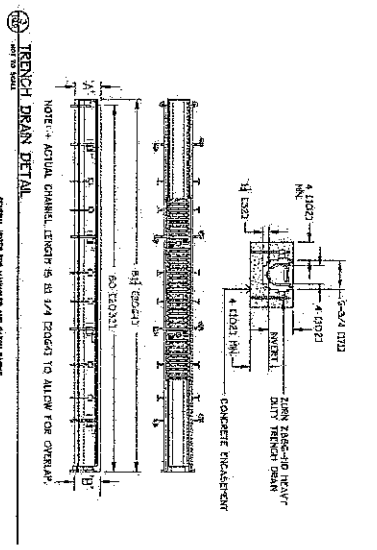
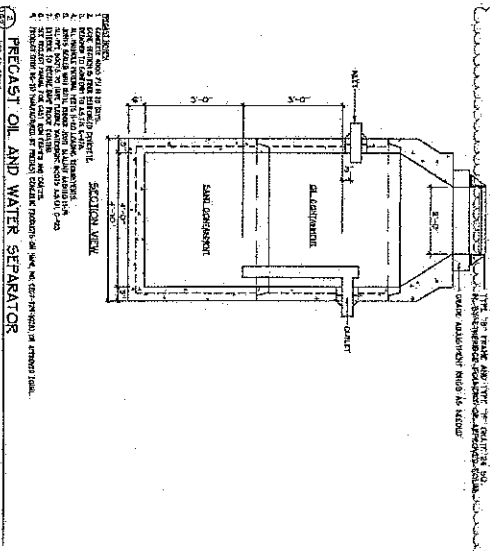
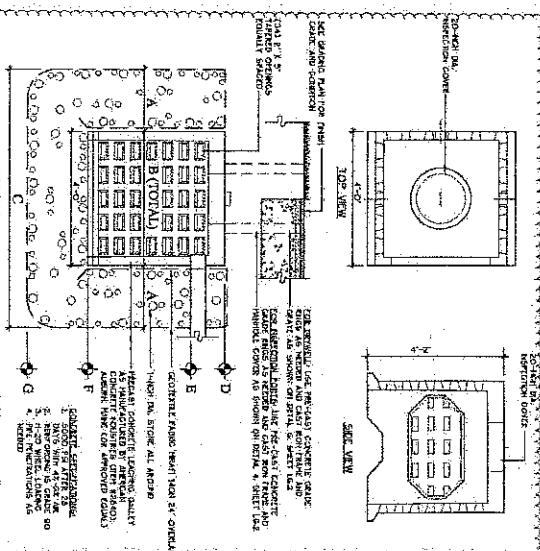
Enc.

Site Plan  
Photographs  
Letter of September 27, 2014  
Photographs



**Albert Frick Associates, Inc**  
Environmental Consultants





**The Park Danforth**  
 777 Stevens Avenue  
 Portland, Maine

Professional Seal  
 State of Maine  
 License No. 10000  
 Date: 10/20/2014

Prepared By:  
 MICHAEL S. ASHBY  
 License No. 10000  
 Date: 10/20/2014

Checked By:  
 MICHAEL S. ASHBY  
 License No. 10000  
 Date: 10/20/2014

Approved By:  
 MICHAEL S. ASHBY  
 License No. 10000  
 Date: 10/20/2014

Title:  
 SITE DETAILS

Scale:  
 AS SHOWN

North Arrow:  
 AS SHOWN

Drawing No.:  
 L6.2

Portland  
Mitchell & Associates  
The Park Danforth  
December 8, 2015

LG 15, 16, 17



Portland  
Mitchell & Associates  
The Park Danforth  
December 8, 2015

LG 15, 16, 17





Portland  
Mitchell & Associates  
The Park Danforth  
December 9, 2015

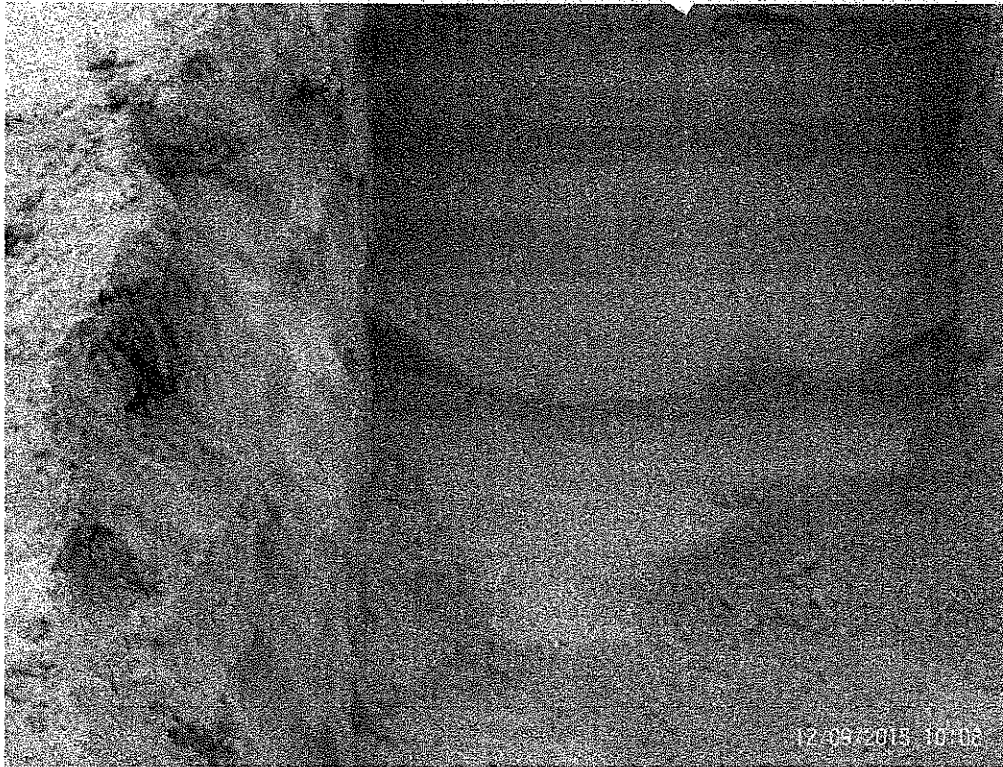
LG 13+14





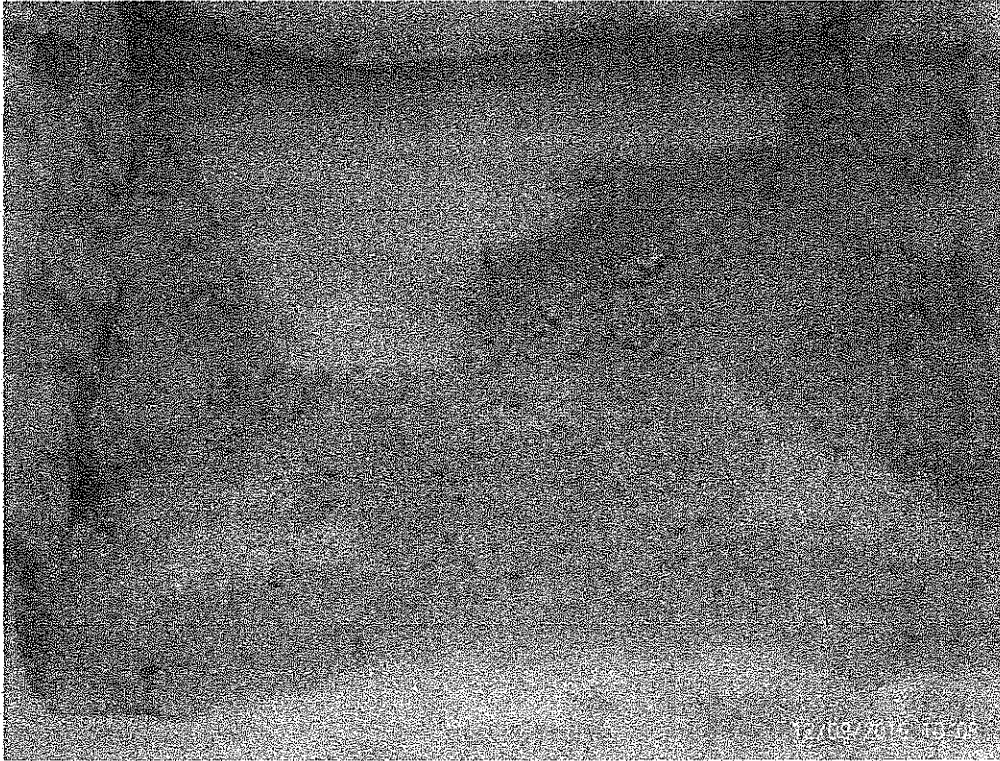
Portland  
Mitchell & Associates  
The Park Danforth  
December 9, 2015

LG 13+14



Portland  
Mitchell & Associates  
The Park Danforth  
December 9, 2015

LG 13+14



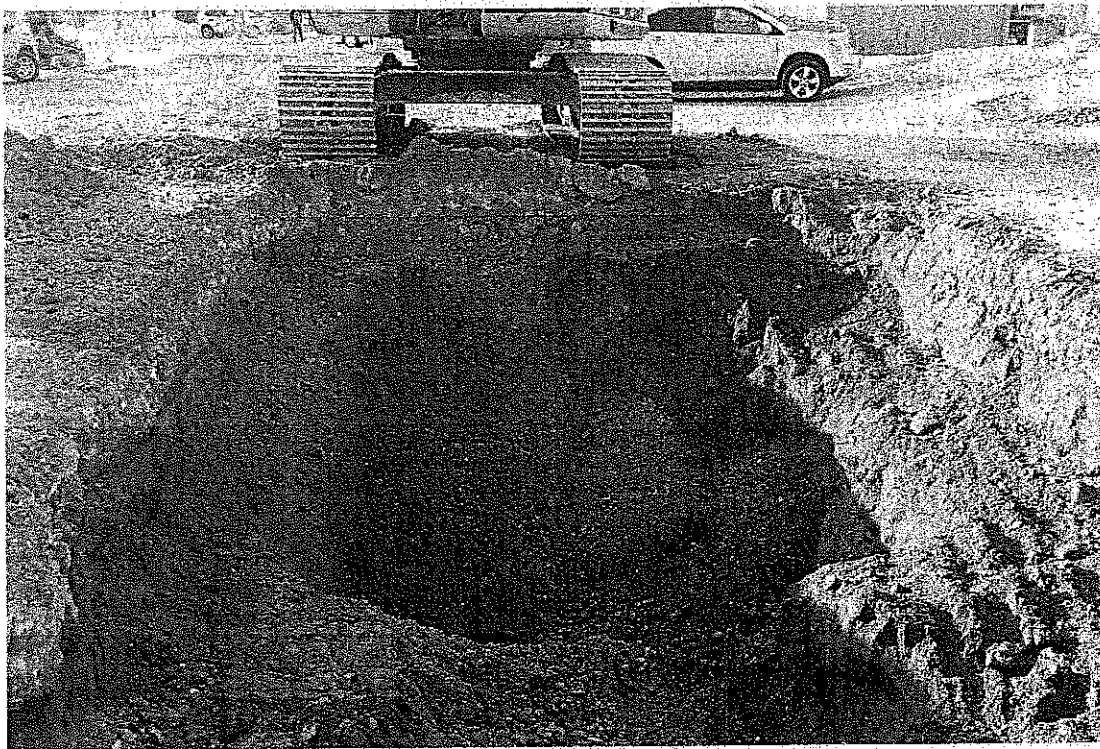
12/09/2015 15:18

LG # 3+4  
JAN 5, 2016



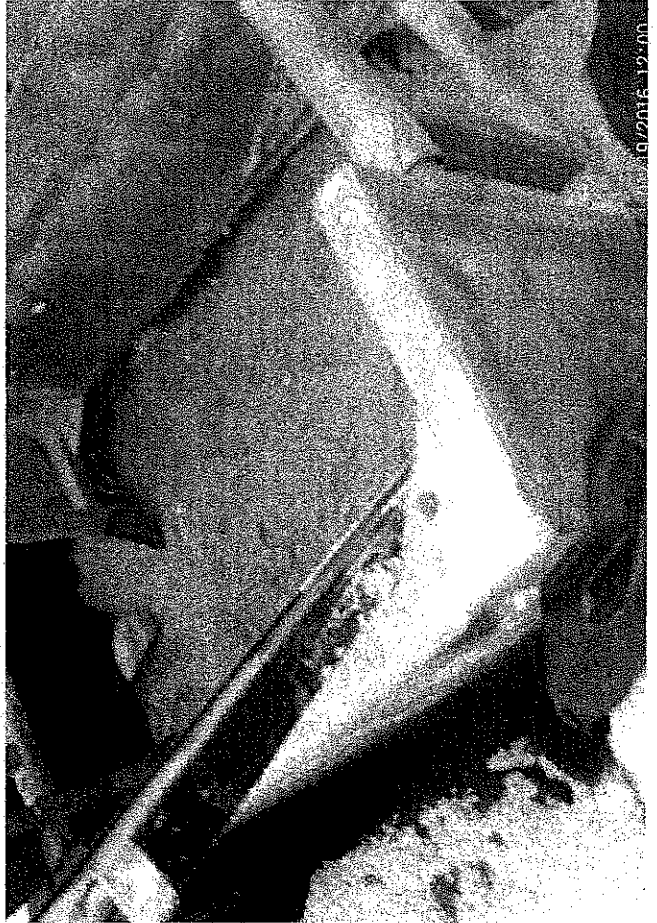
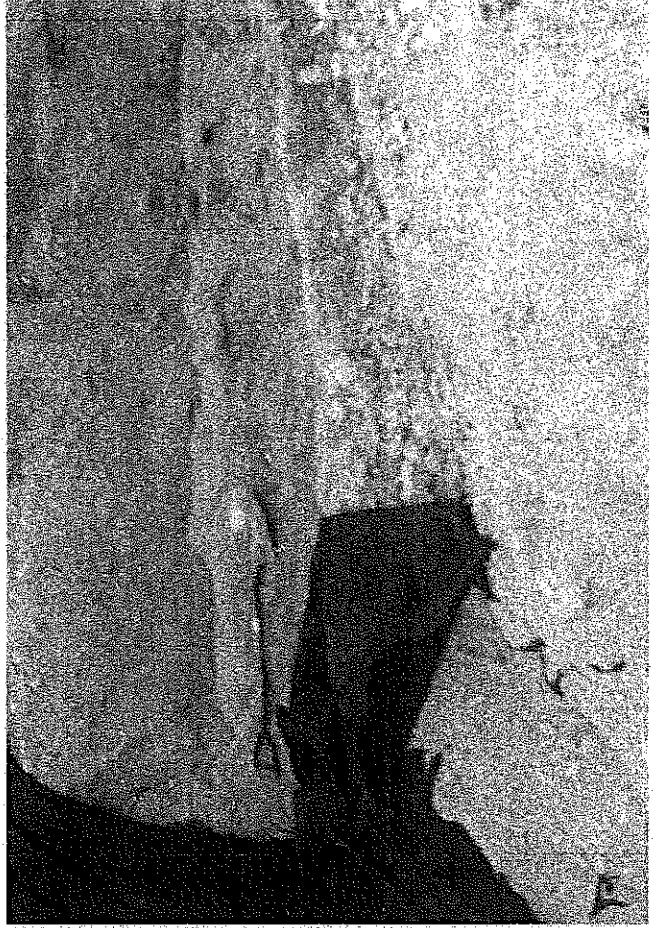


