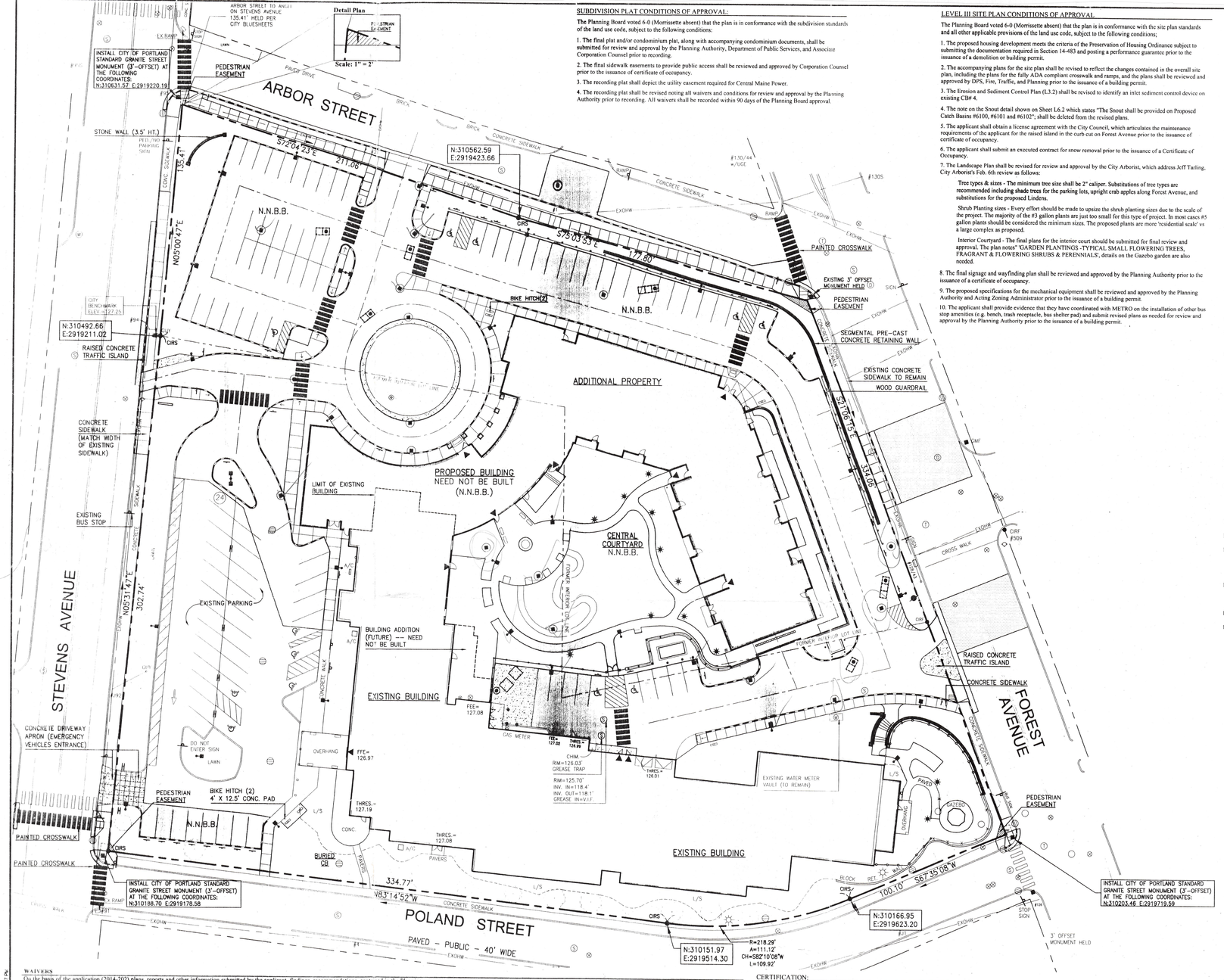

SUBDIVISION PLAT CONDITIONS OF APPROVAL:

The Planning Board voted 6-0 (Morrissette absent) that the plan is in conformance with the subdivision standards of the land use code, subject to the following conditions:

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.

LEVEL III SITE PLAN CONDITIONS OF APPROVAL

The Planning Board voted 6-0 (Morrissette 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;

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.
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. 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 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.

   Interior Courtyard - The final plans for the interior court should be submitted for final review and approval. The plan notes" 'GARDEN PLANTINGS -TYPICAL SMALL FLOWERING TREES, FRAGRANT & FLOWERING SHRUBS & PERENNIALS', details on the Gazebo garden are also needed.

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.
9. 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.
10. 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:

1. SITE AREA: 181,100 s.f. OR 4.16 Acres
2. APPLICANT: The Park Danforth
   C/O Denise Vachon, C.E.O.
   777 Stevens Avenue
   Portland, Maine 04103
3. OWNERS:

   Lots 146-C-5 and 146-C-10 currently **comprise Park-Danforth** Condominium, which consists of 3 units. Market Unit M and Assisted Living Unit **A are owned by** Home for the Aged (Book 13485, Page 022) and HUD Unit H is owned by HFA HUD **Properties, LLC** (Book 31597, Page 247).

   Lots 146-C-6, 146-C-9, 146-C-11, **146-C-12 and 146-C-14** are owned by HFA Forest Avenue Properties, LLC (Book 29524, Page 325).

   Lots 146-C-7, 146-C-8 and 146-C-13 **are all owned by** Home for the Aged (Book 31525, Page 324; Book 30933, Page 330; and Book 31909, **Page 268;** respectively.

   Lots 146-C-6, 146-C-7, 146-C-8, **146-C-9, 146-C-11,** 146-C-12, 146-C-13 and 146-C-14 are referred to collectively as the "Additional Property."
4. Zoning District: R-6A Residential District
5. Parcels are shown as Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, **Block C on City of Portland** Assessors' Map 146.
6. Space and Bulk Standards:

	Required	Proposed
Minimum Lot Size:	4 Acres	4.16 Acres
Minimum Lot Width:	40 Feet	380 Feet
Minimum Street Frontage:	40 Feet	389 Feet
Front Yard Setback:	10 Feet	89 Feet
Rear Yard Setback:	20 Feet	43 Feet
Side Yard Setback:	15 Feet	55 Feet
Side Yard in Side Street:	10 Feet	10 Feet
Maximum Lot Coverage:	40-50%	30%
Maximum Height of Structures:	65 Feet	60 Feet
Landscaped Open Space:	20%	26%

7. 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., Falmouth, Maine.
8. Elevations are on City datum, based on Benchmark at 3' **offset monument under cover** on easterly side of Stevens Ave.
9. Proposed Dwelling Units: 58 Independent Living Units
   Existing Dwelling Units: 160 (124 SNILU and 36 **Intermediate Care)**
10. Off-street Parking Requirements:

Required		
SNILU Units (124)	1 space/4 units	31 **spaces**
Intermedia e Care (36 units)	1 space/5 units	8 **spaces**
New Units (58)	1 space/1 unit	58 **spaces**
Employee parking	1 space/employee	32 **spaces**
	TOTAL	129 **spaces**

Required (per parking analysis)		
0.70 spaces per unit x 215 units		151 **spaces**
Proposed Parking		134 **spaces**
	Handicap Parking	12 **spaces**
	TOTAL	146 **spaces**

11. Bicycle Parking:
    Required: 2 spaces/5 dwelling units — **24 Spaces (58 New** Dwelling Units)
    Proposed: **24 Spaces (6** Hitches Exterior, 6 Hitches in Garage)
12. Snow Storage area is limited on-site for current 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 landscape/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.
13. Bearings are based on City of Portland datum, Maine State Plane **West Zone (NAD83).**
14. Elevations are on City of Portland datum, based on bench mark at 3' **offset** monument under cover on easterly side of Stevens Avenue.
15. 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 in Book 13480, Page 148, 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.
16. The proposed addition contains proposed Market Unit M-2, **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.
17. The proposed improvements shown on this Plat need not be built.
18. Upon the recording of the appropriate Amendment to the Declaration, this plat will supplement, and to the extent of any inconsistency supersede, the Condominium Plat and plans for The Park-Danforth Condominium recorded in the Cumberland County Registry of Deeds in Plan Book 140, Page 37 and Plan Book 197, 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:

1. "Plan of Property in Portland, Maine, for Dr. Lloyd B. Wolf Aug. 1973 H.I. & E.C. Jordan - Surveyors"
2. "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.
3. "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.
4. Blue Book Sheets for Stevens Avenue, Forest Avenue, Poland Street, and Arbor Street, from the City of Portland Engineering Department.
5. "Forest Avenue Development Portland Maine Site Plan made for Hannaford Bros. Co. South Portland, Maine" by E.C. Jordan Co. Consulting Engineers, Dated January 6, 1986.

State of Maine, Cumberland SS.
Registry of Deeds
Received September 15, 2015
at 1 h 39 m P M and recorded in
Plan Book 215 Page 375
Attest: Register

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
GRANITE MONUMENT	■	■
CAPPED IRON ROD SET	● CIRS	
IRON ROD FOUND	● IRF	
CATCHBASIN		
MANHOLE		
HYDRANT		
UTILITY POLE		
WATER VALVE	WV	
TELEPHONE	ETEL	
OVERHEAD WIRES	EXOHW	
UNDERGROUND ELECTRIC	EUGE	
LEACHING GALLEY		
CURB		
FENCE	X X	

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.

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 public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** Technical Manual *1.7.2.7 Driveway Location* to allow the 70 foot separation.

3. 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 elder 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. Errico 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. Errico supports a waiver from the City's Technical Standards for the number of driveways allowable per site. The Board **finds** that the public interest and purposes of the land development plan are secured and therefore voted 6-0 (Morrissette absent) to **waive** Technical Manual *1.7.2.8. Number of driveways* to allow four curb cuts on-site to permit an emergency access only on Stevens Avenue near Poland Street, a one-way in curb cut on Stevens Avenue to serve the main entrance, a right-in and right-out only on Forest Avenue and two-way curb cut on Arbor Street.

4. Aisle Width
The Planning Board ***finds*** that the applicant has demonstrated that extraordinary conditions unique to this property exist that limit the ability to meet the aisle width standard of 24 feet and Mr. Errico has found that the proposed aisle widths provide safe on-site circulation; and the Board **finds** that the public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** Technical Manual *1.7.2.3. Minimum driveway width (two-way)* to allow a 22 foot aisle width along Arbor Street and 20 feet along Forest Avenue.

5. Underground Utilities
The Planning Board ***finds*** that the applicant has demonstrated that there is insufficient space for an additional riser on the existing pole on Forest Avenue and the pole is required in order to put the electricity underground to feed the transformer and communication pedestals, and the Board **finds** that the public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** *Section 14-499. Required Improvements, Subdivision Ordinance, (b),* which requires all utility lines shall be placed underground, unless otherwise approved by the Planning Board, so that one utility pole may be installed.

6. Site Lighting
The Planning Board ***finds*** that the applicant has demonstrated that extraordinary conditions unique to this property exist with the internal courtyard and due to the need for a safe and well-lit area for the residents, and the Board **finds** that the public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** Technical Manual 12.2.6 *Luminaire Types* to allow light pole fixtures and bollards in the courtyard only that are not full cut-off fixtures.

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 Licensure for Professional Land Surveyors current standards of practice.

John C. Schwanda, PLS No. 1252

STATE OF MAINE — JOHN C. SCHWANDA — NO. 1252 — PROFESSIONAL LAND SURVEYOR

6-17-2015
Date

Approved: Portland Planning Board
Date: Feb. 10, 2015
Chair
Board Members,

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

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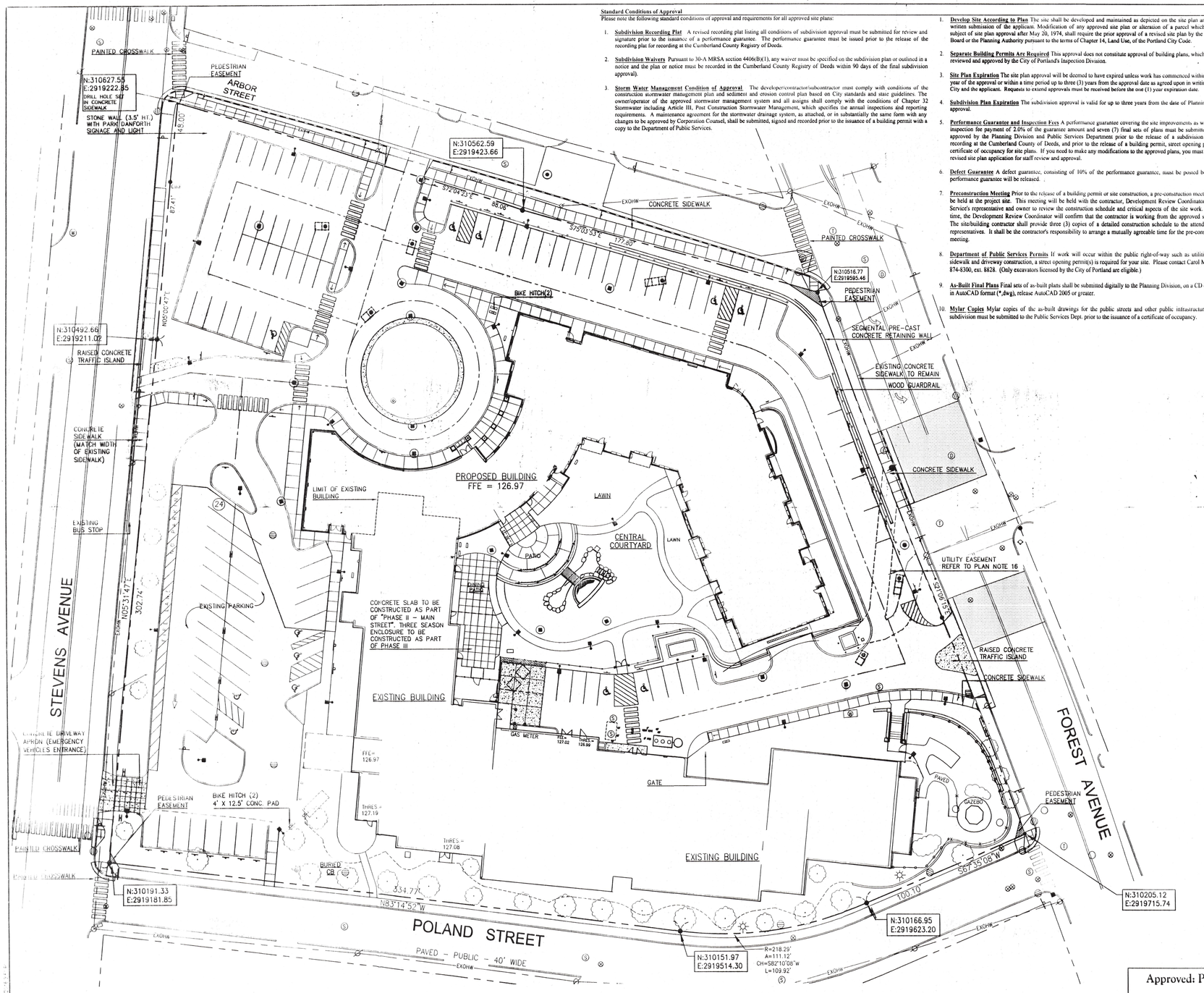
Title: Addition to Park-Danforth Condominium Subdivision/Condominium Plat

Scale: 1"=30'
0 10 20 30 60 ft.

North:

Sheet No.: 1 of 1



Standard Conditions of Approval

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

1. **Subdivision Recording Plat** A revised recording plat listing all conditions of subdivision approval must be submitted for review and signature prior to the issuance of a performance guarantee. The performance guarantee must be issued prior to the release of the recording plat for recording at the Cumberland County Registry of Deeds.
2. **Subdivision Waivers** Pursuant to 30-A MRSA section 4406(B)(1), any waiver must be specified on the subdivision plan or outlined in a notice and the plan or notice must be recorded in the Cumberland County Registry of Deeds within 90 days of the final subdivision approval).
3. **Storm Water Management Condition of Approval** The developer/contractor/subcontractor must comply with conditions of the construction stormwater management plan and sediment and erosion control plan based on City standards and state guidelines. The owner/operator of the approved stormwater management system and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements. A maintenance agreement for the stormwater drainage system, as attached, or in substantially the same form with any changes to be approved by Corporation Counsel, shall be submitted, signed and recorded prior to the issuance of a building permit with a copy to the Department of Public Services.
4. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
5. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
6. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
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.

GENERAL NOTES:

1. SITE AREA: 181,100 SF OR 4.16 ACRES
2. APPLICANT: THE PARK DANFORTH C/O DENISE VACHON C.E.O. 777 STEVENS AVENUE PORTLAND, MAINE 04103
3. OWNERS: HFA FOREST AVENUE PROPERTIES, LLC LOTS 146-C-6, 146-C-9, 146-C-11, 146-C-12, 146-C-14 (ALL IN BOOK 29524 PAGE 325)
   HOME FOR THE AGED LOTS 146-C-8 (BOOK 30933, PAGE 330), 146-C-5, 146-C-10 (BOOK 6354 PAGE 117).
4. ZONING DISTRICT: R-6A RESIDENTIAL DISTRICT
5. PARCELS ARE IS SHOWN AS LOTS 5, 6, 8, 9, 10, 11, 12, 13 AND 14, BLOCK C ON CITY OF PORTLAND ASSESSORS MAP 146.
6. DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS: BOOK 29524, PAGE 325; BOOK 30933, PAGE 330; AND BOOK 6354, PAGE 117.
7. SPACE AND BULK STANDARDS:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	4 ACRES	4.16 ACRES
MINIMUM LOT WIDTH	40 FEET	380 FEET
MINIMUM STREET FRONTAGE:	40 FEET	389 FEET
FRONT YARD SETBACK	10 FEET	89 FEET
REAR YARD SETBACK	20 FEET	43 FEET
SIDE YARD SETBACK	15 FEET	55 FEET
SIDE YARD IN SIDE STREET	10 FEET	10 FEET
MAXIMUM LOT COVERAGE	40-50%	30%
MAXIMUM HEIGHT OF STRUCTURES:	65 FEET	60 FEET
LANDSCAPED OPEN SPACE	20%	26%

8. 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 3, 2014, PREPARED BY OWEN HASKELL INC., FALMOUTH MAINE
9. ELEVATIONS ARE ON CITY DATUM, BASED ON BENCH MARK AT 3' OFFSET MONUMENT UNDER COVER ON EASTERLY SIDE OF STEVENS AVENUE.
10. PROPOSED DWELLING UNITS: 55 INDEPENDENT LIVING UNITS
    EXISTING DWELLING UNITS: 160 (124 SNILU AND 36 INTERMEDIATE CARE)
11. OFF-STREET PARKING REQUIREMENTS:

REQUIRED		
SNILU UNITS (124)	1 SPACE/4 UNITS	31 SPACES
INTERMEDIATE CARE (36 UNITS)	1 SPACE/5 UNITS	8 SPACES
NEW UNITS (55)	1 SPACE/1 UNIT	55 SPACES
EMPLOYEE PARKING(PEAK SHIFT)	1 SPACE/EMPLOYEE	32 SPACES
	TOTAL	126 SPACES

PROPOSED (PER PARKING ANALYSIS)	
VEHICULAR PARKING	134 SPACES
HANDICAP PARKING	15 SPACES
TOTAL	149 SPACES

12. BICYCLE PARKING:
    REQUIRED: 2 SPACES/5 DWELLING UNITS
    22 SPACES (55 NEW DWELLING UNITS)
    PROPOSED: 14 SPACES (7 HITCHES)
13. SNOW STORAGE AREA IS LIMITED ON-SITE FOR CURRENT 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 LANDSCAPE/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.
14. BEARINGS ARE BASED ON CITY DATUM, MAINE STATE PLANE WEST ZONE (NAD83).
15. ELEVATIONS ARE ON CITY DATUM, BASED ON BENCH MARK AT 3' OFFSET MONUMENT UNDER COVER ON EASTERLY SIDE OF STEVENS AVENUE
16. AN EASEMENT HAS BEEN GRANTED TO CMP AND NORTHERN NEW ENGLAND TELEPHONE OPERATIONS LLC FOR INSTALLATION AND MAINTENANCE OF UNDERGROUND AND ABOVE GROUND UTILITY INFRASTRUCTURE. EASEMENT RECORDED IN C.C.R.D. BOOK 33230 PG 122.

PLAN REFERENCES:

1. "Plan of Property in Portland, Maine, for Dr. Lloyd B. Wolf Aug. 1973 H.I. & E.C. Jordan - Surveyors"
2. "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.
3. "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.
4. Blue Book Sheets for Stevens Avenue, Forest Avenue, Poland Street, and Arbor Street, from the City of Portland Engineering Department.
5. "Forest Avenue Development Portland Maine Site Plan made for Hannaford Bros. Co. South Portland, Maine" by E.C. Jordan Co. Consulting Engineers, Dated January 6, 1986.

CONDOMINIUM OWNERSHIP:

Lots 146-C-5 and 146-C-10 are the lots that currently comprise Park-Danforth Condominium, which consists of 3 units. Market Unit M and Assisted Living Unit A are owned by Home for the Aged (Book 13485, Page 022) and HUD Unit H is owned by HFA HUD Properties, LLC (Book 31597, Page 247). As I mentioned, the City's records list only Home for the Aged as the owner.