LG #5+6  
JAN. 6, 2016

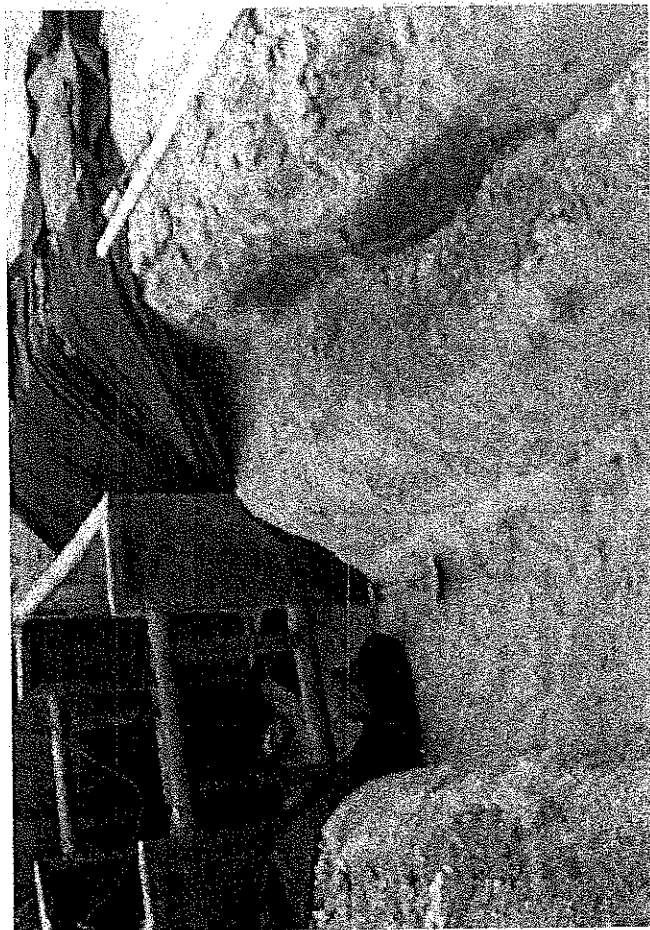


#5

1/19/16

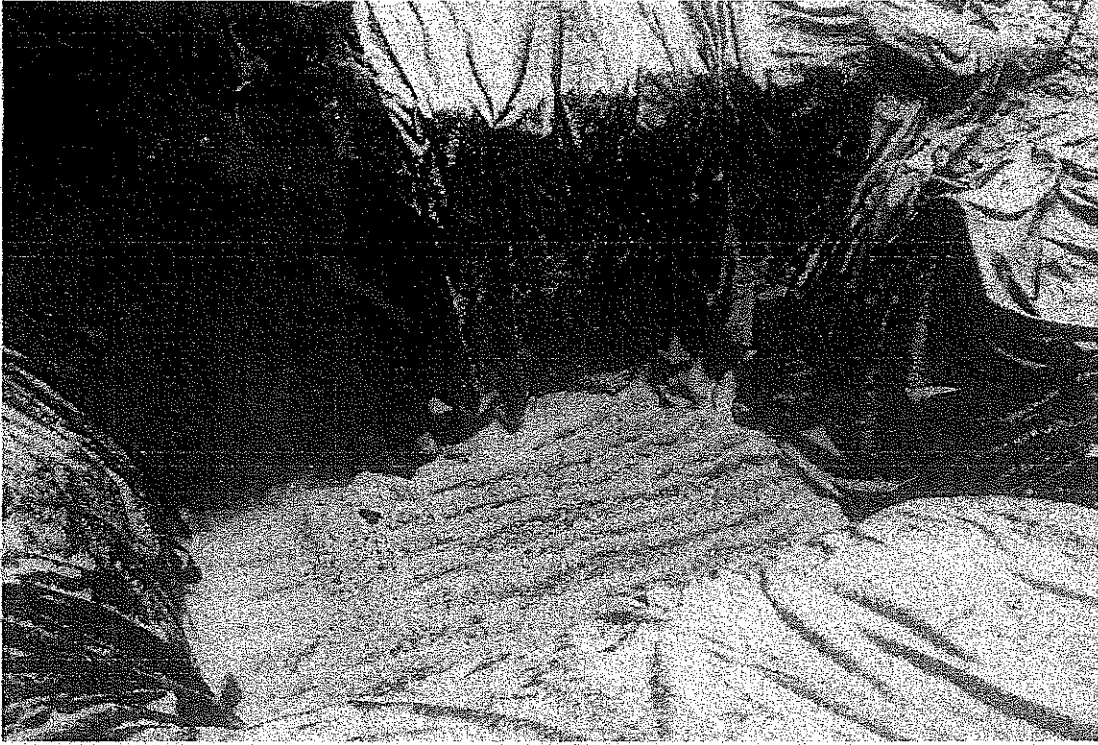


1/19/16 #5



LG #8, 9, 10

4/26/2016







**Albert Frick Associates, Inc**

**Environmental Consultants**

95A County Road Gorham, Maine 04038  
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[www.albertfrick.com](http://www.albertfrick.com) [info@albertfrick.com](mailto:info@albertfrick.com)

Albert Frick, SS, SE  
James Logan, SS, SE  
Matthew Logan, SF  
Brady Frick, SE  
Bryan Jordan, SE  
William O'Connor, SE  
Noel Dunn, Office Manager

September 27, 2014

Mr. Mike King  
Mitchell Associates  
70 Center Street  
Portland, ME 04101

Re: The Park at Danforth, Stevens Avenue, Portland

Dear Mr. King:

We have revisited the above-referenced site to re-excavate soil test pits for stormwater design. Previously our test pits were dug by hand shovel and soil auger, and were not sufficiently deep to fully evaluate soil characteristics. Enclosed for your review and use are revised soil profile descriptions for TP1-6, based on excavations with backhoe, at the on-site locations previously identified by others.

Soil profiles observed in backhoe test pits exhibited similar conditions to those described with hand shovel test pits. These consist of fill soils of variable sandy textures, over original soils that are Croghan (Variant) soils, in that they are glacial outwash soils on nearly level to gently sloping landforms. The area has been developed for many years, with more than one project at this site.

A subsurface layer of somewhat firm to firm, very gravelly loamy sand was observed in all test pits, which had evidence of slower internal drainage than those soil layers above and below this slightly cemented zone. Original soil data provided suggested the soils are "Skerry-like", but over excavation/removal of the somewhat firm to firm subsurface layer would create soil conditions on-site that more closely resemble Croghan (Deerfield) soil as mapped originally in the USDA Natural Resource Conservation Service Soil Survey of Cumberland County.

While Croghan soils are generally moderately well drained (i.e. seasonal high water tables generally within 4' of the original soil surface), long term development of city streets/infrastructure has likely lowered the traditional water tables in the area. (It is my understanding that soil borings verified static water table levels approaching 20' in depth). A revised generic soil description for fill over Croghan soils is also now enclosed.

I trust you will find this enhanced investigation of soils on the project site will be helpful in redefining parameters and site limiting factors for sound stormwater design.



Otherwise, should you have further questions or matters for discussion regarding the site, please do not hesitate to call.

Sincerely,

James Logan  
Certified Soil Scientist #213  
Licensed Site Evaluator #237  
Wetland Scientist

Cc. Lester Berry, P.E. (BH2M)



Clean Harbors Environmental Services, Inc.  
17 Main Street  
South Portland, ME 04106  
www.cleanharbors.com

December 15, 2016

Attn: Mr. Rick Mageles  
The Park Danforth  
777 Stevens Avenue  
Portland, ME 04103

Quote #2564189

Dear Mr. Mageles:

Thank you for considering Clean Harbors Environmental Services, Inc. for your environmental service needs. We provide a broad range of environmental services including hazardous and non-hazardous waste transportation and disposal, laboratory chemical packing, emergency response, field services and industrial maintenance. We are pleased to provide this proposal based on the scope of work outlined below.

We offer our clients a broad spectrum of environmental services and the ability to dispose of hazardous material at or through a Clean Harbors' owned and operated facility. In addition to managing your waste streams, a Clean Harbors' professional can assist you with:

- Waste Transportation & Disposal
- Laboratory Chemical Packing
- Field Services
- 24-Hour Environmental Emergency Response
- Industrial Services
- InSite Services

I look forward to servicing your environmental needs. When you are ready to place an order, please contact our Customer Service group at 800.444.4244. If you have any questions or need further assistance, you may reach me at the number below.

Sincerely,

Kevin S Kelly  
Field Services Project Manager  
Phone: 207.799.8111, ext 347



December 15, 2016  
Clean Harbors Quote #2564189

Page 2 of 6

## SWS INSPECTION

<b>TOTAL LABOR, EQUIPMENT, AND MATERIAL</b>	<b>\$250.00</b>
Estimated Recovery Fee	\$23.75
<b>Estimated total, including Fees</b>	<b>\$273.75</b>

---

## GENERAL CONDITIONS

- Except where superseded by an existing services agreement the following terms and conditions apply to this quoted business.
- The customer hereby acknowledges that the estimated cost is based upon a preliminary appraisal by a Clean Harbors Field Representative, and that the amount invoiced by Clean Harbors will be based upon labor and materials actually expended in performing the scope of work. Any changes in the scope will be billed on a time and materials basis.
- Clean Harbors guarantees to hold these prices firm for 60 days.
- Terms: Net 15 Days
- For work to begin we ask that you acknowledge the quotation with a signature and provide the appropriate purchase order number. Where modifications to the scope of services become necessary, Clean Harbors will notify the customer promptly and obtain customer authorization for such modifications and a revised contract price will be established in order to finish the project.
- This proposal is contingent on the customer providing full and complete access to the site. Customer represents and warrants to Clean Harbors that the customer has the legal right, title and interest necessary to provide access to the site. In addition, customer warrants that it has supplied Clean Harbors complete and accurate information regarding the site, subsurface conditions, utility locations, site ownership, hazardous materials or wastes and other substances or hazards likely to be present and any other reports, documentation or information concerning the scope of work.
- Interest will be charged at 1.5% per month or the maximum allowed by law for all past due amounts.
- Disposal will be managed within the Clean Harbors Network of Approved Facilities.
- Local, state and federal fees/taxes applying to the generating location/receiving facilities are not included in disposal pricing and will be added to each invoice as applicable.
- Materials subject to additional charges if they do not conform to the listed specifications.
- Electronically submitted profiles will be approved at no charge. Paper profiles will be charged at \$75.00 each.



December 15, 2016  
Clean Harbors Quote #2564189

Page 3 of 6

## GENERAL CONDITIONS

- Clean Harbors supports many invoice delivery options (E-mail, Electronic Invoicing, EDI, Etc.). Pricing is based on Clean Harbors' standard invoice delivery method of E-mail. If another delivery method is required there could be an additional service fee per invoice. Any alternate delivery methods must be reviewed and approved by Clean Harbors prior to acceptance and implementation.
- A variable Recovery Fee (that fluctuates with the DOE national average diesel price), currently at 9.5%, will be applied to the total invoice. For more information regarding our recovery fee calculation please go to: [www.cleanharbors.com/recoveryfee](http://www.cleanharbors.com/recoveryfee).
- Pickups that require same day or next day service may be subject to additional charges.
- Pickups cancelled within 72 hours of scheduling will be subject to cancellation charges.
- Transportation charges to the final disposal facility will be charged in addition to local transportation to our truck to truck hub/local facility and will vary with logistics and routing.
- Time over eight (8) hours in the normal workday and all day Saturday is considered overtime and will be billed at 1.5 times the applicable straight time rate for all billable personnel unless otherwise quoted. Sunday and Holidays are considered premium time and will be billed at 2.0 times the applicable straight time rate for all billable personnel unless otherwise quoted.
- This proposal is submitted contingent upon the right to negotiate mutually acceptable contract terms and conditions, which are reflective of the work contemplated, and an equitable distribution of the risks involved therein. In the event that such agreement cannot be reached, Clean Harbors reserves the right to decline to enter into such an agreement without prejudice or penalty.
- In the event that legal or other action is required to collect unpaid invoice balances, Customer agrees to pay all costs of collection, including reasonable attorneys' fees, and agrees to the jurisdiction of the Commonwealth of Massachusetts.



December 15, 2016  
Clean Harbors Quote #2564189

Page 4 of 6

**ACKNOWLEDGEMENT**

Your signature below indicates your acceptance of the pricing and terms detailed in the quote above, and the Field Services Agreement in the following pages.

Thank you for the opportunity to be of service.

CUSTOMER'S AUTHORIZED  
REPRESENTATIVE OR AGENT

Clean Harbors Environmental Services, Inc.

*Denise M. Vachal*  
Signature

\_\_\_\_\_  
Signature

Denise M. Vachal  
Print Name

\_\_\_\_\_  
Print Name

12/20/16  
Date

\_\_\_\_\_  
Date

207-797-7710  
Phone

Not applicable  
Purchase Order Number

\_\_\_\_\_  
Customer Insurance Carrier

*W*



**FIELD SERVICES AGREEMENT**

The Customer acknowledges that the estimated cost is based on a preliminary on-site appraisal by the Clean Harbors Environmental Services, Inc. ("Clean Harbors") field representative and that the amount invoiced by Clean Harbors will be based on labor and materials actually expended in performing the Scope of Work. Any changes in the Scope of Work will be billed in addition to the estimated cost specified above. Customer hereby assigns to Clean Harbors all rights to any insurance payments that Customer may be entitled to receive to pay for the Services provided under this Field Services Agreement and hereby authorizes its insurance company or agent to pay Clean Harbors directly. Customer agrees that all charges that are not paid to Clean Harbors by its insurance company will be paid by the Customer.

This Field Services Agreement establishes the terms and conditions under which Clean Harbors agrees to provide, and Customer agrees to pay for, Services. In consideration of the mutual covenants contained herein, and for other good consideration, the receipt and sufficiency of which is hereby acknowledged, the parties have caused this Agreement to be executed by their duly authorized representative as of the date first written below.