Lots 146-C-6, 146-C-9, 146-C-11, 146-C-12 and 146-C-14 are owned by HFA Forest Avenue Properties, LLC (Book 29524, Page 325).

Lots 146-C-7, 146-C-8 and 146-C-13 are all owned by Home for the Aged (Book 31525, Page 324; Book 30933, Page 330; and Book 31909, Page 268; respectively).

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
GRANITE MONUMENT	■	
CATCHBASIN		
MANHOLE	(S)(T)(D)	
HYDRANT		
UTILITY POLE		
WATER VALVE	⊗ WV	
SANITARY SEWER	ESAN	SAN
STORM DRAIN	ESD	
WATER	EW	H20
TELEPHONE	ETEL	
GAS	EG	GAS
OVERHEAD WIRES	EXOHW	
UNGERGROUND ELECTRIC	EUGE	
LEACHING GALLEY		
CLEAN OUT		C.O.
CURB		
FENCE		
SIGN		

Approved: Portland Planning Board

Date: 04.28.2015

Chair,

Board Members,

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 LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

JOHN C. SCHWANDA, PLS NO. 1252

12-16-2016

DATE

C.C.R.D BOOK 216 PAGE 526
RECORDED DECEMBER 21, 2016

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)(bb) 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.

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 public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** Technical Manual *1.7.2.7 Driveway Location* to allow the 70 foot separation.

3. 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 elder 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. Errico 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. Errico supports a waiver from the City's Technical Standards for the number of driveways allowable per site. The Board **finds** that the public interest and purposes of the land development plan are secured and therefore voted 6-0 (Morrissette absent) to **waive** Technical Manual *1.7.2.8. Number of driveways* to allow four curb cuts on-site to permit an emergency access only on Stevens Avenue near Poland Street, a one-way in curb cut on Stevens Avenue to serve the main entrance, a right-in and right-out only on Forest Avenue and two-way curb cut on Arbor Street.

4. Aisle Width

The Planning Board *finds* that the applicant has demonstrated that extraordinary conditions unique to this property exist that limit the ability to meet the aisle width standard of 24 feet and Mr. Errico has found that the proposed aisle widths provide safe on-site circulation, and the Board **finds** that the public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** Technical Manual 1.7.2.3. *Minimum driveway width (two-way)* to allow a 22 foot aisle width along Arbor Street and 20 feet along Forest Avenue.

5. Underground Utilities

The Planning Board *finds* that the applicant has demonstrated that there is insufficient space for an additional riser on the existing pole on Forest Avenue and the pole is required in order to put the electricity underground to feed the transformer and communication pedestals, and the Board **finds** that the public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** *Section 14-499, Required Improvements, Subdivision Ordinance, (h)*, which requires all utility lines shall be placed underground, unless otherwise approved by the Planning Board, so that one utility pole may be installed.

6. Site Lighting

The Planning Board *finds* that the applicant has demonstrated that extraordinary conditions unique to this property exist with the internal courtyard and due to the need for a safe and well-lit area for the residents, and the Board **finds** that the public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** Technical Manual 12.2.6 *Luminaire Types* to allow light pole fixtures and bollards in the courtyard only that are not full cut-off fixtures.

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

777 Stevens Avenue Portland, Maine

Date:
OCTOBER 17, 2014

Issued For:
CONSTRUCTION

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
OCT. 16, 2015: 100% Construction Documents
SEPT. 23, 2016: Added Layout Information
DEC. 16, 2016: Added CMP Easement

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Title:
SUBDIVISION PLAT

Scale: 1"=30'

0 10 20 30 60 ft

North:

Sheet No.:
1 of 1

The Park Danforth

777 Stevens Avenue, Portland, Maine

April 10, 2015: Amended Site Plan and Subdivision Plan

PREPARED BY:

LANDSCAPE ARCHITECT AND SITE PLANNER:

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CIVIL ENGINEER:

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LAND SURVEYOR

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ALBERT FRICK ASSOCIATES, INC.
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GEOTECHNICAL ENGINEER

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207.657.2866
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TRAFFIC ENGINEER

GORRILL-PALMER CONSULTING ENGINEERS, INC.
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PHONE: 207.675.6910
CONTACT: RANDALL DUNTON, P.E.

UTILITIES:

ELECTRIC:

CENTRAL MAINE POWER
ELECTRICAL DISTRIBUTION ENGINEERING
162 CANCO ROAD
PORTLAND, MAINE 04103
PHONE: 207.842.2367
CONTACT: JAMIE COUGH
E-MAIL: JAMES.COUGH@CMPCO.COM

TELEPHONE:

FAIRPOINT COMMUNICATIONS
45 FOREST AVENUE
PORTLAND, MAINE 04101
PHONE: 866.984.2001

WATER:

PORTLAND WATER DISTRICT
225 DOUGLASS STREET
P.O. BOX 3553
PORTLAND, MAINE 04104-3553
PHONE: 207.774.5961 x.3199
FAX: 207.761.8307
CONTACT: RICO SPUGNARDI, P.E.
E-MAIL: RSPUGNARGI@PWD.ORG

SANITARY SEWER:

CITY OF PORTLAND
PUBLIC SERVICES DEPARTMENT
55 PORTLAND STREET
PORTLAND, MAINE 04101
PHONE: 207.874.8832
FAX: 207.874.8816
CONTACT: FRANK BRANCELY
E-MAIL: FJB@PORTLANDMAINE.GOV

CABLE:

TIME WARNER CABLE OF MAINE
118 JOHNSON ROAD
PORTLAND, MAINE 04102
PHONE: 207.253.2324
CONTACT: MARK PELLETIER, CONSTRUCTION PROJECT COORDINATOR
E-MAIL: MARK.PELLETIER@TWCABLE.COM

NATURAL GAS:

UNITIL SERVICE CORPORATION
1075 FOREST AVENUE
PORTLAND, MAINE 04103
PHONE: 207.541.2505
CONTACT: SCOTT CARPENTER

OWNER

HOME FOR THE AGED
777 STEVENS AVENUE
PORTLAND, MAINE 04103
PHONE: 207.797.7710

APPLICANT

THE PARK DANFORTH
777 STEVENS AVENUE
PORTLAND, MAINE 04103
PHONE: 207.797.7710

PERMITS:

TYPE OF PERMIT:

SITE PLAN REVIEW:

GOVERNING BODY:

CITY OF PORTLAND
389 CONGRESS STREET
4TH FLOOR
PORTLAND, MAINE 04101
TEL: 207.874.8728
CONTACT: BARBARA BARHYDT
E-MAIL: BAB@PORTLANDMAINE.GOV

STATUS:

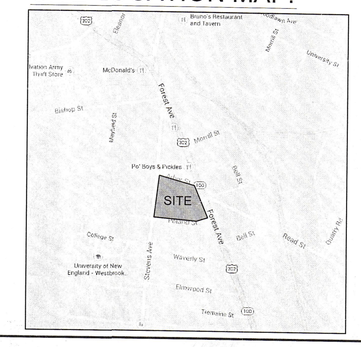
SUBMITTED: OCTOBER 17, 2014

SHEET INDEX:

SHEET	TITLE
	COVER PAGE
1	BOUNDARY AND TOPOGRAPHIC SURVEY
1 OF 1	SUBDIVISION PLAT
L1.0	EXISTING CONDITIONS PLAN
L1.1	CONSTRUCTION MANAGEMENT PLAN
L2.0	LAYOUT PLAN
L2.1	DETAIL PLANS: RAMPS AND CROSSWALKS
L3.0	GRADING AND DRAINAGE PLAN
L3.1	GRADING PLAN -- GARAGE LEVEL
L3.2	EROSION AND SEDIMENT CONTROL PLAN
L4.0	UTILITIES PLAN
L5.0	PLANTING PLAN
L6.0	SITE DETAILS
L6.1	SITE DETAILS
L6.2	SITE DETAILS
L6.3	SITE DETAILS
L6.4	SITE DETAILS
L7.0	LIGHTING PHOTOMETRICS PLAN
D1.0	PRE DEVELOPMENT WATERSHED MAP
D2.0	POST DEVELOPMENT WATERSHED PLAN
D3.0	STORMWATER TREATMENT PLAN

PROPOSED GARAGE LEVEL
PROPOSED LEVEL ONE
PROPOSED LEVEL TWO
PROPOSED LEVEL THREE
PROPOSED LEVEL FOUR
PROPOSED LEVEL FIVE
PROPOSED CONNECTOR AND AUDITORIUM
PROPOSED RENOVATIONS -- MAIN STREET
PROPOSED EXTERIOR ELEVATIONS
PROPOSED EXTERIOR ELEVATIONS

SITE LOCATION MAP:

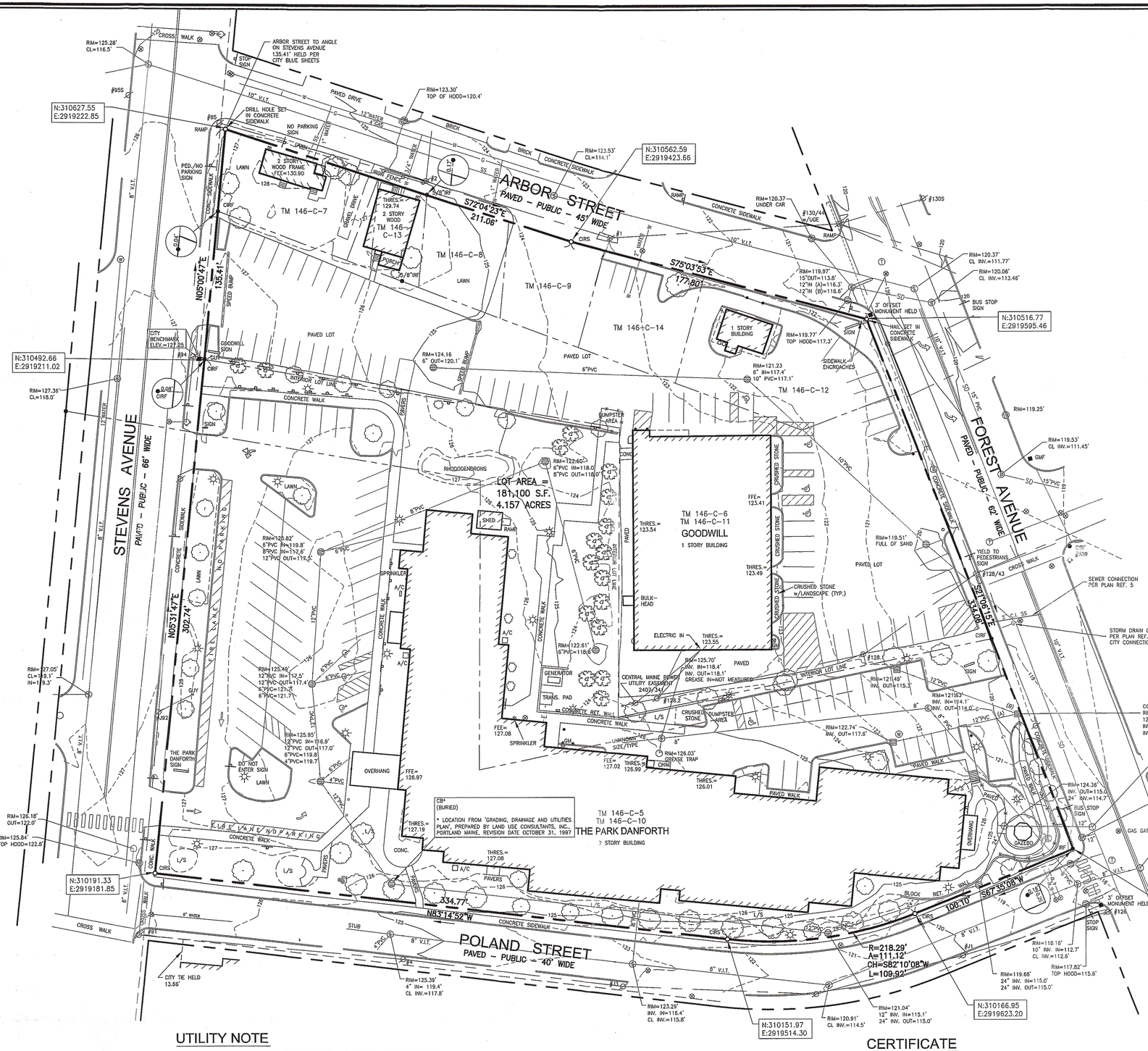


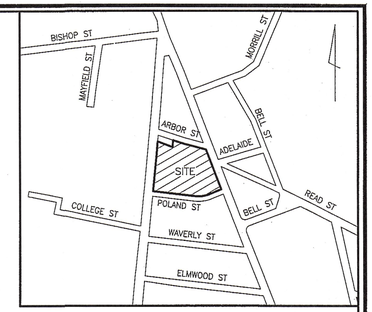
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: _____

APPR

FEB 10

H:\Projects\Drawings\2Park Danforth - 1084.08\Cover Sheet April 10 2015.dwg - mking 9/10/2015 9:47 PM





LOCATION MAP

N.T.S.

PLAN REFERENCES

1. "PLAN OF PROPERTY IN PORTLAND, MAINE FOR DR. LLOYD B. WOLF AUG. 1973 H.I. & E.C. JORDAN – SURVEYORS"

2. "PARK–DANFORTH CONDOMINIUM PLANS SITE PLAN HOUSING FOR THE ELDERLY, A CONDOMINIUM SITUATE AT: STEVENS AND FOREST AVENUES AT POLAND STREET, PORTLAND, CUMBERLAND, MAINE 12/7/83 LARRY SLAUGHTER –SURVEYOR" RECORDED IN PLAN BOOK 140 PAGE 37

3. "THE PARK–DANFORTH CONDOMINIUM 777 STEVENS AVE PORTLAND, MAINE RECORDING PLAT 09–23–97 LAND USE CONSULTANTS, INC." RECORDED IN PLAN BOOK 197 PAGE 515

4. BLUE BOOK SHEETS FOR STEVENS AVE., FOREST AVE., POLAND STREET, AND ARBOR STREET, FROM THE PORTLAND ENGINEERING DEPARTMENT

5. "FOREST AVENUE DEVELOPMENT PORTLAND MAINE SITE PLAN MADE FOR HANNAFORD BROS. CO. SOUTH PORTLAND, MAINE" BY E.C. JORDAN CO. CONSULTING ENGINEERS DATED JAN 6 1986.

GENERAL NOTES

1. OWNER OF RECORD:

HFA FOREST AVENUE PROPERTIES, LLC LOTS 146–C–6, 146–C–9, 146–C–11, 146–C–12, 146–C–14;
ALL IN BOOK 29524 PAGE 325
HOME FOR THE AGED LOTS 146–C–8 BOOK 30933 PAGE 330, 146–C–5, 146–C–10 BOOK 6354 PAGE 117, 146–C–7 BOOK 31525 PAGE 324, 146–C–13 BOOK 31909 PAGE 268

2. BEARINGS ARE BASED ON CITY DATUM, MAINE STATE PLANE WEST ZONE (NAD83).

3. ELEVATIONS ARE ON CITY DATUM, BASED ON BENCH MARK AT 3' OFFSET MONUMENT UNDER COVER ON EASTERLY SIDE OF STEVENS AVENUE.

4. THE LINES AROUND THE LAND OF MCGEACHEY ARE BASED ON THE DEED DIMENSIONS. THE DASHED LINES ARE AS SHOWN ON PLAN REFERENCE 1. A BOUNDARY AGREEMENT IS RECOMMENDED WITH MCGEACHEY AND MEYER.

LEGEND

- CIRS — CAPPED IRON ROD SET
- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- UTILITY POLE
- MANHOLE
- EM/GM — ELECTRIC/GAS METER
- SIGN
- CATCH BASIN
- HYDRANT
- WATER VALVE OR SHUTOFF
- LIGHT POLE
- ICV — IRRIGATION CONTROL VALVE
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- INTERIOR LOT LINE
- FENCE
- CURB
- OVERHEAD WIRES
- E — UNDERGROUND ELECTRIC
- W — WATER LINE
- G — GAS LINE
- SD — STORM DRAIN
- SS — SANITARY SEWER
- 125 — 1' CONTOUR

GRAPHIC SCALE

0 15' 30' 60' 120'

UTILITY NOTE

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 1–888–DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

CERTIFICATE

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 LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

1-5-2015
DATE

JOHN C. SCHWANDA, PLS NO. 1252

STATE OF MAINE — JOHN C. SCHWANDA — NO. 1252 — PROFESSIONAL LAND SURVEYOR

FEB 10 2015

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions

REV. 2	12–30–14	MARKERS SET, COORDINATES, INVERTS	
REV. 1	12–01–14	ADD TAX LOTS 146–C–7, 13	

BOUNDARY & TOPOGRAPHIC SURVEY

ON

STEVENS AVE., ARBOR ST., FOREST AVE. & POLAND ST.

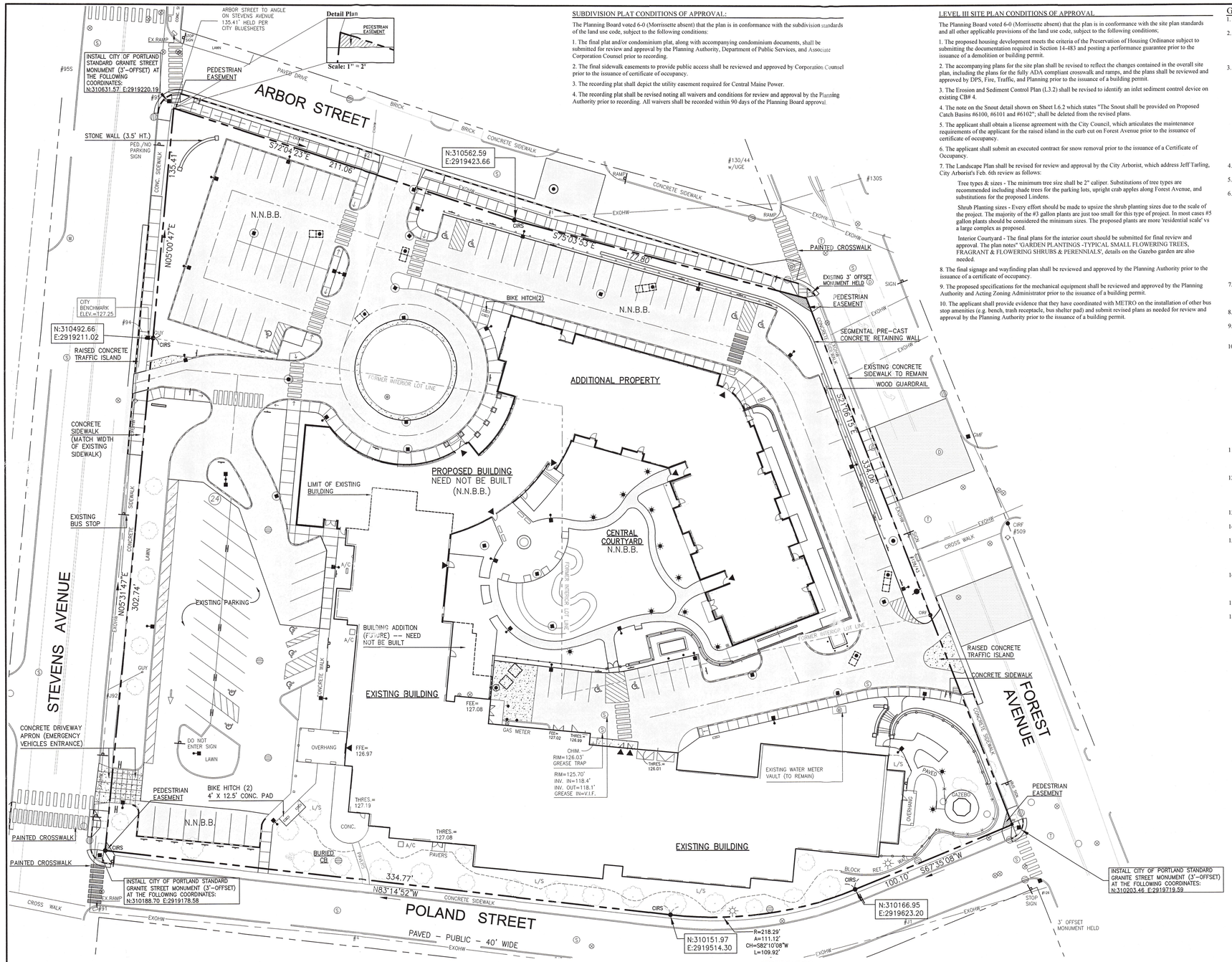
PORTLAND, MAINE

MADE FOR

MITCHELL & ASSOCIATES

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774–0424
PROFESSIONAL LAND SURVEYORS

Drwn By	SDG	Date	Job No.
Trace By	JLW	JANUARY 2, 2014	2013–217P
Check By	JCS	Scale	Drwg. No.
Book No.	1123	1" = 30'	1



SUBDIVISION PLAT CONDITIONS OF APPROVAL:

The Planning Board voted 6-0 (Morrissette absent) that the plan is in conformance with the subdivision standards of the land use code, subject to the following conditions:

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.

LEVEL III SITE PLAN CONDITIONS OF APPROVAL

The Planning Board voted 6-0 (Morrissette 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;

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.

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. 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 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.

Interior Courtyard - The final plans for the interior court should be submitted for final review and approval. The plan notes" 'GARDEN PLANTINGS -TYPICAL SMALL FLOWERING TREES, FRAGRANT & FLOWERING SHRUBS & PERENNIALS', details on the Gazebo garden are also needed.