**STANDARD TERMS AND CONDITIONS**

1. Clean Harbors shall provide all labor, materials, tools, equipment and subcontracted items necessary to perform the Services described in the Scope of Work. Clean Harbors represents that it is properly licensed, possesses the requisite skills and shall perform the work in a professional and workmanlike manner.
2. Customer shall provide full and complete information regarding the site, surface and subsurface conditions, utility locations, site ownership, contractor access, hazardous materials or wastes and other substances or hazards likely to be present and any other reports, documentation or information concerning the site or Scope of Work which may reasonably be provided to Clean Harbors. Customer represents and warrants to Clean Harbors that Customer has the requisite legal right, title, and interest necessary to provide access to the job site.
3. Clean Harbors shall procure and maintain at its own expense during the term of this Agreement the following insurance coverages:

Worker's Compensation:	Statutory
Employer's Liability:	\$2,000,000
General Commercial Liability:	\$2 million per occurrence \$4 million aggregate
Automobile:	\$5 million combined single limit
Contractors Pollution Liability:	\$10 million each Claim \$10 million all Claims

The Customer agrees that Clean Harbors' liability under this Agreement and Scope of Work shall not exceed the value of this contract, or the amount paid to Clean Harbors by Customer, whichever is less.

4. The payment terms set forth herein are contingent upon the approval of Clean Harbors' Credit Department. In the event of a change in Customer's financial condition, Clean Harbors reserves the right to alter, change, or modify payment terms, and to immediately stop work. The failure of Clean Harbors to exercise its rights under this article at any time shall not constitute a waiver of Clean Harbors' continuing right to do so. Payment of the total estimated cost is required prior to performance of any service by Clean Harbors unless other payment terms have been established by the parties.

Clean Harbors' standard terms of payment to approved accounts are net fifteen (15) days from the date of invoice. Interest shall accrue at the rate of one and one half (1.5%) percent per month, or at the maximum rate allowed by law, after fifteen (15) days. In the event that legal or other action is required to collect unpaid balances or invoices, Customer agrees to pay all costs of collection, including reasonable attorneys' fees, which may be incurred by Clean Harbors. "Legal or other action" as used above shall include bankruptcy and insolvency proceedings.

Customer's obligation to pay the amounts due pursuant to this Agreement shall not be conditioned upon or limited by the types, amounts or availability of Customer's insurance.

Customer agrees to pay Clean Harbors in accordance with Clean Harbors' published Rate Schedule ("Rates") for any litigation support or testimony provided by Clean Harbors in connection with, or arising out of, the work performed by Clean Harbors hereunder.

5. In the event that work is suspended or terminated for any reason prior to the completion of the Scope of Work, Customer agrees to pay for labor, equipment, materials, disposal and other costs incurred by Clean Harbors at the Rates and for reasonable demobilization costs.
6. Customer agrees that Clean Harbors shall not be responsible for pre-existing contamination at the job location, natural resource damage, or for indirect, incidental, consequential or special damages, including loss of use or lost profits, resulting from or arising out of the performance of the Scope of Work by Clean Harbors, its employees, agents and/or subcontractors.
7. The performance of this Agreement, except for the payment of money for Services already rendered, may be suspended by either party in the event performance of this Agreement is prevented by a cause or causes beyond the reasonable control of such parties. Such causes shall include but not be limited to: acts of God, acts of war, riot, fire, explosion, accidents, inclement weather or sabotage, lack of adequate fuel, power, raw materials, labor or transportation facilities; changes in government laws, regulations, orders, or defense requirements; restraining orders, labor disputes, strike, lock-out or injunction (provided that neither party shall be required to settle a labor dispute against its own best judgment). The party which is prevented from performing by a cause beyond its reasonable control shall use its best efforts to eliminate such cause or event.



December 15, 2016  
Clean Harbors Quote #2564189

Page 6 of 6

#### STANDARD TERMS AND CONDITIONS

8. Clean Harbors agrees to indemnify, save harmless and defend the Customer, its parent, subsidiary and affiliated companies and their respective directors, officers, employees, agents and assigns from and against any and all losses, liabilities, claims, penalties, forfeitures, suits, and the cost and expenses incident thereto (including cost of defense, settlement and reasonable attorneys' fees) which Customer may hereafter incur, become responsible for or pay out as a result of death or bodily injuries to any person, destruction or damage to any property, contamination of or adverse effects on the environment or any violation of applicable federal, state and local laws, regulations, by-laws or ordinances to the extent caused by: (1) Clean Harbors' breach of any term or provision of this Agreement, or (2) the negligence or willful misconduct of Clean Harbors, its employees or agents in the performance of this Agreement.

Customer agrees to indemnify, save harmless and defend Clean Harbors, its parent, subsidiary and affiliated companies and their respective directors, officers, employees, agents and assigns from and against any and all losses liabilities, claims, penalties, forfeitures, suits, and the costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees) which Clean Harbors may hereafter incur, become responsible for or pay out as a result of death or bodily injuries to any person, destruction or damage to any property, contamination or adverse effects on the environment, or any violation of applicable federal, state and local laws, regulations, by-laws or ordinances to the extent caused by: (1) Customer's breach of any term or provision of this Agreement, or (2) the negligence or willful misconduct of the Customer, its employees or agents in the performance of this Agreement.

Neither party shall be liable to the other for indirect, incidental, consequential, or special damages, including loss of use or lost profits.

9. The terms and conditions of this Agreement and Scope of Work and any Clean Harbors change orders or Clean Harbors' daily work sheets signed by both parties constitute the entire agreement between the parties. Additional, conflicting or different terms on any Purchase Order or other preprinted documents issued by Customer shall be void and are hereby expressly rejected by Clean Harbors. In the event that any portion of this Agreement is invalidated for any reason, the parties agree that all other provisions of this Agreement shall remain in force and effect.
10. Customer's representative or agent represents and warrants to Clean Harbors that it is duly authorized to execute this Agreement on Customer's behalf.
11. The validity, interpretation and performance of this Agreement shall be governed and construed in accordance with the Laws of the Commonwealth of Massachusetts and the parties agree to submit to the jurisdiction of the courts of the Commonwealth of Massachusetts for any disputes arising under this Agreement.



Clean Harbors Environmental Services, Inc.  
17 Main Street  
South Portland, ME 04106  
[www.cleanharbors.com](http://www.cleanharbors.com)

December 15, 2016

Attn: Mr. Rick Mageles  
The Park Danforth  
777 Stevens Avenue  
Portland, ME 04103

Quote #2564174

Dear Mr. Mageles:

Thank you for considering Clean Harbors Environmental Services, Inc. for your environmental service needs. We provide a broad range of environmental services including hazardous and non-hazardous waste transportation and disposal, laboratory chemical packing, emergency response, field services and industrial maintenance. We are pleased to provide this proposal based on the scope of work outlined below.

We offer our clients a broad spectrum of environmental services and the ability to dispose of hazardous material at or through a Clean Harbors' owned and operated facility. In addition to managing your waste streams, a Clean Harbors' professional can assist you with:

- Waste Transportation & Disposal
- Laboratory Chemical Packing
- Field Services
- 24-Hour Environmental Emergency Response
- Industrial Services
- InSite Services

I look forward to servicing your environmental needs. When you are ready to place an order, please contact our Customer Service group at 800.444.4244. If you have any questions or need further assistance, you may reach me at the number below.

Sincerely,

Kevin S Kelly  
Field Services Project Manager  
Phone: 207.799.8111, ext 347





December 15, 2016  
Clean Harbors Quote #2564174

Page 2 of 8

### QUOTE SUMMARY

Description	Amount
TASK 1: SWS SERVICE	\$732.00
TASK 2: DISPOSAL	\$300.00
<b>Subtotal</b>	<b>\$1,032.00</b>
<b>Estimated Recovery Fee</b>	<b>\$98.04</b>
<b>Estimated Waste Fee</b>	<b>\$0.02</b>
<b>QUOTE TOTAL</b>	<b>\$1,130.06</b>



**TASK 1: SWS SERVICE**

Amount	Description	Qty/UOM	Days	Price	Total
1	Equipment Operator	4 hour	1	\$50.00	\$200.00
1	Field Technician	4 hour	1	\$45.00	\$180.00
1	High Powered Vacuum Truck/Cusco	4 hour	1	\$88.00	\$352.00
				<b>Total</b>	<b>\$732.00</b>

\* Includes portal-to-portal travel time

<b>TASK 1: TOTAL ESTIMATE</b>	<b>\$732.00</b>
Estimated Recovery Fee	\$69.54
<b>Estimated total, including Fees</b>	<b>\$801.54</b>

**TASK 2: DISPOSAL**

**DISPOSAL**

Profile / Waste Code	Waste Description	Price/UOM
RUMERYOIL / A32	OIL/WATER FOR RECLAMATION	\$0.54 / gallon

\* The following minimum price(s) will apply:

Profile/Waste Code	UOM	Minimum Price
RUMERYOIL / A32	container	\$150.00

**Surcharges (if applicable)**

Description	Rate	UOM	Lower Limit	Upper Limit	Range UOM
<i>Waste Code A32:</i>					
Heel Surcharge	\$1.60	Gallons	1.00	100.00	Percent

**TRANSPORTATION**

Transportation Hub	Vehicle Type	Unit Rate	Unit of Measure
So. Portland, ME Oil Facility	Cusco with Operator	N/A	N/A

Transportation is covered by Labor, Equipment, and Material on another Task.



### ACCESSORIALS

Tank Wash \$150.00 Each

### WASTE CLASSIFICATIONS SPECIFICATIONS

Waste Code	Description
A32	<b>Specification Oil &amp; Water</b>  Non-detectable concentration of PCB's (i.e. <2ppm MDL) Organic Halogen less than 1,000 ppm pH between 2-12.5 Must be petroleum-based oil (greater than 5000 BTUs/lb) No pesticides Flash point greater than 100°F Cannot be mixed with other hazardous waste Total Cadmium less than 2 ppm Total Chrome less than 10 ppm Total Arsenic less than 5 ppm Total Lead less than 10 ppm Less than one inch of solid in the drum Greater than 10 percent water <b>PRIMARY DISPOSAL METHOD: OIL RECOVERY/WASTEWATER TREATMENT</b>

### GENERAL CONDITIONS

- Except where superseded by an existing services agreement the following terms and conditions apply to this quoted business.
- The customer hereby acknowledges that the estimated cost is based upon a preliminary appraisal by a Clean Harbors Field Representative, and that the amount invoiced by Clean Harbors will be based upon labor and materials actually expended in performing the scope of work. Any changes in the scope will be billed on a time and materials basis.
- Clean Harbors guarantees to hold these prices firm for 60 days.
- Terms: Net 15 Days
- For work to begin we ask that you acknowledge the quotation with a signature and provide the appropriate purchase order number. Where modifications to the scope of services become necessary, Clean Harbors will notify the customer promptly and obtain customer authorization for such modifications and a revised contract price will be established in order to finish the project.



December 15, 2016  
Clean Harbors Quote #2564174

Page 5 of 8

## GENERAL CONDITIONS

- This proposal is contingent on the customer providing full and complete access to the site. Customer represents and warrants to Clean Harbors that the customer has the legal right, title and interest necessary to provide access to the site. In addition, customer warrants that it has supplied Clean Harbors complete and accurate information regarding the site, subsurface conditions, utility locations, site ownership, hazardous materials or wastes and other substances or hazards likely to be present and any other reports, documentation or information concerning the scope of work.
- Interest will be charged at 1.5% per month or the maximum allowed by law for all past due amounts.
- Disposal will be managed within the Clean Harbors Network of Approved Facilities.
- Local, state and federal fees/taxes applying to the generating location/receiving facilities are not included in disposal pricing and will be added to each invoice as applicable.
- Materials subject to additional charges if they do not conform to the listed specifications.
- Electronically submitted profiles will be approved at no charge. Paper profiles will be charged at \$75.00 each.
- Clean Harbors supports many invoice delivery options (E-mail, Electronic Invoicing, EDI, Etc.). Pricing is based on Clean Harbors' standard invoice delivery method of E-mail. If another delivery method is required there could be an additional service fee per invoice. Any alternate delivery methods must be reviewed and approved by Clean Harbors prior to acceptance and implementation.
- A variable Recovery Fee (that fluctuates with the DOE national average diesel price), currently at 9.5%, will be applied to the total invoice. For more information regarding our recovery fee calculation please go to: [www.cleanharbors.com/recoveryfee](http://www.cleanharbors.com/recoveryfee).
- Pickups that require same day or next day service may be subject to additional charges.
- Pickups cancelled within 72 hours of scheduling will be subject to cancellation charges.
- Transportation charges to the final disposal facility will be charged in addition to local transportation to our truck to truck hub/local facility and will vary with logistics and routing.
- Time over eight (8) hours in the normal workday and all day Saturday is considered overtime and will be billed at 1.5 times the applicable straight time rate for all billable personnel unless otherwise quoted. Sunday and Holidays are considered premium time and will be billed at 2.0 times the applicable straight time rate for all billable personnel unless otherwise quoted.
- This proposal is submitted contingent upon the right to negotiate mutually acceptable contract terms and conditions, which are reflective of the work contemplated, and an equitable distribution of the risks involved therein. In the event that such agreement cannot be reached, Clean Harbors reserves the right to decline to enter into such an agreement without prejudice or penalty.
- In the event that legal or other action is required to collect unpaid invoice balances, Customer agrees to pay all costs of collection, including reasonable attorneys' fees, and agrees to the jurisdiction of the Commonwealth of Massachusetts.



December 15, 2016  
Clean Harbors Quote #2564174

Page 6 of 8

**ACKNOWLEDGEMENT**

Your signature below indicates your acceptance of the pricing and terms detailed in the quote above, and the Field Services Agreement in the following pages.

Thank you for the opportunity to be of service.

CUSTOMER'S AUTHORIZED  
REPRESENTATIVE OR AGENT

Clean Harbors Environmental Services, Inc.

*Denise M. Vachon*  
Signature

\_\_\_\_\_  
Signature

DENISE M. VACHON  
Print Name

\_\_\_\_\_  
Print Name

12/30/16  
Date

\_\_\_\_\_  
Date

207-797-7710  
Phone

NOT applicable  
Purchase Order Number

\_\_\_\_\_  
Customer Insurance Carrier

*MB*



**FIELD SERVICES AGREEMENT**

The Customer acknowledges that the estimated cost is based on a preliminary on-site appraisal by the Clean Harbors Environmental Services, Inc. ("Clean Harbors") field representative and that the amount invoiced by Clean Harbors will be based on labor and materials actually expended in performing the Scope of Work. Any changes in the Scope of Work will be billed in addition to the estimated cost specified above. Customer hereby assigns to Clean Harbors all rights to any insurance payments that Customer may be entitled to receive to pay for the Services provided under this Field Services Agreement and hereby authorizes its insurance company or agent to pay Clean Harbors directly. Customer agrees that all charges that are not paid to Clean Harbors by its insurance company will be paid by the Customer.