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.

9. 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.

10. 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:

1. SITE AREA: 181,100 s.f. OR 4.16 Acres

2. APPLICANT: The Park Danforth
C/O Denise Vachon, C.E.O.
777 Stevens Avenue
Portland, Maine 04103

3. OWNERS:

Lots 146-C-5 and 146-C-10 currently comprise Park-Danforth Condominium, which consists of 3 units. Market Unit M and Assisted Living Unit A are owned by Home for the Aged (Book 13485, Page 022) and HUD Unit H is owned by HFA HUD Properties, LLC (Book 31597, Page 247).

Lots 146-C-6, 146-C-9, 146-C-11, 146-C-12 and 146-C-14 are owned by HFA Forest Avenue Properties, LLC (Book 29524, Page 325).

Lots 146-C-7, 146-C-8 and 146-C-13 are all owned by Home for the Aged (Book 31525, Page 324; Book 30933, Page 330; and Book 31909, Page 268; respectively.

Lots 146-C-6, 146-C-7, 146-C-8, 146-C-9, 146-C-11, 146-C-12, 146-C-13 and 146-C-14 are referred to collectively as the "Additional Property."

4. Zoning District: R-6A Residential District

5. Parcels are shown as Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14, Block C on City of Portland Assessors' Map 146.

6. Space and Bulk Standards:

	Required	Proposed
Minimum Lot Size:	4 Acres	4.16 Acres
Minimum Lot Width:	40 Feet	380 Feet
Minimum Street Frontage:	40 Feet	389 Feet
Front Yard Setback:	10 Feet	89 Feet
Rear Yard Setback:	20 Feet	43 Feet
Side Yard Setback:	15 Feet	55 Feet
Side Yard in Side Street:	10 Feet	10 Feet
Maximum Lot Coverage:	40-50%	30%
Maximum Height of Structures:	65 Feet	60 Feet
Landscaped Open Space:	20%	26%

7. 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., Falmouth, Maine.

8. Elevations are on City datum, based on Benchmark at 3' offset monument under cover on easterly side of Stevens Ave.

9. Proposed Dwelling Units: 58 Independent Living Units
Existing Dwelling Units: 160 (124 SNILU and 36 Intermediate Care)

10. Off-street Parking Requirements:

Required		
SNILU Units (124)	1 space/4 units	31 spaces
Intermediate Care (36 units)	1 space/5 units	8 spaces
New Units (58)	1 space/1 unit	58 spaces
Employee Parking	1 space/employee	32 spaces
	TOTAL	129 spaces
Required (per parking analysis)		
0.70 spaces per unit x 215 units		151 spaces
Proposed Parking		134 spaces
	Handicap Parking	12 spaces
	TOTAL	146 spaces

11. Bicycle Parking:
Required: 2 spaces/5 dwelling units — 24 Spaces (58 New Dwelling Units)
Proposed: 24 Spaces (6 Hitches Exterior; 6 Hitches in Garage)

12. Snow Storage area is limited on-site for current 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 landscape/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.

13. Bearings are based on City of Portland datum, Maine State Plane West Zone (NAD83).

14. Elevations are on City of Portland datum, based on bench mark at 3' offset monument under cover on easterly side of Stevens Avenue.

15. 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 in Book 13480, Page 192, 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.

16. The proposed addition contains proposed Market Unit M-2, 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.

17. The proposed improvements shown on this Plat need not be built.

18. Upon the recording of the appropriate Amendment to the Declaration, this plat will supplement, and to the extent of any inconsistency supersede, the Condominium Plat and plans for The Park-Danforth Condominium recorded in the Cumberland County Registry of Deeds in Plan Book 140, Page 37 and Plan Book 197, 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

1. "Plan of Property in Portland, Maine, for Dr. Lloyd B. Wolf Aug. 1973 H.I. & E.C. Jordan - Surveyors"

2. "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.

3. "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.

4. Blue Book Sheets for Stevens Avenue, Forest Avenue, Poland Street, and Arbor Street, from the City of Portland Engineering Department.

5. "Forest Avenue Development Portland Maine Site Plan made for Hannaford Bros. Co. South Portland, Maine" by E.C. Jordan Co. Consulting Engineers, Dated January 6, 1986.

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

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Title:
Addition to Park-Danforth Condominium Subdivision/Condominium Plat

CITY OF PORTLAND
APPROVED
Subject to Inspection
APPROVED

Scale: 1"=30'

0 10 20 30 60 ft.

North:

Sheet No.:
1 of 1

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
GRANITE MONUMENT	□	■
CAPPED IRON ROD SET	● CIRS	
IRON ROD FOUND	● IRF	
CATCHBASIN		
MANHOLE	Ⓢ Ⓣ Ⓤ	
HYDRANT		
UTILITY POLE		
WATER VALVE	WV	
TELEPHONE	ETEL	
OVERHEAD WIRES	EXOHW	
UNDERGROUND ELECTRIC	EUGE	
LEACHING GALLEY		
CURB		
FENCE	X X	

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.

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 public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** Technical Manual *1.7.2.7 Driveway Location* to allow the 70 foot separation.

3. 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 elder 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. Errico 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. Errico supports a waiver from the City's Technical Standards for the number of driveways allowable per site. The Board **finds** that the public interest and purposes of the land development plan are secured and therefore voted 6-0 (Morrissette absent) to **waive** Technical Manual *1.7.2.8. Number of driveways* to allow four curb cuts on-site to permit an emergency access only on Stevens Avenue near Poland Street, a one-way in curb cut on Stevens Avenue to serve the main entrance, a right-in and right-out only on Forest Avenue and two-way curb cut on Arbor Street.

4. Aisle Width
The Planning Board ***finds*** that the applicant has demonstrated that extraordinary conditions unique to this property exist that limit the ability to meet the aisle width standard of 24 feet and Mr. Errico has found that the proposed aisle widths provide safe on-site circulation; and the Board **finds** that the public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** Technical Manual 1.7.2.3. *Minimum driveway width (two-way)* to allow a 22 foot aisle width along Arbor Street and 20 feet along Forest Avenue.

5. Underground Utilities
The Planning Board ***finds*** that the applicant has demonstrated that there is insufficient space for an additional riser on the existing pole on Forest Avenue and the pole is required in order to put the electricity underground to feed the transformer and communication pedestals, and the Board **finds** that the public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** *Section 14-499, Required Improvements, Subdivision Ordinance, (6)*, which requires all utility lines shall be placed underground, unless otherwise approved by the Planning Board, so that one utility pole may be installed.

6. Site Lighting
The Planning Board ***finds*** that the applicant has demonstrated that extraordinary conditions unique to this property exist with the internal courtyard and due to the need for a safe and well-lit area for the residents, and the Board **finds** that the public interest and purposes of the land development plan are secured. The Planning Board therefore voted 6-0 (Morrissette absent) to **waive** Technical Manual 12.2.6 *Luminaire Types* to allow light pole fixtures and bollards in the courtyard only that are not full cut-off fixtures.

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 Licensure for Professional Land Surveyors current standards of practice.

John C. Schwanda, PLS No. 1252

STATE OF MAINE — JOHN C. SCHWANDA — NO. 1252 — PROFESSIONAL LAND SURVEYOR

6-17-2015
Date

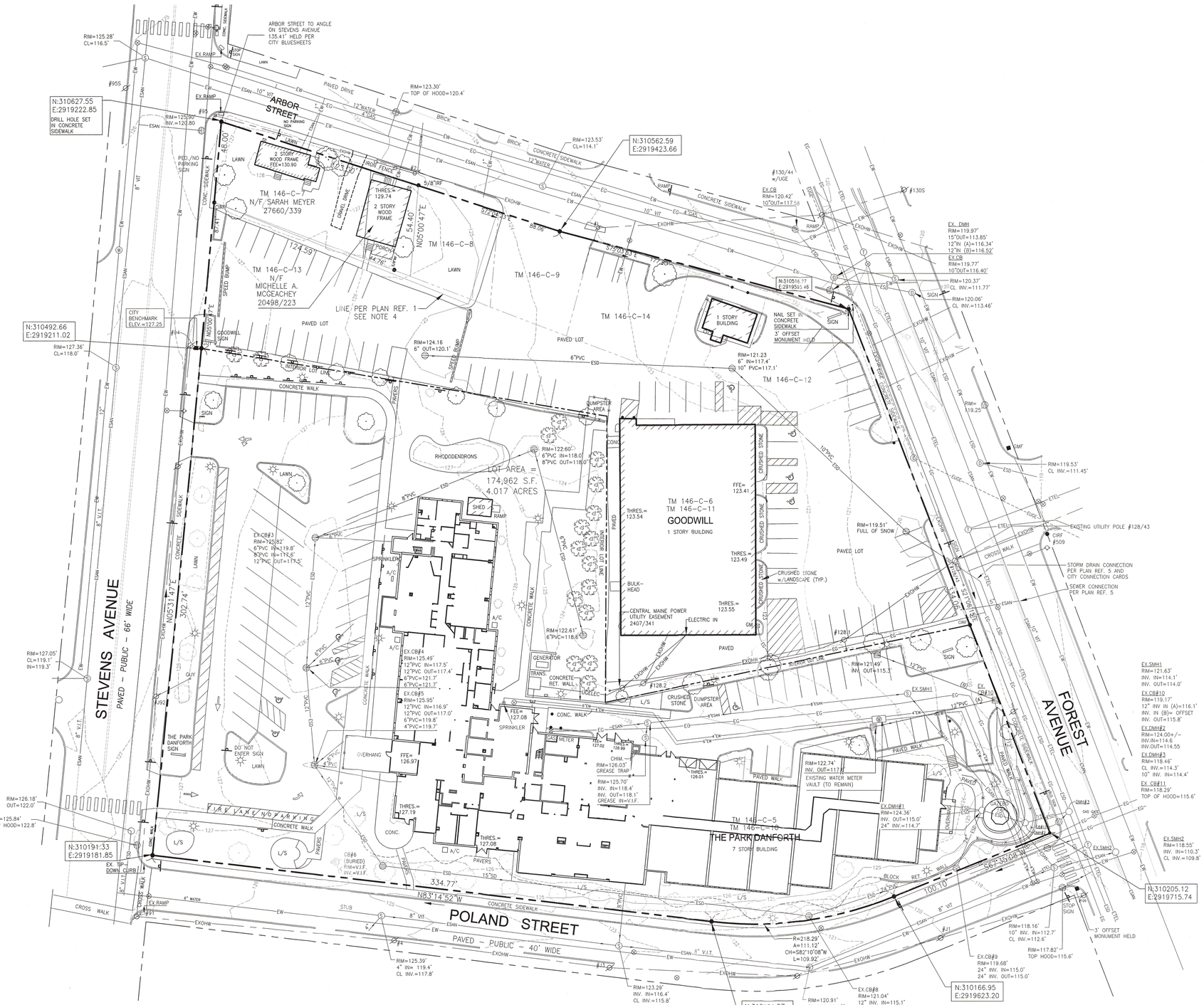
Approved: Portland Planning Board

Date:

Chair,

Board Members,

I:\Projects\Drawings\2014\Park Danforth - 1084.001\05-06-14 PD\Permitting.dwg, mlong 6/17/2015 3:29 PM


ARBOR STREET
STEVENS AVENUE
PAVED - PUBLIC - 66' WIDE
FOREST AVENUE
POLAND STREET
PAVED - PUBLIC - 40' WIDE
THE PARK DANFORTH
7 STORY BUILDING
GOODWILL
1 STORY BUILDING
TM 146-C-8
TM 146-C-9
TM 146-C-14
TM 146-C-12
TM 146-C-6
TM 146-C-11
TM 146-C-5
TM 146-C-10
TM 146-C-13
N/F MICHELLE A. MCGEACHEY 20498/223
TM 146-C- N/F SARAH MEYER 27660/339
LOT AREA = 174,962 S.F. 4.017 ACRES
LINE PER PLAN REF. 1 SEE NOTE 4
N:310627.55 E:2919222.85
DRILL HOLE SET IN CONCRETE SIDEWALK
N:310562.59 E:2919423.66
N:310492.66 E:2919211.02
N:310191.33 E:2919181.85
N:310516.77 E:2919503.46
N:310205.12 E:2919715.74
N:310151.97 E:2919514.30
N:310166.95 E:2919623.20
CITY BENCHMARK ELEV.=127.25
ARBOR STREET TO ANGLE ON STEVENS AVENUE 135.41' HELD PER CITY BLUESHEETS
NAIL SET IN CONCRETE SIDEWALK 3' OFFSET MONUMENT HELD
3' OFFSET MONUMENT HELD
EX. DMH RIM=119.97' 15"OUT=113.85' 12"IN (A)=116.34' 12"IN (B)=116.52'
EX.CB RIM=119.77' 10"OUT=116.40'
EX.CB RIM=120.42' 10"OUT=117.58
EX.CB#1 RIM=125.82' 6"PVC IN=119.8' 8"PVC IN=117.6' 12"PVC OUT=117.5'
EX.CB#2 RIM=125.49' 12"PVC IN=117.5' 12"PVC OUT=117.4' 6"PVC=121.7' 6"PVC=121.7'
EX.CB#3 RIM=125.95' 12"PVC IN=116.9' 12"PVC OUT=117.0' 6"PVC=119.8' 4"PVC=119.7'
EX.CB#4 RIM=122.60' 6"PVC IN=118.0' 8"PVC OUT=118.0'
EX.CB#5 RIM=122.61' 6"PVC=118.6'
EX.CB#6 RIM=123.29' INV. IN=116.4' CL INV.=115.8'
EX.CB#7 RIM=120.91' CL INV.=114.5'
EX.CB#8 RIM=121.04' 12" INV. IN=115.1' 24" INV. OUT=115.0'
EX.CB#9 RIM=119.68' 24" INV. IN=115.0' 24" INV. OUT=115.0'
EX.CB#10 RIM=119.13' 12" INV IN (A)=116.1' INV. IN (B)= OFFSET INV. OUT=115.8'
EX.DMH#1 RIM=124.36' INV. OUT=115.0' 24" INV.=114.7'
EX.DMH#2 RIM=124.00+/- INV.IN=114.6 INV.OUT=114.55
EX.DMH#3 RIM=118.46' CL INV.=114.3' 10" INV. IN=114.4'
EX. CB#11 RIM=118.29' TOP OF HOOD=115.6'
EX.SMH1 RIM=121.63' INV. IN=114.1' INV. OUT=114.0'
EX.SMH2 RIM=118.55' INV. IN=110.3' CL INV.=109.8'
RIM=125.28' CL=116.5'
RIM=125.90' INV.=120.80
RIM=123.30' TOP OF HOOD=120.4'
RIM=123.53' CL=114.1'
RIM=127.05' CL=119.1' IN=119.3'
RIM=126.18' OUT=122.0'
RIM=125.84' TOP HOOD=122.8'
RIM=127.36' CL=118.0'
RIM=124.16 6" OUT=120.1'
RIM=121.23 6" IN=117.4' 10" PVC=117.1'
RIM=122.74' INV. OUT=117.6'
RIM=120.37' CL INV.=111.77'
RIM=120.06' CL INV.=113.46'
RIM=119.25
RIM=119.53' CL INV.=111.45'
RIM=119.51' FULL OF SNOW
RIM=118.16' 10" INV. IN=112.7' CL INV.=112.6'
RIM=117.82' TOP HOOD=115.6'
RIM=125.39' 4" IN= 119.4' CL INV.=117.8'
RIM=123.29' INV. IN=116.4' CL INV.=115.8'
RIM=121.49' INV. OUT=115.1'
RIM=122.74' EXISTING WATER METER VAULT (TO REMAIN)
RIM=122.61' 6"PVC=118.6'
RIM=122.60' 6"PVC IN=118.0' 8"PVC OUT=118.0'
RIM=125.70' INV. IN=118.4' INV. OUT=118.1' GREASE IN=V.I.F.
CHIM. RIM=126.03' GREASE TRAP
#130/44 w/USE
#130S
#128/1
#128.2
#95S
#95
#94
#92
#91
#1
#2
#3
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Park Danforth Construction Management Plan

The Park Danforth construction project will be managed by a project team located in PC Construction's Portland, Maine, office. Day-to-day project oversight will be conducted by field staff and various support personnel who will be on site throughout the duration of construction.

The project is located at 777 Stevens Ave, Portland ME, and involves the construction of a senior living facility with a below ground parking level and five stories of apartment units and support space. The project also includes a connection from the new building to the existing seven story structure, renovations to one area of the first floor of the existing building, demolition of existing structures and site improvements.

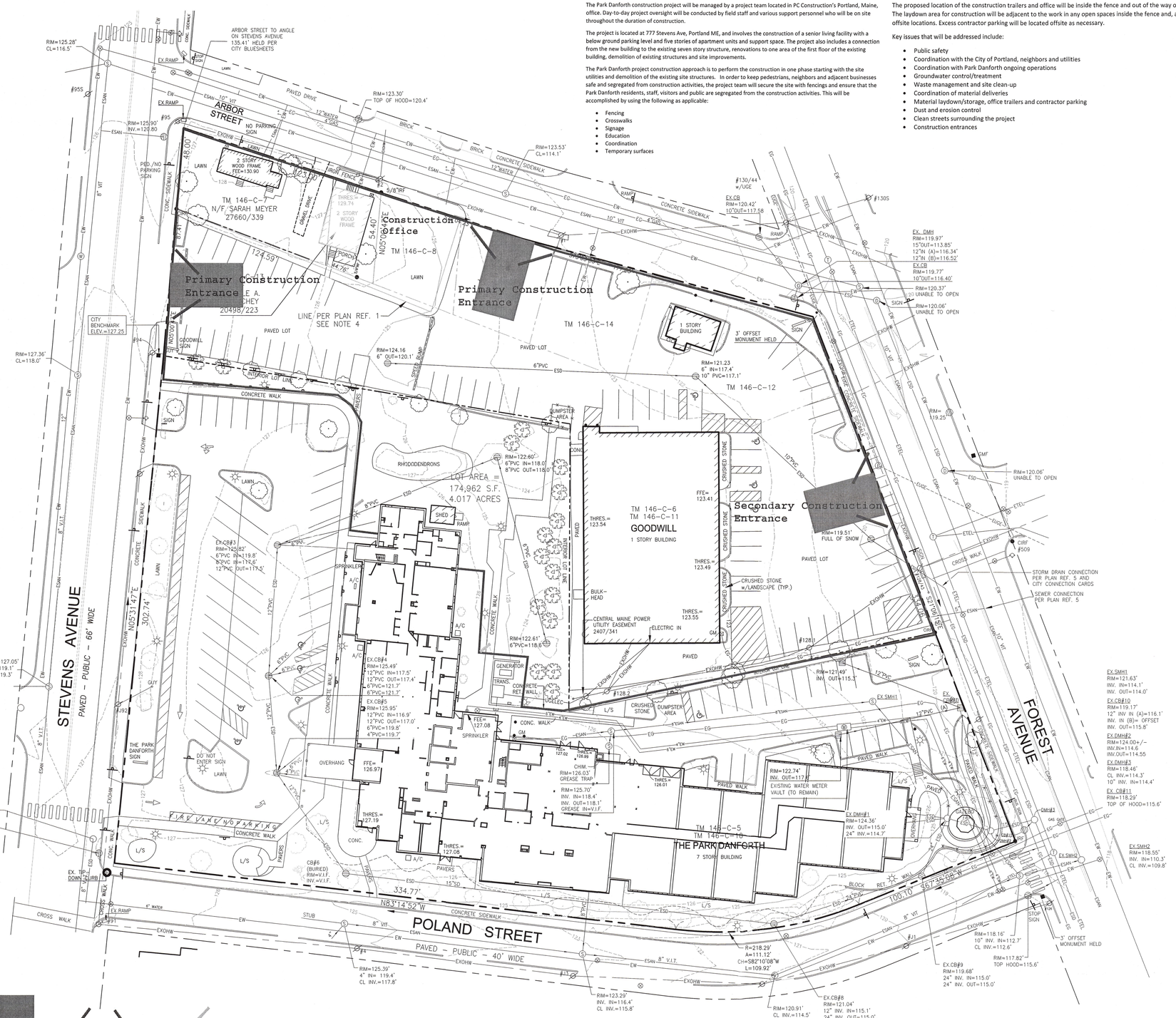
The Park Danforth project construction approach is to perform the construction in one phase starting with the site utilities and demolition of the existing site structures. In order to keep pedestrians, neighbors and adjacent businesses safe and segregated from construction activities, the project team will secure the site with fencings and ensure that the Park Danforth residents, staff, visitors and public are segregated from the construction activities. This will be accomplished by using the following as applicable:

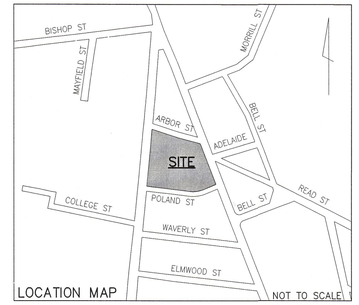
- Fencing
- Crosswalks
- Signage
- Education
- Coordination
- Temporary surfaces

The proposed location of the construction trailers and office will be inside the fence and out of the way of construction. The laydown area for construction will be adjacent to the work in any open spaces inside the fence and, as needed, at offsite locations. Excess contractor parking will be located offsite as necessary.