This Field Services Agreement establishes the terms and conditions under which Clean Harbors agrees to provide, and Customer agrees to pay for, Services. In consideration of the mutual covenants contained herein, and for other good consideration, the receipt and sufficiency of which is hereby acknowledged, the parties have caused this Agreement to be executed by their duly authorized representative as of the date first written below.

**STANDARD TERMS AND CONDITIONS**

1. Clean Harbors shall provide all labor, materials, tools, equipment and subcontracted items necessary to perform the Services described in the Scope of Work. Clean Harbors represents that it is properly licensed, possesses the requisite skills and shall perform the work in a professional and workmanlike manner.
2. Customer shall provide full and complete information regarding the site, surface and subsurface conditions, utility locations, site ownership, contractor access, hazardous materials or wastes and other substances or hazards likely to be present and any other reports, documentation or information concerning the site or Scope of Work which may reasonably be provided to Clean Harbors. Customer represents and warrants to Clean Harbors that Customer has the requisite legal right, title, and interest necessary to provide access to the job site.
3. Clean Harbors shall procure and maintain at its own expense during the term of this Agreement the following insurance coverages:

Worker's Compensation:	Statutory
Employer's Liability:	\$2,000,000
General Commercial Liability:	\$2 million per occurrence \$4 million aggregate
Automobile:	\$5 million combined single limit
Contractors Pollution Liability:	\$10 million each Claim \$10 million all Claims

The Customer agrees that Clean Harbors' liability under this Agreement and Scope of Work shall not exceed the value of this contract, or the amount paid to Clean Harbors by Customer, whichever is less.

4. The payment terms set forth herein are contingent upon the approval of Clean Harbors' Credit Department. In the event of a change in Customer's financial condition, Clean Harbors reserves the right to alter, change, or modify payment terms, and to immediately stop work. The failure of Clean Harbors to exercise its rights under this article at any time shall not constitute a waiver of Clean Harbors' continuing right to do so. Payment of the total estimated cost is required prior to performance of any service by Clean Harbors unless other payment terms have been established by the parties.

Clean Harbors' standard terms of payment to approved accounts are net fifteen (15) days from the date of invoice. Interest shall accrue at the rate of one and one half (1.5%) percent per month, or at the maximum rate allowed by law, after fifteen (15) days. In the event that legal or other action is required to collect unpaid balances or invoices, Customer agrees to pay all costs of collection, including reasonable attorneys' fees, which may be incurred by Clean Harbors. "Legal or other action" as used above shall include bankruptcy and insolvency proceedings.

Customer's obligation to pay the amounts due pursuant to this Agreement shall not be conditioned upon or limited by the types, amounts or availability of Customer's insurance.

Customer agrees to pay Clean Harbors in accordance with Clean Harbors' published Rate Schedule ("Rates") for any litigation support or testimony provided by Clean Harbors in connection with, or arising out of, the work performed by Clean Harbors hereunder.

6. In the event that work is suspended or terminated for any reason prior to the completion of the Scope of Work, Customer agrees to pay for labor, equipment, materials, disposal and other costs incurred by Clean Harbors at the Rates and for reasonable demobilization costs.
6. Customer agrees that Clean Harbors shall not be responsible for pre-existing contamination at the job location, natural resource damage, or for indirect, incidental, consequential or special damages, including loss of use or lost profits, resulting from or arising out of the performance of the Scope of Work by Clean Harbors, its employees, agents and/or subcontractors.
7. The performance of this Agreement, except for the payment of money for Services already rendered, may be suspended by either party in the event performance of this Agreement is prevented by a cause or causes beyond the reasonable control of such parties. Such causes shall include but not be limited to: acts of God, acts of war, riot, fire, explosion, accidents, inclement weather or sabotage, lack of adequate fuel, power, raw materials, labor or transportation facilities; changes in government laws, regulations, orders, or defense requirements; restraining orders, labor disputes, strike, lock-out or injunction (provided that neither party shall be required to settle a labor dispute against its own best judgment). The party which is prevented from performing by a cause beyond its reasonable control shall use its best efforts to eliminate such cause or event.



December 15, 2016  
Clean Harbors Quote #2564174

Page 8 of 8

#### STANDARD TERMS AND CONDITIONS

8. Clean Harbors agrees to indemnify, save harmless and defend the Customer, its parent, subsidiary and affiliated companies and their respective directors, officers, employees, agents and assigns from and against any and all losses, liabilities, claims, penalties, forfeitures, suits, and the cost and expenses incident thereto (including cost of defense, settlement and reasonable attorneys' fees) which Customer may hereafter incur, become responsible for or pay out as a result of death or bodily injuries to any person, destruction or damage to any property, contamination of or adverse effects on the environment or any violation of applicable federal, state and local laws, regulations, by-laws or ordinances to the extent caused by: (1) Clean Harbors' breach of any term or provision of this Agreement, or (2) the negligence or willful misconduct of Clean Harbors, its employees or agents in the performance of this Agreement.

Customer agrees to indemnify, save harmless and defend Clean Harbors, its parent, subsidiary and affiliated companies and their respective directors, officers, employees, agents and assigns from and against any and all losses liabilities, claims, penalties, forfeitures, suits, and the costs and expenses incident thereto (including costs of defense, settlement and reasonable attorneys' fees) which Clean Harbors may hereafter incur, become responsible for or pay out as a result of death or bodily injuries to any person, destruction or damage to any property, contamination or adverse effects on the environment, or any violation of applicable federal, state and local laws, regulations, by-laws or ordinances to the extent caused by: (1) Customer's breach of any term or provision of this Agreement, or (2) the negligence or willful misconduct of the Customer, its employees or agents in the performance of this Agreement.

Neither party shall be liable to the other for indirect, incidental, consequential, or special damages, including loss of use or lost profits.

9. The terms and conditions of this Agreement and Scope of Work and any Clean Harbors change orders or Clean Harbors' daily work sheets signed by both parties constitute the entire agreement between the parties. Additional, conflicting or different terms on any Purchase Order or other preprinted documents issued by Customer shall be void and are hereby expressly rejected by Clean Harbors. In the event that any portion of this Agreement is invalidated for any reason, the parties agree that all other provisions of this Agreement shall remain in force and effect.
10. Customer's representative or agent represents and warrants to Clean Harbors that it is duly authorized to execute this Agreement on Customer's behalf.
11. The validity, interpretation and performance of this Agreement shall be governed and construed in accordance with the Laws of the Commonwealth of Massachusetts and the parties agree to submit to the jurisdiction of the courts of the Commonwealth of Massachusetts for any disputes arising under this Agreement.

December 19, 2016

Mr. David Crimmin  
Handyman Services  
13 Gray Street  
Westbrook, ME 04092

Dear Mr. Crimmin

Thank you for meeting with Rick Mageles, the Director of Environmental Services & Systems at The Park Danforth to discuss our agreement for services for the snow removal season 2016-2017.

We understand that you agree to and contract with The Park Danforth to provide the service of snow-blowing the City Sidewalks that bound The Park Danforth's property on Poland Street, Arbor Street and Forest Avenue for an agreed upon fee, and without being called to do so. In other words, you will arrive to remove the snow from these City sidewalks following any snowfall within 24 hours without our prompting.


In addition, you have also made your services available to assist in snow removal on the contained campus owned and operated by The Park Danforth as needed and when called upon by Mr. Mageles. We are appreciative of your availability from time to time.

By your signature below, you will indicate your concurrence with the above. We appreciate this formal documentation, as required by the City for The Park Danforth's City Approval requirements and Certificate of Occupancy purposes.

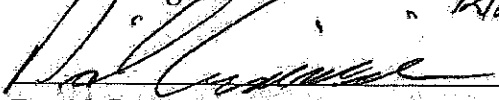
If you have any questions, please feel free to contact me or Rick at 797-7710.

Thank you in advance for your service once again this year!

Sincerely,

  
Denise M. Vachon, CEO  
The Park Danforth  
777 Stevens Avenue  
Portland ME 04103

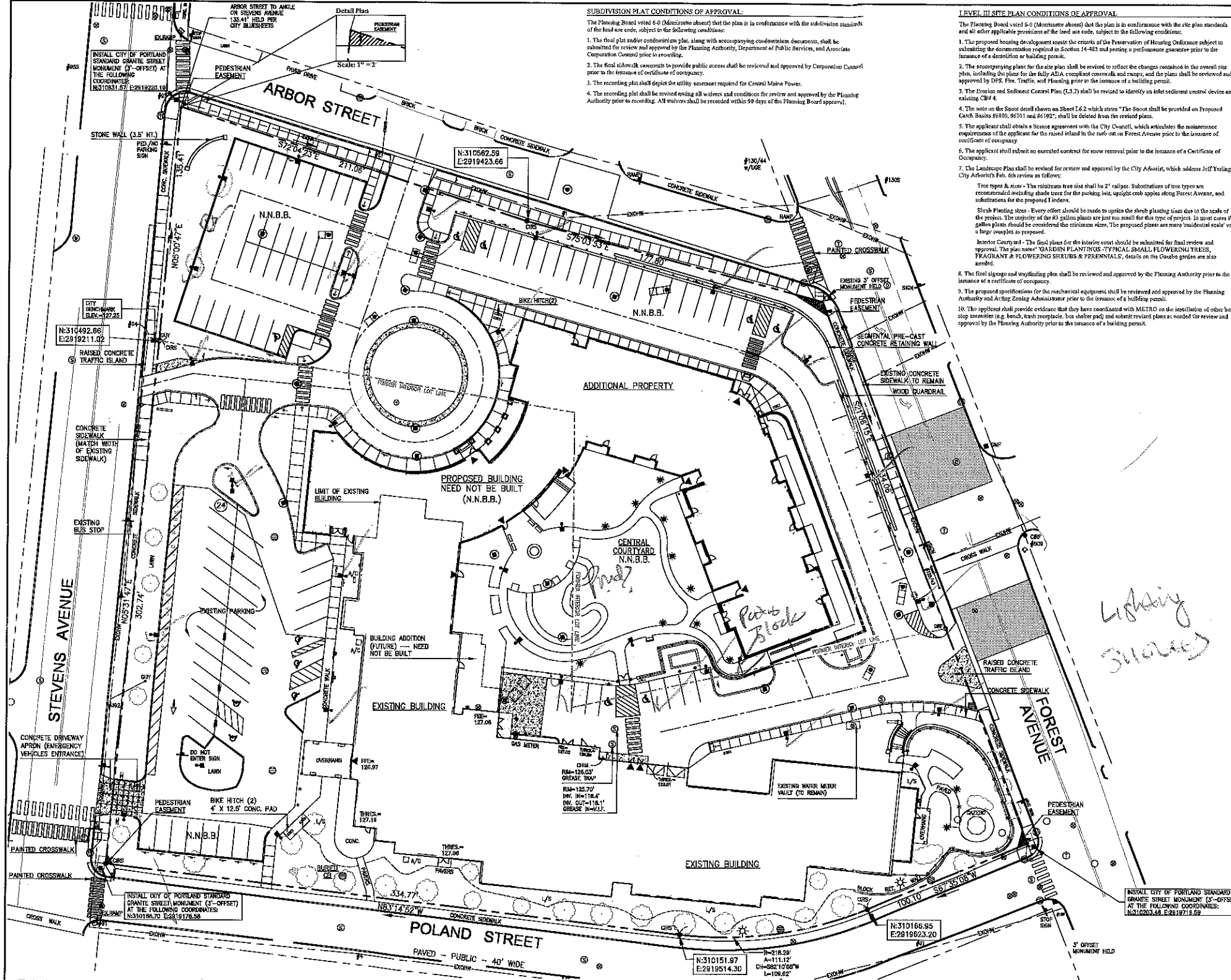
Seen and Agreed to

  
David Crimmin, Handyman Services

12/20/2016

CC: Rick Mageles





**SUBDIVISION PLAT CONDITIONS OF APPROVAL:**

- The final plat and subdivision map, along with accompanying condominium documents, shall be submitted for review and approval by the Planning Authority, Department of Public Services, and Associate Corporation Counsel prior to recording.
- The final subdivision map to provide public access shall be reviewed and approved by Corporation Counsel prior to the issuance of certificates of occupancy.
- The recording plat shall depict the utility easement required for Central Maine Power.
- The recording plat shall be revised to show all utility easements and approved by the Planning Authority prior to recording. All utilities shall be recorded within 90 days of the Planning Board approval.

**LEVEL III SITE PLAN CONDITIONS OF APPROVAL:**

- The proposed development shall be in conformance with the site plan standards and all other applicable provisions of the local code, subject to the following conditions:
  - The proposed development shall meet the criteria of the Preservation of Housing Ordinance subject to the documentation required in Section 14-483 and posting a performance guarantee prior to the issuance of a certificate of occupancy.
  - The accompanying plan for the site plan shall be revised to reflect the changes contained in the overall site plan, including the plan for the fully ADA compliant crosswalk and ramps, and the plan shall be reviewed and approved by DPSS, Fire, Traffic, and Planning prior to the issuance of a building permit.
  - The Erosion and Sediment Control Plan (L3.7) shall be revised to identify an inlet sediment control device on existing CBW 4.
  - The site on the Street detail shows on Sheet L6.2 which states "The Street shall be provided on Proposed Catch Basins #6101, #6101 and #6102, shall be deleted from the revised plan."
  - The applicant shall obtain a license agreement with the City Council, which articulates the maintenance requirements of the applicant for the raised island in the curb-cut on Forest Avenue prior to the issuance of a certificate of occupancy.
  - The applicant shall submit an executed contract for snow removal prior to the issuance of a Certificate of Occupancy.
  - The Landscape Plan shall be revised for review and approval by the City Advisor, which address Jeff Tilling, City Arborist's Feb. 6th review as follows:
    - Tree types & sizes - The minimum tree size shall be 2" caliper. Substitutions of tree types are recommended including shade trees for the parking lot, upright crab apples along Forest Avenue, and substitutions for the proposed Linden.
    - Shrub planting sizes - Every effort should be made to update the shrub planting sizes due to the scale of the project. The majority of the 83 gal. plants are just too small for this type of project. In most cases 30 gallon plants should be considered the minimum size. The proposed plants are many 'residential scale' vs a large complex as proposed.
    - Interior Courtyard - The final plan for the interior courtyard should be submitted for final review and approval. The plan notes "GARDEN PLANTINGS - TYPICAL SMALL FLOWERING TREES, FRAGRANT & FLOWERING SHRUBS & PERENNIALS, details on the Courtyard garden are also attached."
- The final signage and wayfinding plan shall be reviewed and approved by the Planning Authority prior to the issuance of a certificate of occupancy.
- The proposed specifications for the mechanical equipment shall be reviewed and approved by the Planning Authority and Acting Zoning Administrator prior to the issuance of a building permit.
- The applicant shall provide evidence that they have coordinated with METRO on the installation of other bus stop amenities (e.g. bench, trash receptacle, bus shelter pad) and submit revised plans as needed for review and approval by the Planning Authority prior to the issuance of a building permit.

**GENERAL NOTES:**

- Site Area: 181,100 ± sq. ft. OR 4.16 Acres
- Applicant: The Park Danforth, C/O Denise Vecora, C.E.O., 777 Stevens Avenue, Portland, Maine 04103
- Owners: Lots 146-C-5 and 146-C-10 are owned by Park Danforth Condominium, which consists of 3 units. Market Unit M and Assisted Living Unit A are owned by Home for the Aged (Book 13483, Page 823) and HUD Unit H is owned by HFA HUD Properties, LLC (Book 31597, Page 247). Lots 146-C-6, 146-C-8, 146-C-11, 146-C-12 and 146-C-14 are owned by HEA Forest Avenue Properties, LLC (Book 29524, Page 315). Lots 146-C-7, 146-C-4 and 146-C-13 are all owned by Home for the Aged (Book 31525, Page 324; Book 30933, Page 339; and Book 31909, Page 288), respectively. Lots 146-C-9, 146-C-3, 146-C-9, 146-C-1, 146-C-12, 146-C-13 and 146-C-14 are referred to collectively as the "Additional Property."
- Zoning District: R-6A Residential District
- Parcels are shown as Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block C on City of Portland Assessor's Map 146.
- Space and Bulk Standards:
 

	Required	Proposed
Minimum Lot Size:	4 Acres	4.16 Acres
Minimum Lot Width:	48 Feet	380 Feet
Minimum Street Frontage:	48 Feet	389 Feet
Street Front Setback:	18 Feet	89 Feet
Rear Yard Setback:	28 Feet	43 Feet
Side Yard Setback:	15 Feet	35 Feet
Side Yard in Side Street:	18 Feet	18 Feet
Maximum Lot Coverage:	48-50%	30%
Maximum Height of Structure:	65 Feet	68 Feet
Landscaped Open Space:	24%	24%
- Existing conditions and boundary information taken from a Plan entitled "Boundary & Topographic Survey on Stevens Ave., Arbor St., Forest Ave. and Poland St., Portland, Maine, made for Mitchell & Associates, dated January 2, 2014, prepared by Owen Haskell Inc., Portland, Maine.
- Elevations are on City datum, based on Benchmark at 3' offset monument under cover on easterly side of Stevens Ave.
- Proposed Dwelling Units: 58 Intermediate Living Units, Existing Dwelling Units: 140 (124 SNEU and 16 Intermediate Care)
- Off-street Parking Requirements:
 

	Required	Proposed
SNLU Units (124):	1 space/unit	34 spaces
Intermediate Care (16 units):	1 space/unit	8 spaces
New Units (58):	1 space/unit	58 spaces
Employee Parking:	1 space/employee	22 spaces
TOTAL:		122 spaces

 Required (per parking analysis): 870 spaces per unit x 215 units = 187,050 spaces. Proposed Parking: 134 spaces, Existing Parking: 12 spaces, TOTAL: 146 spaces.
- Bicycle Parking: 24 spaces (58 New Dwelling Units), 24 Spaces (6 Hitchos Exterior, 6 Hitchos in Garage)
- Snow Storage area is limited on-site for storage and proposed improvements. The Park Danforth intends to contract for snow removal for large storm events exceeding 3 inch events, or as needed. There is limited landscaped grass areas along the perimeter of the property where snow storage can be accommodated. Due to the age of the population of The Park Danforth snow removal and maintaining safe access and walking conditions have high priority.
- Bearings are based on City of Portland datum, Maine State Plane West Zone (NAD83).
- Elevations are on City of Portland datum, based on bench mark at 3' offset monument under cover on easterly side of Stevens Avenue.
- The Additional Property will be added to the Condominium, if at all, by appropriate amendment to Amended and Restated Declaration of Condominium of Park-Danforth Condominium, dated November 19, 1997, and recorded in the Cumberland County Registry of Deeds to Book 13480, Page 188, as amended (collectively, the "Declaration"). However, the owners reserve the Development Rights as may be provided in the Declaration, including without limitation, the right to withdraw the Additional Property once added.
- The proposed addition contains proposed Market Unit M-6, proposed Common Elements and proposed Limited Common Elements, which will be created, if at all, upon the recording of an appropriate Amendment to the Declaration. Please refer to the Condominium Plans accompanying this Plat for further details.
- The proposed improvements shown on this Plat need not be built.
- Upon the recording of the appropriate Amendment to the Declaration, this plat will supplement, and to the extent of any inconsistency hereto, the Condominium Plan and plans for The Park-Danforth Condominium recorded in the Cumberland County Registry of Deeds to Plan Book 141, Page 37 and Plan Book 177, Pages 515-518. For Market Unit M, HUD Unit H and Assisted Living Unit A, see said Plans recorded in said Registry of Deeds in Plan Book 140, Page 37 and Plan Book 197, Pages 515-518.

**PLAN REFERENCES:**

- "Plan of Property in Portland, Maine, for Dr. Lloyd B. Wolf Aug. 1973 III & E.C. Jordan - Surveyors"
- "Park-Danforth Condominium Plans Site Plan Housing for the Elderly, a Condominium situated at Stevens and Forest Avenues at Poland Street, Portland, Cumberland, Maine. 12/7/83 Larry Slaughter-Surveyor" recorded in C.C.R.D. Plan Book 140, Page 37.
- "The Park-Danforth Condominium 777 Stevens Avenue, Portland, Maine, Recording Plat 09-23-97, Land Use Consultants, Inc." recorded in C.C.R.D. Plan Book 197, Page 515.
- Blue Book Sheets for Stevens Avenue, Forest Avenue, Poland Street, and Arbor Street, from the City of Portland Engineering Department.
- "Forest Avenue Development Portland Maine Site Plan made for Hanesford Bros. Co. South Portland, Maine" by G.C. Jordan Co. Consulting Engineers, Dated January 6, 1986.



CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Conditions of Approval  
and Standard Conditions

DATE OF APPROVAL June 10, 2015  
PLANNER Shukria Wiar  
PROJECT NO. 2015-202

**LEGEND**

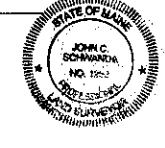
	EXISTING	PROPOSED
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GRANITE MONUMENT	[Symbol]	[Symbol]
CAPPED IRON ROD SET	[Symbol]	[Symbol]
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CATCHBASIN	[Symbol]	[Symbol]
MANHOLE	[Symbol]	[Symbol]
HYDRANT	[Symbol]	[Symbol]
UTILITY POLE	[Symbol]	[Symbol]
WATER VALVE	[Symbol]	[Symbol]
TELEPHONE	[Symbol]	[Symbol]
OVERHEAD WIRES	[Symbol]	[Symbol]
UNDERGROUND ELECTRIC	[Symbol]	[Symbol]
LEACHING GALLEY	[Symbol]	[Symbol]
CURB	[Symbol]	[Symbol]
FENCE	[Symbol]	[Symbol]

Approved: Portland Planning Board

Date: \_\_\_\_\_  
Chair, \_\_\_\_\_  
Board Members, \_\_\_\_\_  
\_\_\_\_\_ Date: 6-17-2015

**CERTIFICATION:**  
Owen Haskell, Inc. hereby certifies that this Plan is based on, and the result of, an on the ground field survey and that to the best of our knowledge, information and belief, it conforms to the Board of Licensee for Professional Land Surveyors current standards of practice.

*John C. Schwanda, PLS No. 1252*  
John C. Schwanda, PLS No. 1252  
6-17-2015



**WARRANTS:**  
On the basis of the application (2014-202) plans, reports and other information, submitted by the applicant, findings, recommendations, contained in the Planning Board Report for The Park Danforth site plan and subdivision, including but not limited to Section VIII Technical Warrants, of the report and the staff reviews relevant to Portland's Technical and Design Standards and other regulations, as well as the Planning Board deliberations and the testimony presented at the Planning Board hearing, the Planning Board finds the following:

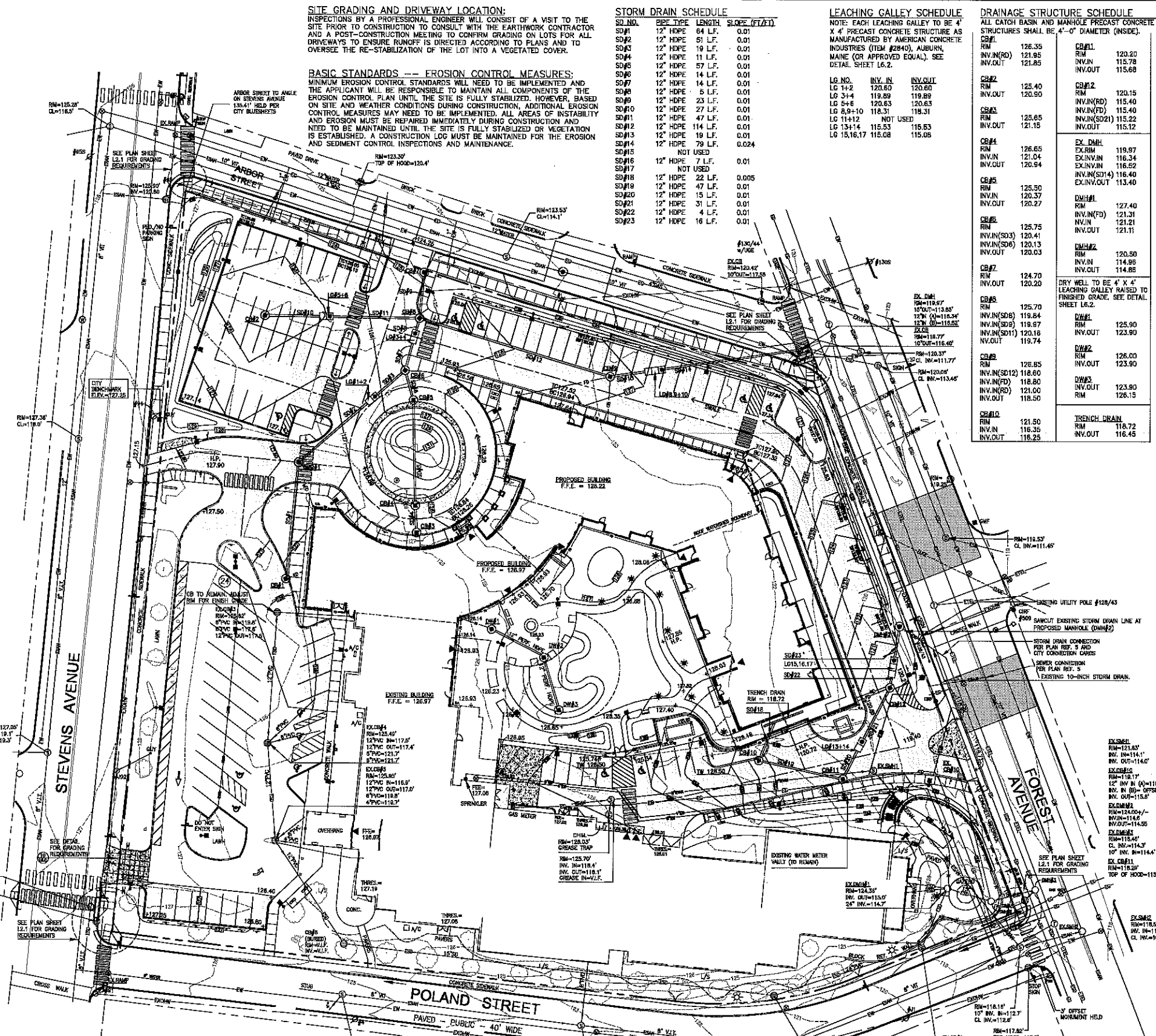
- Street Trees:** The Planning Board finds that the applicant has demonstrated that due to site constraints precluding the planting of required street trees to the right of way, the requirements of Section 14-526(2)(b)(ii) of the Site Plan Ordinance cannot be met, and the Board finds that the applicant has satisfied the waiver criteria set out in Section 14-526(2)(b)(iii) with the monetary contribution to the City's tree fund of \$200 per tree for 26 trees for a total of \$52,000. The Planning Board therefore voted 6-0 (Morrisette absent) to waive Section 14-526 (b)(2)(b)(ii) Street Trees of the Site Plan Ordinance.
- Driveway Location:** The Planning Board finds that the applicant has demonstrated that extraordinary conditions unique to this property exist including that the existing driveway location on Forest Avenue cannot be relocated to meet the street separation standard of 123 feet contained in the Technical Manual and Mr. Rivko has found that the separation of 70 feet is safe with the right-of-way and right-of-way change to the driveway, and the Board finds that the public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrisette absent) to waive Technical Manual 1.7.2.3 Driveway Location to allow the 70 foot separation.
- Number of Driveways:** The Planning Board finds that the applicant has demonstrated that extraordinary conditions unique to this property exist, including the demand for emergency services for the older population that needs two access points off Stevens Avenue, the Forest Avenue curb cut provides access to the service areas for the entire campus and the Arbor Street curb cut provides two-way traffic and that Mr. Rivko has found significant coordination has taken place as it relates to providing safe and appropriate access that attempts to meet City Standards, given motorist characteristics, delivery truck circulation, and emergency access requirements. Mr. Rivko supports a waiver from the City's Technical Standards for the number of driveways allowed per site. The Board finds that the public interest and purposes of the land development plan are secured and therefore voted 6-0 (Morrisette absent) to waive Technical Manual 1.7.2.3 Number of Driveways to allow that curb cut east to permit an emergency access only on Stevens Avenue near Poland Street, a two-way curb cut on Stevens Avenue to serve the main entrance, a right-of-way curb cut on Forest Avenue and two-way curb cut on Arbor Street.