Key issues that will be addressed include:

- Public safety
- Coordination with the City of Portland, neighbors and utilities
- Coordination with Park Danforth ongoing operations
- Groundwater control/treatment
- Waste management and site clean-up
- Coordination of material deliveries
- Material laydown/storage, office trailers and contractor parking
- Dust and erosion control
- Clean streets surrounding the project
- Construction entrances





GENERAL NOTES

1. OWNERS OF RECORD:

   HFA FOREST AVENUE PROPERTIES, LLC LOTS 146-C-6, 146-C-9, 146-C-11, 146-C-12, 146-C-14 (ALL IN BOOK 29524 PAGE 325)

   HOME FOR THE AGED LOTS 146-C-8 BOOK 30933 PAGE 330, 146-C-5, 146-C-10 BOOK 6354 PAGE 117.

2. BEARINGS ARE BASED ON CITY DATUM, MAINE STATE PLANE WEST ZONE (NAD83).

3. ELEVATIONS ARE ON CITY DATUM, BASED ON BENCH MARK AT 3" OFFSET MONUMENT UNDER COVER ON EASTERLY SIDE OF STEVENS AVENUE.

4. THE LINES AROUND THE LAND OF MCGEACHEY ARE BASED ON THE DEED DIMENSIONS. THE DASHED LINES ARE AS SHOWN ON PLAN REFERENCE 1. A BOUNDARY AGREEMENT IS RECOMMENDED WITH MCGEACHEY AND MEYER.

PLAN REFERENCES

1. "PLAN OF PROPERTY IN PORTLAND, MAINE FOR DR. LLOYD B. WOLF AUG. 1973 H.I. & E.C. JORDAN – SURVEYORS"

2. "PARK-DANFORTH CONDOMINIUM PLANS SITE PLAN HOUSING FOR THE ELDERLY, A CONDOMINIUM SITUATE AT: STEVENS AND FOREST AVENUES AT POLAND STREET, PORTLAND, CUMBERLAND, MAINE 12/7/83 LARRY SLAUGHTER –SURVEYOR" RECORDED IN PLAN BOOK 140 PAGE 37

3. "THE PARK-DANFORTH CONDOMINIUM 777 STEVENS AVE PORTLAND, MAINE RECORDING PLAT 09-23-97 LAND USE CONSULTANTS, INC." RECORDED IN PLAN BOOK 197 PAGE 515

4. BLUE BOOK SHEETS FOR STEVENS AVE., FOREST AVE., POLAND STREET, AND ARBOR STREET, FROM THE PORTLAND ENGINEERING DEPARTMENT

5. "FOREST AVENUE DEVELOPMENT PORTLAND MAINE SITE PLAN MADE FOR HANNAFORD BROS. CO. SOUTH PORTLAND, MAINE" BY E.C. JORDAN CO. CONSULTING ENGINEERS DATED JAN 6 1986.

UTILITIES NOTES

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 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

LEGEND

- PROPERTY LINE
- GRANITE MONUMENT
- CATCHBASIN
- MANHOLE
- HYDRANT
- UTILITY POLE
- WATER VALVE (WV)
- SANITARY SEWER (ESAN)
- STORM DRAIN (ESD)
- WATER (EW)
- TELEPHONE (ETEL)
- GAS (EG)
- OVERHEAD WIRES (EOHW)
- CMP CABLE LINES (EUGE)
- CURB
- FENCE (X X)
- SIGN
- TREE
- CONTOUR (52)
- LIGHT FIXTURE

Construction Entracne

20' Vehicle Gate

Pedestrian Gate

Chain Link Construction Fence

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:

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Title:
CONSTRUCTION MANAGEMENT PLAN

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval:
APPROVED
FEB 0 6 '15

Scale: 1"=30'
0 10 20 30 60 ft.

North:

Sheet No.:
L1.1

H:\Projects\Drawings\Park Danforth - 1084.06\1411-01 Park Danforth.dwg, ARENA, 11/24/2014 8:21 AM

SIGN SCHEDULE:

- A STOP SIGN
- B FIRE LANE 'NO PARKING'
- C EMERGENCY VEHICLES ONLY
- D RIGHT TURN ONLY
- E TIME RESTRICTED PARKING
- F VISITOR PARKING
- G EMPLOYEE PARKING
- H RESIDENT PARKING
- I HANDICAP PARKING
- J VENDOR PARKING
- K KEEP RIGHT SIGN
- L DO NOT ENTER
- M NO PARKING FROM HERE TO CORNER
- N NO PARKING BETWEEN SIGNS

SNOW REMOVAL NOTE:

SNOW STORAGE AREA IS LIMITED ON-SITE FOR CURRENT 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 LANDSCAPE/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.

LIGHTING SCHEDULE:

SYM	MH	PRODUCT	QUANTITY	OPTIONS
①●■	20'	BEACON VIPER (SINGLE)	5	90W
①A●■	20'	BEACON VIPER (SINGLE)	3	90W, HOUSE SIDE CUT-OFF
②●■	16'	BEACON VIPER (SINGLE)	6	90W
②A●■	16'	BEACON VIPER (SINGLE)	6	90W, HOUSE SIDE CUT-OFF
②■●■	16'	BEACON VIPER (DOUBLE)	3	90W
③●■	10'	AAL PARKWAY ACCENT	5	TYPE 3, 18 LED-BW
④✱	–	AAL PARKWAY BOLLARD	12	6 LED-BW, DSSH SCREEN

GENERAL NOTES:

1. SITE AREA: 181,100 SF OR 4.16 ACRES
2. APPLICANT: THE PARK DANFORTH
   C/O DENISE VACHON C.E.O.
   777 STEVENS AVENUE
   PORTLAND, MAINE 04103
3. OWNERS: HFA FOREST AVENUE PROPERTIES, LLC LOTS 146-C-6, 146-C-9, 146-C-11, 146-C-12, 146-C-14 (ALL IN BOOK 29524 PAGE 325)
   HOME FOR THE AGED LOTS 146-C-8 (BOOK 30933, PAGE 330), 146-C-5, 146-C-10 (BOOK 6354 PAGE 117).
4. ZONING DISTRICT: R-6A RESIDENTIAL DISTRICT
5. PARCELS ARE IS SHOWN AS LOTS 5, 6, 8, 9, 10, 11, 12, 13 AND 14, BLOCK C ON CITY OF PORTLAND ASSESSORS MAP 146.
6. DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS: BOOK 29524, PAGE 325; BOOK 30933, PAGE 330; AND BOOK 6354, PAGE 117.
7. SPACE AND BULK STANDARDS:

	REQUIRED	PROPOSED
MINIMUM LOT SIZE:	4 ACRES	4.16 ACRES
MINIMUM LOT WIDTH:	40 FEET	390 FEET
MINIMUM STREET FRONTAGE:	40 FEET	389 FEET
FRONT YARD SETBACK	10 FEET	89 FEET
REAR YARD SETBACK	20 FEET	43 FEET
SIDE YARD SETBACK	15 FEET	55 FEET
SIDE YARD IN SIDE STREET	10 FEET	10 FEET
MAXIMUM LOT COVERAGE	40-50%	30%
MAXIMUM HEIGHT OF STRUCTURES:	65 FEET	60 FEET
LANDSCAPED OPEN SPACE	20%	26%

8. 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 3, 2014, PREPARED BY OWEN HASKELL INC., FALMOUTH MAINE
9. ELEVATIONS ARE ON CITY DATUM, BASED ON BENCH MARK AT 3' OFFSET MONUMENT UNDER COVER ON EASTERLY SIDE OF STEVENS AVENUE.
10. PROPOSED DWELLING UNITS: 58 INDEPENDENT LIVING UNITS
    EXISTING DWELLING UNITS: 160 (124 SNILU AND 36 INTERMEDIATE CARE)
11. OFF-STREET PARKING REQUIREMENTS:

REQUIRED		
SNILU UNITS (124)	1 SPACE/4 UNITS	31 SPACES
INTERMEDIATE CARE (36 UNITS)	1 SPACE/5 UNITS	8 SPACES
NEW UNITS (58)	1 SPACE/1 UNIT	58 SPACES
EMPLOYEE PARKING	1 SPACE/EMPLOYEE	32 SPACES
	TOTAL	129 SPACES

REQUIRED (PER PARKING ANALYSIS)		
	0.70 SPACES PER UNIT X 215 UNITS	151 SPACES
PROPOSED PARKING		134 SPACES
	HANDICAP PARKING	12 SPACES
	TOTAL	146 SPACES

12. BICYCLE PARKING:
    REQUIRED: 2 SPACES/5 DWELLING UNITS
    24 SPACES (58 NEW DWELLING UNITS)
    PROPOSED: 24 SPACES (6 EXTERIOR, 6 IN GARAGE)
13. EXISTING IMPERVIOUS 3.22 ACRES (77.4% OF SITE)
    PROPOSED IMPERVIOUS 3.05 ACRES (73.3% OF SITE)
14. FLOOR AREA CALCULATIONS:

GARAGE	16,817 G.S.F.
FIRST FLOOR:	14,975 G.S.F.
CONNECTOR:	3,848 G.S.F.
AUDITORIUM:	2,954 G.S.F.
SECOND FLOOR:	14,619 G.S.F.
THIRD FLOOR:	14,619 G.S.F.
FORTH FLOOR:	14,619 G.S.F.
FIFTH FLOOR:	14,955 G.S.F.
TOTAL	97,406 G.S.F.

15. PARKING SUMMARY:

BACK OF HOUSE LOT:	10 SPACES
FOREST AVENUE LOT:	7 SPACES
ARBOR STREET LOT:	22 SPACES
STAFF AND VISITOR LOT:	31 SPACES
STEVENS AVENUE LOT:	39 SPACES
GARAGE PARKING	37 SPACES
TOTAL	146 SPACES

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
GRANITE MONUMENT	■	
CATCHBASIN		
MANHOLE	S T D	
HYDRANT		
UTILITY POLE		
WATER VALVE	WV	
SANITARY SEWER	ESAN	SAN
STORM DRAIN	ESD	
WATER	EW	H20
TELEPHONE	ETEL	
GAS	EG	GAS
OVERHEAD WIRES	EXOHW	
UNDERGROUND ELECTRIC	EUGE	
LEACHING GALLEY		
CLEAN OUT		C.O.
CURB		
FENCE	X X	
SIGN		
DECIDUOUS TREE		
EVERGREEN TREE		
CONTOUR	72	73
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.: 207-774-4427

The Park Danforth

777 Stevens Avenue Portland, Maine

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:
LAYOUT AND MATERIALS PLAN

CITY OF PORTLAND
APPROVED with Conditions
Subject to Dept. Conditions
of Approval
DATE
APPROVED
MAR 10 2015

Scale: 1"=30'
0 10 20 30 60 ft.