Prepared For:  
Owner:  
Home For The Aged  
777 Stevens Avenue  
Portland, Maine 04103  
Tel.: 207-797-7710  
Applicant:  
The Park Danforth  
777 Stevens Avenue  
Portland, Maine 04103  
Tel.: 207-797-7710  
Prepared By:  
MITCHELL & ASSOCIATES  
Landscape Architects  
The Staples School  
70 Center Street  
Portland, Maine 04101  
Tel.: 207-774-4427

The Park Danforth  
Portland, Maine  
777 Stevens Avenue

Date: OCTOBER 17, 2014  
Issued For: PERMITTING  
Revisions:  
NOV. 25, 2014: Per City of Portland Staff Review Comments  
JAN. 5, 2015: Per City of Portland Staff Review Comments  
APR. 10, 2015: Amended Site Plan and Subdivision Plan  
JUNE 17, 2015: For Review  
Reproduction or reuse of this document without the expressed written consent of Mitchell & Associates is prohibited.  
© 2015  
Title: Addition to Park-Danforth Condominium Subdivision/Condominium Plat

Scale: 1"=30'  
North: [Compass Rose]  
Sheet No.: 1 of 1



**SITE GRADING AND DRIVEWAY LOCATION:**  
INSPECTIONS BY A PROFESSIONAL ENGINEER WILL CONSIST OF A VISIT TO THE SITE PRIOR TO CONSTRUCTION TO CONSULT WITH THE EARTHWORK CONTRACTOR AND A POST-CONSTRUCTION MEETING TO CONFIRM GRADING ON LOTS FOR ALL DRIVEWAYS TO ENSURE RUNOFF IS DIRECTED ACCORDING TO PLANS AND TO OVERSEE THE RE-STABILIZATION OF THE LOT INTO A VEGETATED COVER.

**BASIC STANDARDS -- EROSION CONTROL MEASURES:**  
MINIMUM EROSION CONTROL STANDARDS WILL NEED TO BE IMPLEMENTED AND THE APPLICANT WILL BE RESPONSIBLE TO MAINTAIN ALL COMPONENTS OF THE EROSION CONTROL PLAN UNTIL THE SITE IS FULLY STABILIZED. HOWEVER, BASED ON SITE AND WEATHER CONDITIONS DURING CONSTRUCTION, ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED TO BE IMPLEMENTED. ALL AREAS OF INSTABILITY AND EROSION MUST BE REPAIRED IMMEDIATELY DURING CONSTRUCTION AND NEED TO BE MAINTAINED UNTIL THE SITE IS FULLY STABILIZED OR VEGETATION IS ESTABLISHED. A CONSTRUCTION LOG MUST BE MAINTAINED FOR THE EROSION AND SEDIMENT CONTROL INSPECTIONS AND MAINTENANCE.

**STORM DRAIN SCHEDULE**

SD NO.	PIPE TYPE	LENGTH	SLOPE (F/T)
SD#1	12" HDPE	64 L.F.	0.01
SD#2	12" HDPE	51 L.F.	0.01
SD#3	12" HDPE	19 L.F.	0.01
SD#4	12" HDPE	11 L.F.	0.01
SD#5	12" HDPE	57 L.F.	0.01
SD#6	12" HDPE	14 L.F.	0.01
SD#7	12" HDPE	14 L.F.	0.01
SD#8	12" HDPE	5 L.F.	0.01
SD#9	12" HDPE	23 L.F.	0.01
SD#10	12" HDPE	27 L.F.	0.01
SD#11	12" HDPE	47 L.F.	0.01
SD#12	12" HDPE	114 L.F.	0.01
SD#13	12" HDPE	19 L.F.	0.01
SD#14	12" HDPE	79 L.F.	0.024
SD#15	NOT USED		
SD#16	12" HDPE	7 L.F.	0.01
SD#17	NOT USED		
SD#18	12" HDPE	22 L.F.	0.005
SD#19	12" HDPE	47 L.F.	0.01
SD#20	12" HDPE	15 L.F.	0.01
SD#21	12" HDPE	31 L.F.	0.01
SD#22	12" HDPE	7 L.F.	0.01
SD#23	12" HDPE	16 L.F.	0.01

**LEACHING GALLEY SCHEDULE**

NOTE: EACH LEACHING GALLEY TO BE 4' X 4' PRECAST CONCRETE STRUCTURE AS MANUFACTURED BY AMERICAN CONCRETE INDUSTRIES (ITEM #2240), AUBURN, MAINE (OR APPROVED EQUAL). SEE DETAIL SHEET L6.2.

LG NO.	INV. IN	INV. OUT
LG 1#2	120.60	120.60
LG 3#4	119.89	119.89
LG 5#6	120.63	120.63
LG 8#9-10	118.31	118.31
LG 11#12	NOT USED	
LG 13#14	115.53	115.53
LG 15,16,17	115.08	115.08

**DRAINAGE STRUCTURE SCHEDULE**

CB#	TYPE	RM	INV. IN	INV. OUT
CB#1	MANHOLE	126.35	120.20	115.78
CB#1	MANHOLE	121.85	115.78	115.68
CB#2	MANHOLE	125.40	120.15	115.40
CB#2	MANHOLE	120.90	115.40	115.22
CB#3	MANHOLE	125.65	121.15	115.22
CB#4	MANHOLE	126.65	119.97	116.34
CB#4	MANHOLE	121.04	116.34	116.52
CB#4	MANHOLE	120.94	116.52	116.40
CB#5	MANHOLE	125.30	123.70	121.21
CB#5	MANHOLE	120.37	121.21	121.11
CB#5	MANHOLE	120.27	121.11	121.11
CB#6	MANHOLE	125.75	120.41	119.85
CB#6	MANHOLE	120.41	120.13	119.74
CB#6	MANHOLE	120.03	119.74	119.74
CB#7	MANHOLE	124.70	120.20	119.74
CB#8	MANHOLE	125.70	119.84	119.87
CB#8	MANHOLE	119.84	119.87	119.74
CB#8	MANHOLE	120.16	119.74	119.74
CB#9	MANHOLE	126.85	118.60	118.80
CB#9	MANHOLE	118.60	118.80	121.00
CB#9	MANHOLE	121.00	118.50	118.50
CB#10	MANHOLE	121.50	116.35	116.45
CB#10	MANHOLE	116.35	116.72	116.45
CB#10	MANHOLE	116.25	116.45	116.45

- GRADING NOTES:**
- DO NOT SCALE THESE DRAWINGS. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ADDITIONAL WORK PROCEEDS.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
  - CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION OF OR INSTALLATION OF ANY PART OF THIS WORK.
  - CONTRACTOR SHALL AVOID ALL AREAS NOT REQUIRING GRADING. CONTRACTOR SHALL NOT DISTURB THESE AREAS.
  - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL DIGSAFE (1-888-344-7233) AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
  - CONTRACTOR SHALL CONDUCT TEST PIT EXCAVATION TO CONFIRM LOCATION OF EXISTING UTILITIES WHERE NEW BUILDING SANITARY SERVICE AND WATER SERVICE ARE PROPOSED.
  - WHERE STORM DRAINS OR SEWER MAINS HAVE LESS THAN FOUR (4) FEET OF COVER BETWEEN TOP OF PIPE AND FINISH GRADE, INSULATE PIPE USING TWO (2) INCH THICK STYROFOAM INSULATION BOARD OVER AND ALONG SIDES OF THE PIPE.
  - EXISTING DRAINAGE MANHOLES SHALL BE CORED TO ACCEPT NEW DRAINAGE PIPES AS NOTED.
  - PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
  - ROOF DRAIN CONNECTIONS SHALL BE CONFIRMED WITH FINAL BUILDING PLANS.
  - ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH INDIVIDUAL UTILITY DISTRICT REQUIREMENTS. CONTRACTOR SHALL COORDINATE INSTALLATION WITH APPROPRIATE UTILITY DISTRICT BEFORE INSTALLATION.
  - ELEVATIONS ARE ON CITY DATUM, BASED ON BENCH MARK AT 3' OFFSET MONUMENT UNDER COVER ON EASTERLY SIDE OF STEVENS AVENUE. BENCHMARK = 127.25
  - GRADING FOR THE A.D.A. COMPLIANT PARKING SPACES TO THE A.D.A. BUILDING ENTRANCES SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS INCLUDING MAXIMUM 2% SLOPE IN ANY DIRECTION AND SURFACE TREATMENT. ANY REPAIRS TO ACHIEVE COMPLIANCE SHALL BE COMPLETED AT NO EXTRA EXPENSE TO THE OWNER.
  - INSTALLATION OF NEW OR UPGRADES TO EXISTING SANITARY SEWERS, STORM DRAINS, WATER LINES OR OTHER UTILITIES SHALL MEET THE PROVISIONS OUTLINED IN SECTION 2 AND SECTION 9 OF THE CITY OF PORTLAND TECHNICAL MANUAL.

**CONSTRUCTION OVERSIGHT:**  
THE OWNER WILL RETAIN THE SERVICES OF A PROFESSIONAL ENGINEER TO INSPECT THE CONSTRUCTION AND STABILIZATION MANAGEMENT STRUCTURES. IF NECESSARY, THE INSPECTING ENGINEER WILL INTERPRET THE DRYWELL CONSTRUCTION PLANS AND DETAILS FOR THE CONTRACTOR. ONCE ALL STORMWATER MANAGEMENT STRUCTURES ARE CONSTRUCTED AND STABILIZED, THE INSPECTING ENGINEER WILL NOTIFY THE DEPARTMENT IN WRITING WITHIN 30 DAYS TO STATE THAT THE STORMWATER SYSTEM HAS BEEN COMPLETED. ACCOMPANYING THE ENGINEER'S INSPECTIONS GIVING THE DATE OF EACH INSPECTION, THE TIME OF EACH INSPECTION, THE ITEMS INSPECTED ON EACH VISIT, AND INCLUDING ANT TESTING DATA OR SIEVE ANALYSIS DATA OF EVERY MINERAL SOIL AND SOIL MEDIA SPECIFIED IN THE PLANS AND USED ON THE SITE.

**DEWATERING (IF REQUIRED):**  
INSPECTIONS BY A PROFESSIONAL ENGINEER WILL CONSIST OF A VISIT TO THE SITE PRIOR TO CONSTRUCTION TO ESTABLISH THE APPROPRIATE LOCATION FOR DISCHARGING FILTERED WATER FROM DISCHARGING OPERATIONS. A DEWATERING PLAN IS NEEDED TO ADDRESS EXCAVATION DE-WATERING FOLLOWING HEAVY RAINFALL EVENTS OR WHERE EXCAVATION MAY INTERCEPT THE GROUNDWATER TABLE DURING CONSTRUCTION. THE COLLECTED WATER NEEDS TREATMENT AND A DISCHARGE POINT THAT WILL NOT CAUSE DOWN GRADIENT EROSION AND OFF SITE SEDIMENTATION OR WITHIN A RESOURCE. PLEASE FOLLOW THE DETAILS OF SUCH A PLAN.

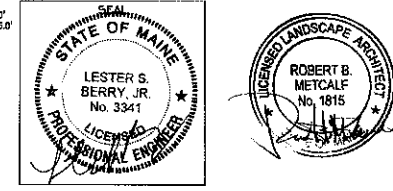
**SOIL INSPECTION:**  
THE OWNER WILL RETAIN THE SERVICES OF A CERTIFIED SOIL SCIENTIST TO INSPECT THE SOILS BEFORE CRUSHED STONE IS INSTALLED FOR THE STORMWATER FACILITIES. THE PURPOSE IS TO INSURE ALL FACILITIES ARE BELOW THE "HARDPAN" LAYERS AND THE SOILS ARE SUITABLE FOR STORMWATER INFILTRATION.

**CITY OF PORTLAND**  
APPROVED SITE PLAN  
Subject to Conditions of Approval  
and Standard Conditions

DATE OF APPROVAL: June 10, 2015  
PLANNER: Shubra War  
PROJECT NO.: 2015-202

**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE	---	---
GRANITE MONUMENT	■	■
CATCHBASIN	⊙	⊙
MANHOLE	⊙	⊙
HYDRANT	⊙	⊙
UTILITY POLE	⊙	⊙
WATER VALVE	⊙	⊙
SANITARY SEWER	ESAN	SAN
STORM DRAIN	ESD	SD
WATER	EW	H2O
TELEPHONE	ETEL	
GAS	EG	GAS
OVERHEAD WIRES	EXOHW	
UNDERGROUND ELECTRIC	EUGE	
LEACHING GALLEY		LG
CLEAN OUT		C.O.
CURB		---
FENCE	X X	---
SIGN	---	---
DECIDUOUS TREE	⊙	⊙
EVERGREEN TREE	⊙	⊙
CONTOUR	---	---
SPOT ELEVATION		+ 74.00
WALL MOUNTED LIGHT		---



Prepared For:  
Owner:  
Home For The Aged  
777 Stevens Avenue  
Portland, Maine 04103  
Tel: 207-797-7710

Applicant:  
The Park Danforth  
777 Stevens Avenue  
Portland, Maine 04103  
Tel: 207-797-7710

Prepared By:  
MITCHELL & ASSOCIATES  
Landscape Architects  
The Staples School  
70 Center Street  
Portland, Maine 04101  
Tel: 207-774-4827

**The Park Danforth**  
Portland, Maine  
777 Stevens Avenue

Date: OCTOBER 17, 2014

Issued For: PERMITTING

Revisions:  
NOV. 25, 2014: Per City of Portland Staff Review Comments  
JAN. 5, 2015: Per City of Portland Staff Review Comments  
APR. 10, 2015: Amended Site Plan and Subdivision Plan

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Title: GRADING AND DRAINAGE PLAN

Scale: 1" = 30'

North:

Sheet No.: L3.0

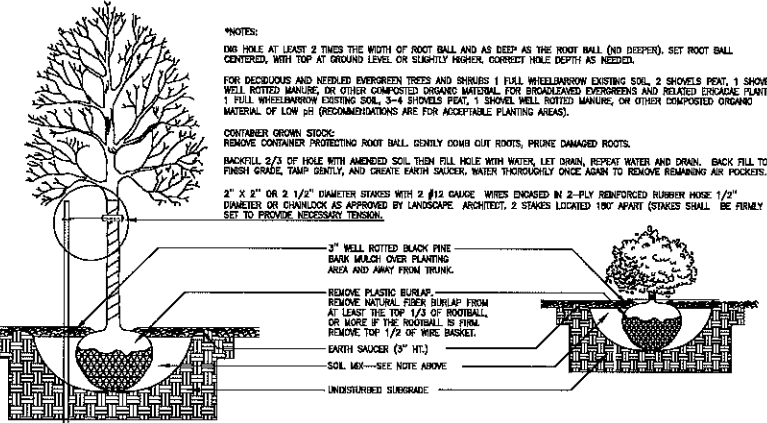
PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
<b>TREES</b>									
A. FAR	5	ACER FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	2.5" CAL	A. FIR	16	AZALEA 'FIRESTAR'	EVERGREEN FIRESTAR AZALEA	6" POT
A. GRI	5	ACER GRISEUM	PAPERBARK MAPLE	2.5" CAL	C. ALN	9	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	6" POT
A. RUB	7	ACER RUBRUM 'KARPICK'	'KARPICK' RED MAPLE	2.5" CAL	D. BUR	18	DAPHNE BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	6" POT
B. NEG	2	BETULA NIGRA	HERITAGE RIVER BIRCH	12"-14" CLUMP	F. GAR	15	FOTHERGILLA GARDENII	DWARF BOTTLEBRUSH	6" POT
C. FAS	1	CARPINUS 'FASTIGIATE'	EUROPEAN HORN BEAM	2" CAL	H. MAC	41	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	6" POT
C. JAP	5	CERCIDIPHYLLUM JAPONICUM	KATSURAI TREE	2.5" CAL	H. PAN	9	HYDRANGEA PANICULATA 'QUICKFIRE'	QUICKFIRE HYDRANGEA	6" POT
C. KOU	3	CORNUS KOUSA	KOUSA DOGWOOD	2.5" CAL	J. COM	4	JUNIPER COMMUNIS 'REPANDA'	REPANDA JUNIPER	6" POT
C. KOW	1	CORNUS KOUSA 'WOLF EYES'	VARIEGATED KOUSA DOGWOOD	2" CAL	J. HOL	25	JUNIPER 'HOLGER'	HOLGER JUNIPER	6" POT
C. VIR	2	CRATAGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORNE	1.75" CAL	J. OBE	15	JUNIPER CHINESIS 'OBELISK'	OBELISK JUNIPER	6" POT
F. SYL	1	FAGUS SYLVATICA 'TRICOLOR'	TRICOLOR BEECH	2.5" CAL	J. VIR	8	JUNIPER VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	6" POT
G. TIS	5	GLEDITSIA TRIACANTHOS INERMIS	HONEYLOCUST 'STREET KEEPER'	2" CAL	M. GAL	11	MICROBIOTA DECUSSATA 'DREW'S BLUE'	DREW'S BLUE CARPET CYPRESS	6" POT
G. TRI	3	GLEDITSIA TRIACANTHOS VAR. INERMIS 'HALKA'	THORNLESS HONEYLOCUST	2" CAL	M. GRI	1	MYRTICA GALE	MT FIRE ANDROMEDA	6" POT
H. ADI	12	MALLUS 'ADIRONDACK'	ADIRONDACK FLOWERING CRAB	2" CAL	P. JAP	13	PIERIS JAPONICA 'MT FIRE'	MT FIRE ANDROMEDA	6" POT
M. RJ	4	MALLUS 'RED JADE'	RED JADE FLOWERING CRAB	1.5" CAL	R. KNO	12	RHO DOGWOOD 'LOW GRO'	LOW-GRO SUMAC	6" POT
M. SAR	3	MALLUS 'CANDYMINT SARGENT'	CANDYMINT SARGENT FLOWERING CRAB	1.5" CAL	R. KNO	12	ROSE 'KNOCK OUT'	KNOCK OUT ROSE	6" POT
P. SNO	1	PRUNUS SNOFZAM	SNOW FOUNTAIN WEEPING CHERRY	2" CAL	R. OLM	18	RHODODENDRON 'BUBBLEGUM'	BUBBLEGUM RHODODENDRON	6" POT
U. AVF	5	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE ELM	2.5" CAL	R. OLM	18	RHODODENDRON 'OLGA MEZITT'	OLGA MEZITT RHODODENDRON	6" POT
					S. PAT	7	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	4"-5" HT.
					S. SPS	7	SYRINGA 'SCENT AND SENSIBILITY PINK'	SCENT AND SENSIBILITY LILAC	4"-5" HT.
					T. CUS	1	TAXUS CUSPIDATA 'CAPitata'	UPRIGHT JAPANESE YEW	4"-5" HT.
					T. OCC	3	THUJA OCCIDENTALIS 'DOUGLASI'	DOUGLAS ARBORVITAE	4"-5" HT.
					T. MTA	30	TAXUS MEDIA 'TAUNTONII'	TAUNTONII YEW	4"-5" HT.
					V. COR	13	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	4"-5" HT.
					V. DHE	15	VIBURNUM DILATATUM 'HENNEKE'	HENNEKE VIBURNUM	4"-5" HT.
					V. SPS	7			
					C. PAN	4	CLEMATIS PANICULATA	SWEET AUTUMN CLEMATIS	6" POT

GENERAL PLANTING NOTES

- CALL DIG-SAFE 61-888-344-7233 PRIOR TO BEGINNING WORK. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS. THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES FAVORING WALKS, CURBS, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
- DO NOT SCALE FROM DRAWINGS, ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ANY ADDITIONAL WORK PROCEEDS.
- PROVIDE SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
- CONTRACTOR SHALL FURNISH AND PLACE 12 INCHES OF LOAM IN ALL SHRUB BEDS, 30 INCHES IN ALL TREE FITS, AND 6 INCHES UNDER ALL TURF AREAS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
- ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN" LATEST EDITION.
- ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE FIT PREPARATION, PRUNING, STAKING OR CUTTING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM THE OWNER.
- ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL SHRUB BEDS AND TREE FITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH (DO NOT EXCEED 3" DEPTH).
- 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.
- WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR GROUND COVER AND PERENNIAL 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. KOTOTILL BEDS TO A DEPTH OF 8 INCHES.
- DAMAGE TO EXISTING SITE IMPROVEMENTS DURING INSTALLATION OF LANDSCAPE MATERIAL SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE
<b>PERENNIALS</b>				
E. RGH	30	ECHINACEA 'RED KNEE HIGH'	RED KNEE HIGH CONEFLOWER	6" POT
C. GAR	16	GALLIARDA 'GALLO RED'	GALLOW RED BLANKETFLOWER	6" POT
H. SDO	20	HEMEROCALLIS STELLA D'ORO	STELLA D'ORO DAY LILY	6" POT
H. HAR	12	HEMEROCALLIS 'HAPPY RETURN'	HAPPY RETURN DAYLILY	6" POT
H. BSF	15	HEUCHERA BRIZOIDES 'SIOUX FALLS'	SIOUX FALLS HEUCHERA	8" POT
H. TB	20	HOSTA 'TRUE BLUE'	TRUE BLUE HOSTA	1 GAL
L. SEM	10	IBERIS SEMPERVIRENS 'PURITY'	PURITY CANDYTUFF	6" POT
L. SPT	25	LIRIOPE SPICATA	LIRIOPE	4" POT
L. SUB	70	LEUCANTHEMUM SUPERBUM 'BECKY'	BECKY SHASTA DAISY	6" POT
P. COM	21	POLYGONATUM COMMUTATUM	GIANT SOLOMON SEAL	1 GAL
R. FSD	30	RUBROECKIA FULGIDA 'GOLDSTURN'	GOLDSTURN BLACK EYED SUSAN	6" POT
S. SFR	20	SEDUM SPECTABILE 'BRILLIANT'	BRILLIANT STONECROP	6" POT
<b>GROUNDCOVERS</b>				
A. URU	55	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	1 GAL
P. TER	5	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	
<b>GRASSES</b>				
C. AVA	15	CALAMAGROSTIS X ACUTIFOLIA	AVALANCE FEATHER REED GRASS	1 GAL
C. LAT	15	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	1 GAL
F. GEB	25	FESTUCA GLAUCA	ELIJAH BLUE FESCUE	6" POT
H. MAN	15	HAKONECHOLA 'AUREOLA'	AUREOLA HAKONE GRASS	1 GAL
H. SEM	41	HELIOTRICHON SEMPERVIRENS 'SAPPHIRE'	SAPPHIRE BLUE GATORGRASS	1 GAL

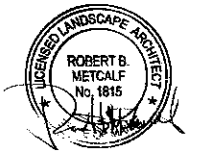


**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE	---	---
GRANITE MONUMENT	□	□
CATCHBASIN	⊞	⊞
MANHOLE	⊙	⊙
HYDRANT	⊕	⊕
UTILITY POLE	⊖	⊖
WATER VALVE	⊗	⊗
TELEPHONE	T	T
OVERHEAD WIRES	—O—	—O—
CMP CABLE LINES	E	E
CLEAN OUT	—	C.O.
CURB	—	—
FENCE	X X	X X
SIGN	—	—
DECIDUOUS TREE	○	○
EVERGREEN TREE	⊗	⊗
LIGHT MOUNTED WALL	—	—

CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Conditions of Approval  
and Standard Conditions

DATE OF APPROVAL: June 10, 2015  
PLANNER: Stukria Wiar  
PROJECT NO.: 2015-202



Prepared For:  
Owner:  
Home For The Aged  
777 Stevens Avenue  
Portland, Maine 04103  
Tel.: 207-797-7710

Applicant:  
The Park Danforth  
777 Stevens Avenue  
Portland, Maine 04103  
Tel.: 207-797-7710

Prepared By:  
MITCHELL & ASSOCIATES  
Landscape Architects  
The Stephen School  
70 Center Street  
Portland, Maine 04101  
Tel.: 207-774-4427

The Park Danforth  
Portland, Maine  
777 Stevens Avenue

Date: OCTOBER 17, 2014

Issued For: PERMITTING

Revisions:  
NOV. 25, 2014: For City of Portland Staff Review Comments  
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APR. 10, 2015: Amended Site Plan and Sub-division Plan

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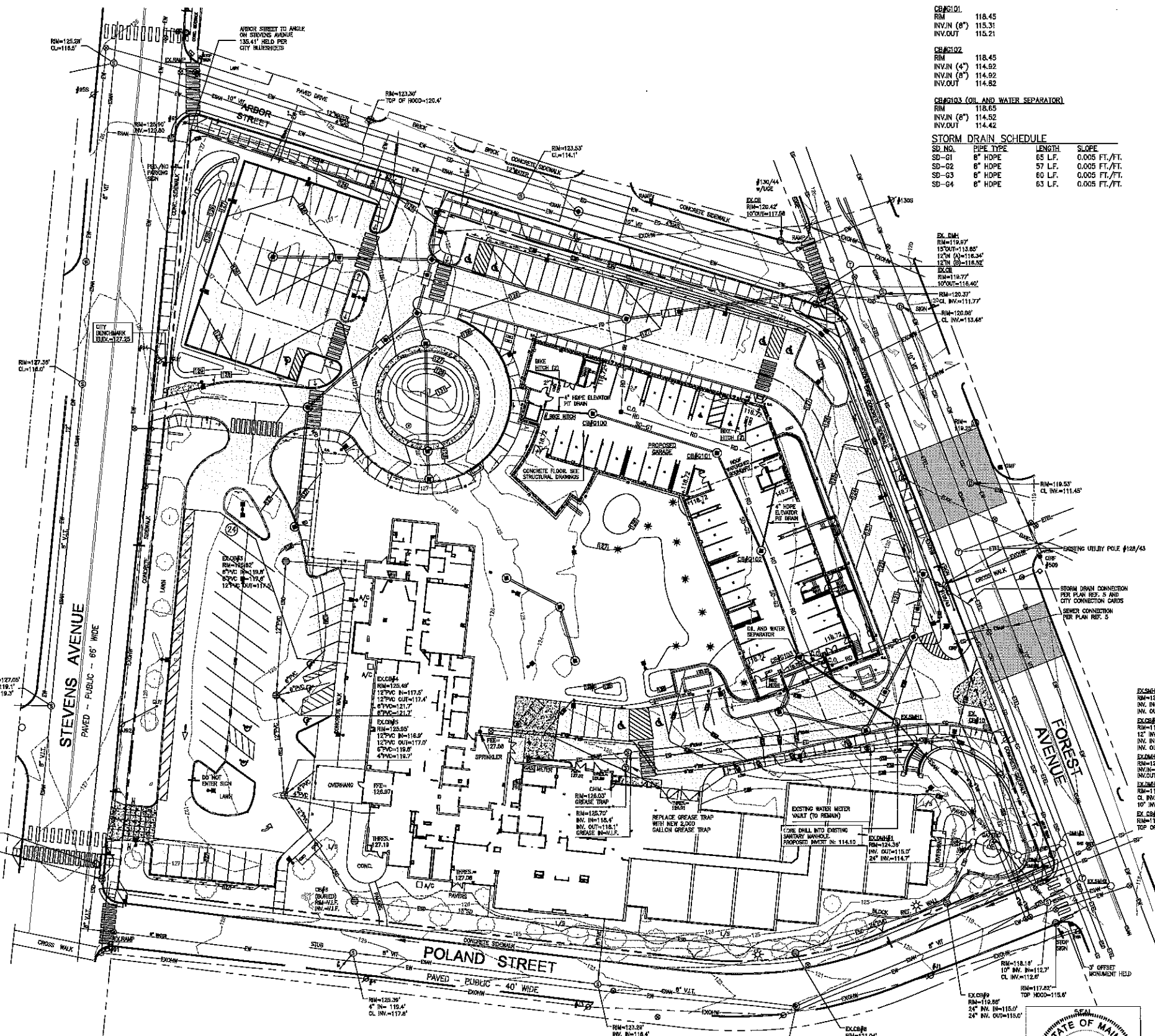
Title: PLANTING PLAN

Scale: 1"=30'

North:

Sheet No.: L5.0





**DRAINAGE STRUCTURE SCHEDULE**

CRAG100	RIM	118.45
	INV.IN (4")	115.74
	INV.OUT	115.84
CRAG101	RIM	118.45
	INV.IN (8")	115.31
	INV.OUT	115.21
CRAG102	RIM	118.45
	INV.IN (4")	114.92
	INV.IN (8")	114.92
	INV.OUT	114.82
CRAG103 (OIL AND WATER SEPARATOR)	RIM	118.65
	INV.IN (8")	114.82
	INV.OUT	114.42

**STORM DRAIN SCHEDULE**

SD NO.	PIPE TYPE	LENGTH	SLOPE
SD-01	8" HDPE	63 LF.	0.005 FT./FT.
SD-02	8" HDPE	57 LF.	0.005 FT./FT.
SD-03	8" HDPE	60 LF.	0.005 FT./FT.
SD-04	8" HDPE	63 LF.	0.005 FT./FT.

**GRADING NOTES:**

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- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION OF OR INSTALLATION OF ANY PART OF THIS WORK.
- CONTRACTOR SHALL AVOID ALL AREAS NOT REQUIRING GRADING. CONTRACTOR SHALL NOT DISTURB THESE AREAS.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL DIGSAFE (1-888-344-7233) AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
- CONTRACTOR SHALL CONDUCT TEST PIT EXCAVATION TO CONFIRM LOCATION OF EXISTING UTILITIES WHERE NEW BUILDING SANITARY SERVICE AND WATER SERVICE ARE PROPOSED.
- WHERE STORM DRAINS OR SEWER MAINS HAVE LESS THAN FOUR (4) FEET OF COVER BETWEEN TOP OF PIPE AND FINISH GRADE, INSULATE PIPE USING TWO (2) INCH THICK STYROFOAM INSULATION BOARD OVER AND ALONG SIDES OF THE PIPE.
- EXISTING DRAINAGE MANHOLES SHALL BE CORED TO ACCEPT NEW DRAINAGE PIPES AS NOTED.
- PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
- ROOF DRAIN CONNECTIONS SHALL BE CONFIRMED WITH FINAL BUILDING PLANS.
- ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH INDIVIDUAL UTILITY DISTRICT REQUIREMENTS; CONTRACTOR SHALL COORDINATE INSTALLATION WITH APPROPRIATE UTILITY DISTRICT BEFORE INSTALLATION.
- ALL WORK WITHIN THE ROAD RIGHT-OF-WAY AND ALL UTILITIES CONNECTING TO INFRASTRUCTURE WITHIN THE ROAD SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
- ELEVATIONS ARE ON CITY DATUM, BASED ON BENCH MARK AT 3' OFFSET MONUMENT UNDER COVER ON EASTERLY SIDE OF STEVENS AVENUE. BENCHMARK = 127.25
- GRADING FOR THE A.D.A. COMPLIANT PARKING SPACES TO THE A.D.A. BUILDING ENTRANCES SHALL COMPLY WITH ACCESSIBILITY REQUIREMENTS INCLUDING MAXIMUM 2% SLOPE IN ANY DIRECTION AND SURFACE TREATMENT. ANY REPAIRS TO ACHIEVE COMPLIANCE SHALL BE COMPLETED AT NO EXTRA EXPENSE TO THE OWNER.

CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Conditions of Approval  
and Standard Conditions

DATE OF APPROVAL: June 10, 2015  
PLANNER: Shukria Wiar  
PROJECT NO.: 2015-202

**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE	---	---
GRANITE MONUMENT	□	□
CATCHBASIN	⊠	⊠
MANHOLE	○	○
HYDRANT	⊕	⊕
UTILITY POLE	⊕	⊕
WATER VALVE	⊕	⊕
SANITARY SEWER	ES	SAN
STORM DRAIN	ESD	ESD
WATER	EW	H2O
TELEPHONE	T	USE-T
GAS	EG	GAS
OVERHEAD WIRES	EOHW	OW
CMP CABLE LINES	E	USE-T
FOUNDATION DRAIN	FD	FD
CLEAN OUT	C.O.	C.O.
CURB	---	---
FENCE	X-X	X-X
SIGN	---	---
DECIDUOUS TREE	○	○
EVERGREEN TREE	⊗	⊗
CONTOUR	-72-	-74.00-
SPOT ELEVATION	---	+ 74.00
WALL MOUNTED LIGHT	---	---
POLE MOUNTED LIGHT	---	---

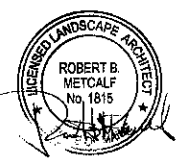
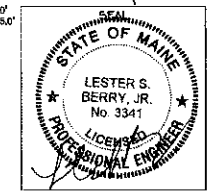
Prepared For:  
Owner:  
Home For The Aged  
777 Stevens Avenue  
Portland, Maine 04103  
Tel.: 207-797-7710  
Applicant:  
The Park Danforth  
777 Stevens Avenue  
Portland, Maine 04103  
Tel.: 207-797-7710  
Prepared By:  
MITCHELL & ASSOCIATES  
Landscape Architects  
The Staples School  
70 Center Street  
Portland, Maine 04101  
Tel.: 207-794-4427

**The Park Danforth**  
Portland, Maine  
777 Stevens Avenue

Date: OCTOBER 17, 2014  
Issued For: PERMITTING  
Revisions:  
NOV. 25, 2014: Per City of Portland Staff Review Comments  
JAN. 5, 2015: Per City of Portland Staff Review Comments  
APR. 10, 2015: Amended Site Plan and Subdivision Plan

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Title: GRADING PLAN: GARAGE LEVEL

Scale: 1"=50'  
North:   
Sheet No.: L3.1





**CITY OF PORTLAND  
APPROVED SITE PLAN**  
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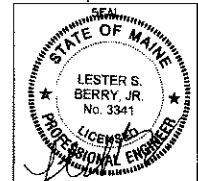
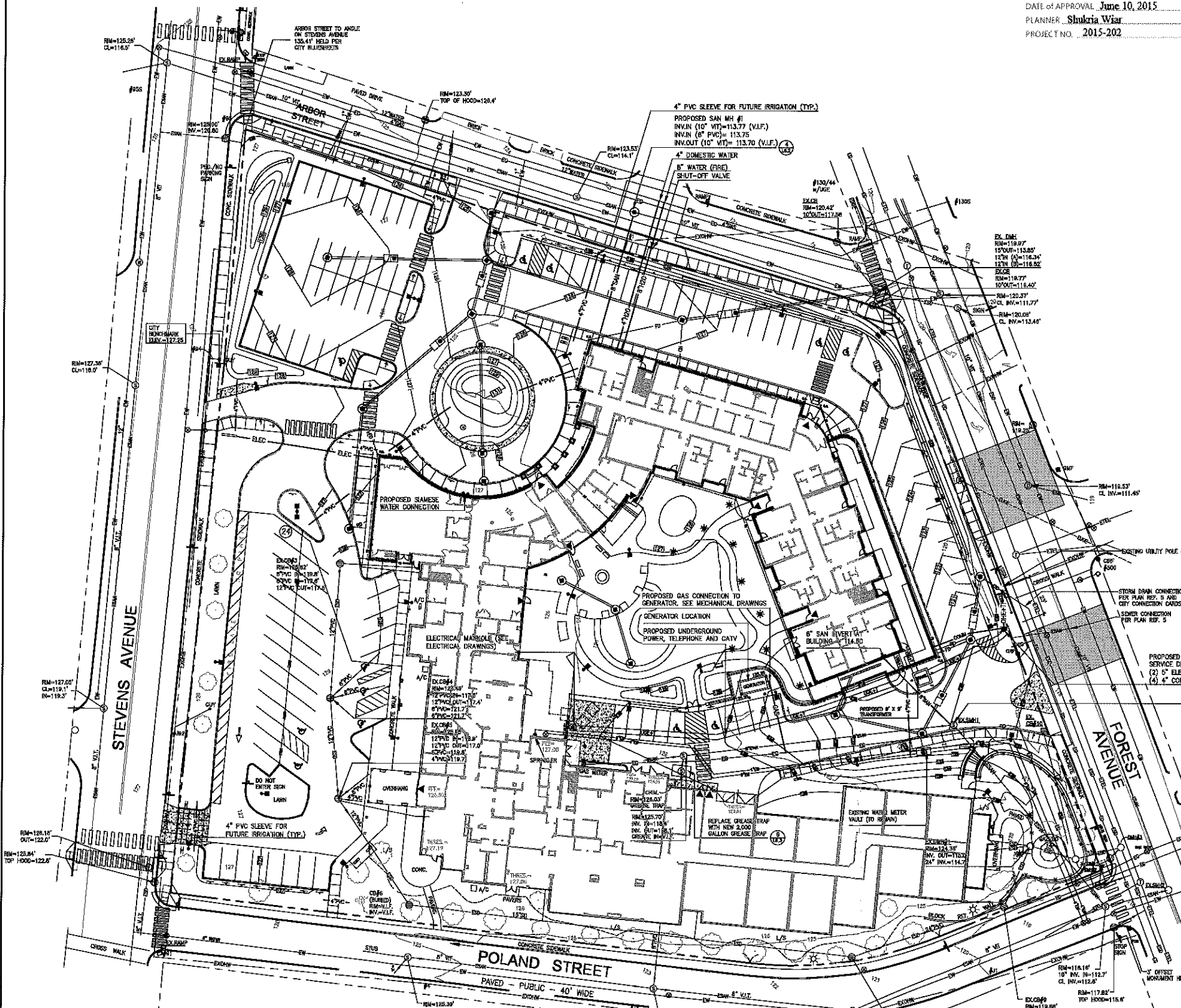
DATE OF APPROVAL **June 10, 2015**  
PLANNER, **Shukria Wiar**  
PROJECT NO. **2015-202**

**UTILITY NOTES**

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL DIGSAFE (1-888-344-7233) AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
2. DO NOT SCALE THESE DRAWINGS. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, NOTES AND SPECIFICATIONS SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT FOR FURTHER DIRECTION AND RESOLUTION BEFORE ADDITIONAL WORK PROCEEDS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND GRADES ON THE GROUND. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DIRECTION AND RESOLUTION PRIOR TO ANY FURTHER WORK.
4. CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANIES PRIOR TO EXCAVATION OF OR INSTALLATION OF ANY PART OF THIS WORK.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF THE CITY OF PORTLAND AND AFFECTED UTILITY OWNERS. ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH INDIVIDUAL UTILITY DISTRICT REQUIREMENTS. CONTRACTOR SHALL COORDINATE INSTALLATION WITH APPROPRIATE UTILITY DISTRICT BEFORE INSTALLATION.
6. LOCATION OF UTILITY STRUCTURES AND INVERTS OF PIPED UTILITIES MAY BE ADJUSTED TO MEET FIELD CONDITIONS ONLY AFTER PRIOR APPROVAL OF THE OWNER, THE AFFECTED UTILITY COMPANY, AND THE CITY OF PORTLAND.
7. CONTRACTOR SHALL CONDUCT TEST PIT EXCAVATION TO CONFIRM LOCATION OF EXISTING UTILITIES WHERE NEW BUILDING SANITARY SERVICE, GAS, WATER AND ELECTRIC SERVICE ARE PROPOSED AND WHERE STORMWATER OUTLETS INTO EXISTING STORM DRAIN.
8. WHERE STORM DRAINS HAVE LESS THAN FOUR (4) FEET OF COVER BETWEEN THE TOP OF PIPE AND FINISH GRADE, INSULATE PIPE USING TWO (2) INCH THICK STYROFOAM INSULATION BOARD OVER AND ALONG SIDES OF THE PIPE. ALL REQUIRED UTILITIES SERVING THE DEVELOPMENT SHALL BE COORDINATED AND CONSTRUCTED TO WITHIN 5 FEET OF THE BUILDINGS, AT A LOCATION COORDINATED WITH THE CONTRACTOR AND THE BUILDING PLANS. ALL REQUIRED CONNECTION FEES SHALL BE PAID BY CONTRACTOR.
9. ALL WATER UTILITY MATERIAL AND INSTALLATION METHODS SHALL CONFORM TO THE STANDARDS OF THE PORTLAND WATER DISTRICT. PORTLAND WATER DISTRICT CONTACT: JAMIE PASCHAL (207) 774-5961 x3051.
10. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF OVERHEAD AND UNDERGROUND TELEPHONE AND CABLE UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUITS. COORDINATE WITH FAIRPOINT COMMUNICATIONS, CONTACT: JOHN CAPRIO (207) 797-1678 AND TIME WARNER CABLE CONTACT: MARK PELLETIER (207) 233-2324.
11. DISCONTINUED UTILITY SERVICES INCLUDING SANITARY SEWER SHALL BE PERMANENTLY CAPPED CONFORMING TO CITY OF PORTLAND STANDARDS. CONTRACTOR SHALL COORDINATE WITH PUBLIC SERVICES.
12. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF OVERHEAD AND UNDERGROUND ELECTRIC WITH CENTRAL MAINE POWER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TOTAL INSTALLATION OF THE UNDERGROUND SERVICE INCLUDING, BUT NOT LIMITED TO, ALL TRENCHING, CONDUIT, PRIMARY AND SECONDARY CABLES, TERMINATORS, CONNECTORS, PULL WIRES, SPARE CONDUIT, ETC. CENTRAL MAINE POWER CONTACT: JAMIE COUGH, (207) 842-2367.
13. SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE PIPE MEETING THE REQUIREMENTS OF SDR-35 FOR GRAVITY PIPE, UNLESS OTHERWISE NOTED ON THE PLANS. ALL SEWER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO STANDARDS OF THE CITY OF PORTLAND. COORDINATE WITH DEPARTMENT OF PUBLIC SERVICES. PORTLAND PUBLIC SERVICES CONTACT: DAVID MARGOLIS-PINEO, (207) 874-8850.
14. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE-HALF OF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
15. ROOF DRAIN CONNECTIONS SHALL BE CONFIRMED WITH FINAL BUILDING PLANS.
16. THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL BE PLACED ON THE WATER DISTRIBUTION LINES AT ALL BENDS, TEES, FIRE HYDRANTS, VALVES, CHANGES IN DIRECTION, ETC. THE THRUST BLOCKS OR LOCKING RETAINER GLANDS SHALL MEET THE REQUIREMENTS OF THE PORTLAND WATER DISTRICT.
17. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE ONSITE NATURAL GAS SUPPLY SYSTEM WITH THE UTILIT. THE CONTRACTOR IS RESPONSIBLE FOR EXCAVATION AND BACKFILL OF THE GAS LINE. UTILIT CONTACT: BRIDGET MATHERS, (207) 541-2505.
18. ALL WORK WITHIN THE ROAD RIGHT-OF-WAY AND ALL UTILITIES CONNECTING TO INFRASTRUCTURE WITHIN THE ROAD SHALL MEET CITY OF PORTLAND TECHNICAL MANUAL STANDARDS.
19. INSTALLATION OF NEW OR UPGRADES TO EXISTING SANITARY SEWERS, STORM DRAINS, WATER LINES OR OTHER UTILITIES SHALL MEET THE PROVISIONS OUTLINED IN SECTION 2 AND SECTION 9 OF THE CITY OF PORTLAND TECHNICAL MANUAL.

**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE	---	---
GRANITE MONUMENT	□	□
CATCHBASIN	⊕	⊕
MANHOLE	⊙	⊙
HYDRANT	⊕	⊕
UTILITY POLE	⊕	⊕
WATER VALVE	⊕	⊕
SANITARY SEWER	ES	SAN
STORM DRAIN	ESD	ESD
WATER	EW	H2O
TELEPHONE	T	UGS+T
GAS	EG	GAS
OVERHEAD WIRES	EOHW	OHW
CMP CABLE LINES	E	UGS+T
FOUNDATION DRAIN	---	---
CLEAN OUT	---	C.O.
CURB	---	---
FENCE	X X	X X
SIGN	---	---
DECIDUOUS TREE	⊙	⊙
EVERGREEN TREE	⊙	⊙
CONTOUR	---72---	---7.5---
SPOT ELEVATION	---	+ 74.00
WALL MOUNTED LIGHT	---	---
POLE MOUNTED LIGHT	---	---
PVC SLEEVE	---	4" PVC



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Home For The Aged  
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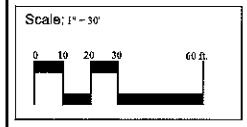
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Title:  
**UTILITIES PLAN**



North:

Sheet No.: **L4.0**