North:

Sheet No.:
L2.0

LICENSED LANDSCAPE ARCHITECT
ROBERT B. METCALF
No. 1815

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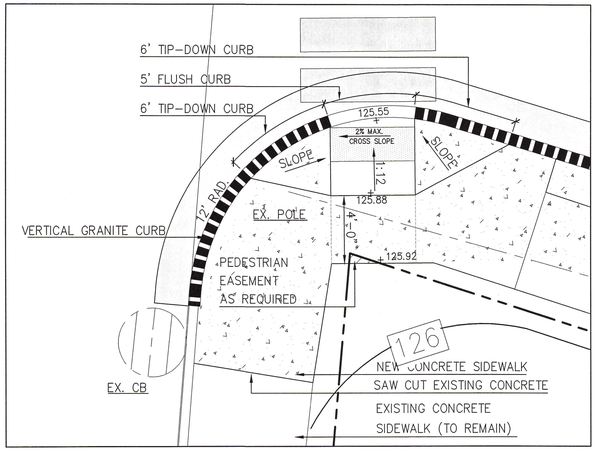
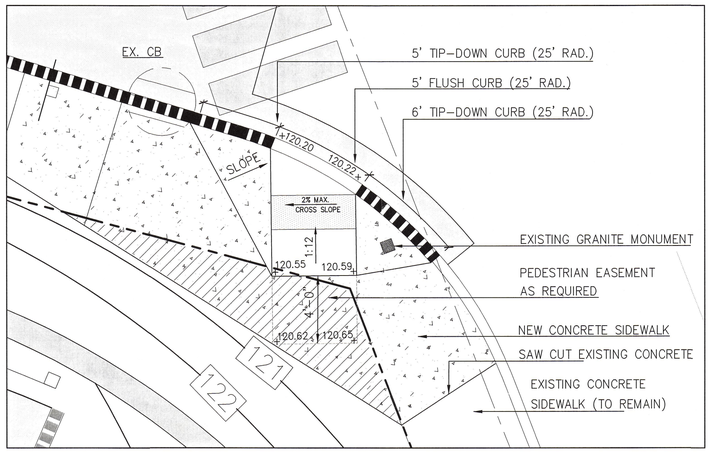
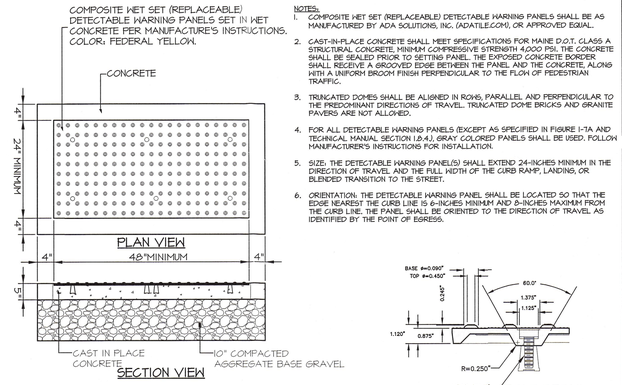


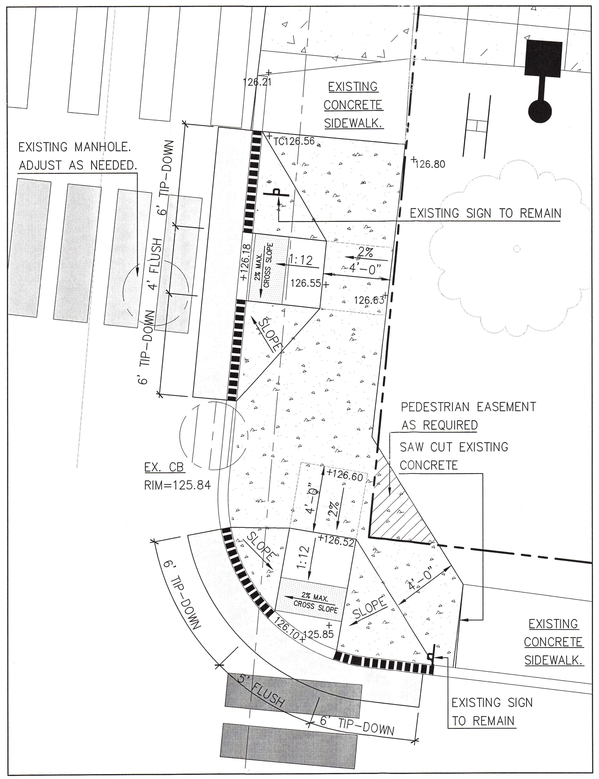
1 L2.1 **STEVENS AVE./ARBOR STREET INTERSECTION**
SCALE: 1" = 4'-0"



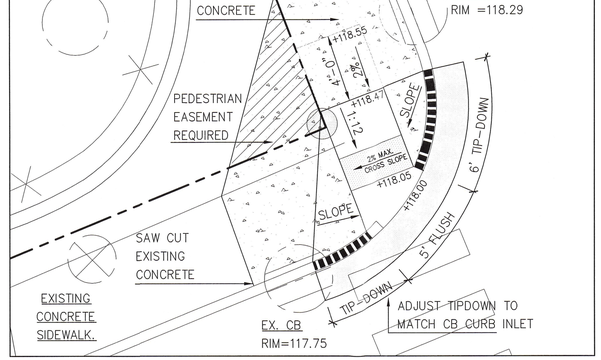
3 L2.1 **FOREST AVE./ARBOR STREET INTERSECTION**
SCALE: 1" = 4'-0"



5 L2.1 **SIDEWALK RAMP DETECTABLE WARNING TILE**
NOT TO SCALE



2 L2.1 **STEVENS AVE./POLAND STREET INTERSECTION**
SCALE: 1" = 4'-0"



4 L2.1 **FOREST AVE./POLAND STREET INTERSECTION**
SCALE: 1" = 4'-0"

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
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The Park Danforth
777 Stevens Avenue Portland, Maine

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SEPT. 10, 2015: Per Staff Review Comments

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Title:
CURB CUT AND RAMP DETAIL PLANS

CITY OF PORTLAND
APPROVED
Subject to Dept. Conditions
Date of Approval: FEB 10 2016
APPROVED

Scale: AS SHOWN

North:

Sheet No.:
L2.1

LICENSED LANDSCAPE ARCHITECT
ROBERT B. METCALF
No. 1815

I:\Projects\Drawings\2Park Danforth - 1684.08\15-05-9 PD Permitting.dwg mitchell 9/10/2015 1:03 PM

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 NEED 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 (FT/FT)
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	4 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 #2840), 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

ALL CATCH BASIN AND MANHOLE PRECAST CONCRETE STRUCTURES SHALL BE 4'-0" DIAMETER (INSIDE).

CB#1		CB#11	
RIM	126.35	RIM	120.20
INV.IN(RD)	121.95	INV.IN	115.78
INV.OUT	121.85	INV.OUT	115.68
CB#2		CB#12	
RIM	125.40	RIM	120.15
INV.OUT	120.90	INV.IN(RD)	115.40
CB#3		INV.IN(FD)	115.40
RIM	125.65	INV.IN(SD21)	115.22
INV.OUT	121.15	INV.OUT	115.12
CB#4		EX. DMH	
RIM	126.65	EX.RIM	119.97
INV.IN	121.04	EX.INV.IN	116.34
INV.OUT	120.94	EX.INV.IN	116.52
CB#5		INV.IN(SD14)	116.40
RIM	125.50	EX.INV.OUT	113.40
INV.IN	120.37	DMH#1	
INV.OUT	120.27	RIM	127.40
CB#6		INV.IN(FD)	121.31
RIM	125.75	INV.IN	121.21
INV.IN(SD3)	120.41	INV.OUT	121.11
INV.IN(SD6)	120.13	DMH#2	
INV.OUT	120.03	RIM	120.50
CB#7		INV.IN	114.96
RIM	124.70	INV.OUT	114.86
INV.OUT	120.20	DRY WELL TO BE 4' X 4' LEACHING GALLEY RAISED TO FINISHED GRADE. SEE DETAIL SHEET L6.2.	
CB#8		DW#1	
RIM	125.70	RIM	125.90
INV.IN(SD8)	119.84	INV.OUT	123.90
INV.IN(SD9)	119.97	DW#2	
INV.IN(SD11)	120.16	RIM	126.00
NV.OUT	119.74	INV.OUT	123.90
CB#9		DW#3	
RIM	126.85	INV.OUT	123.90
INV.IN(SD12)	118.60	RIM	126.15
INV.IN(FD)	118.80		
INV.IN(RD)	121.00		
INV.OUT	118.50		
CB#10			
RIM	121.50		
INV.IN	116.35		
INV.OUT	116.25		

GRADING NOTES:

1. 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.
2. 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.
3. 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.
4. CONTRACTOR SHALL AVOID ALL AREAS NOT REQUIRING GRADING. CONTRACTOR SHALL NOT DISTURB THESE AREAS.
5. 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.
6. CONTRACTOR SHALL CONDUCT TEST PIT EXCAVATION TO CONFIRM LOCATION OF EXISTING UTILITIES WHERE NEW BUILDING SANITARY SERVICE AND WATER SERVICE ARE PROPOSED.
7. 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.
8. EXISTING DRAINAGE MANHOLES SHALL BE CORED TO ACCEPT NEW DRAINAGE PIPES AS NOTED.
9. 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.
10. ROOF DRAIN CONNECTIONS SHALL BE CONFIRMED WITH FINAL BUILDING PLANS.
11. ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH INDIVIDUAL UTILITY DISTRICT REQUIREMENTS; CONTRACTOR SHALL COORDINATE INSTALLATION WITH APPROPRIATE UTILITY DISTRICT BEFORE INSTALLATION.
12. 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.
13. ELEVATIONS ARE ON CITY DATUM, BASED ON BENCH MARK AT 3' OFFSET MONUMENT UNDER COVER ON EASTERLY SIDE OF STEVENS AVENUE. BENCHMARK = 127.25
14. 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.
15. 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 OF ALL STORMWATER 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 ANY 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.

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
GRANITE MONUMENT		
CATCHBASIN		
MANHOLE		
HYDRANT		
UTILITY POLE		
WATER VALVE	WV	
SANITARY SEWER	ESAN	SAN
STORM DRAIN	ESD	
WATER	EW	H20
TELEPHONE	ETEL	
GAS	EG	GAS
OVERHEAD WIRES	EXOHW	
UNGERGROUND ELECTRIC	EUGE	
LEACHING GALLEY		
CLEAN OUT		C.O.
CURB		
FENCE	X X	
SIGN		
DECIDUOUS TREE		
EVERGREEN TREE		
CONTOUR	72	73
SPOT ELEVATION		+ 74.00
WALL MOUNTED LIGHT		

SEAL
STATE OF MAINE
LESTER S. BERRY, JR.
No. 3341
LICENSED PROFESSIONAL ENGINEER

SEAL
LICENSED LANDSCAPE ARCHITECT
ROBERT B. METCALF
No. 1815

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The Park Danforth

777 Stevens Avenue Portland, Maine

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

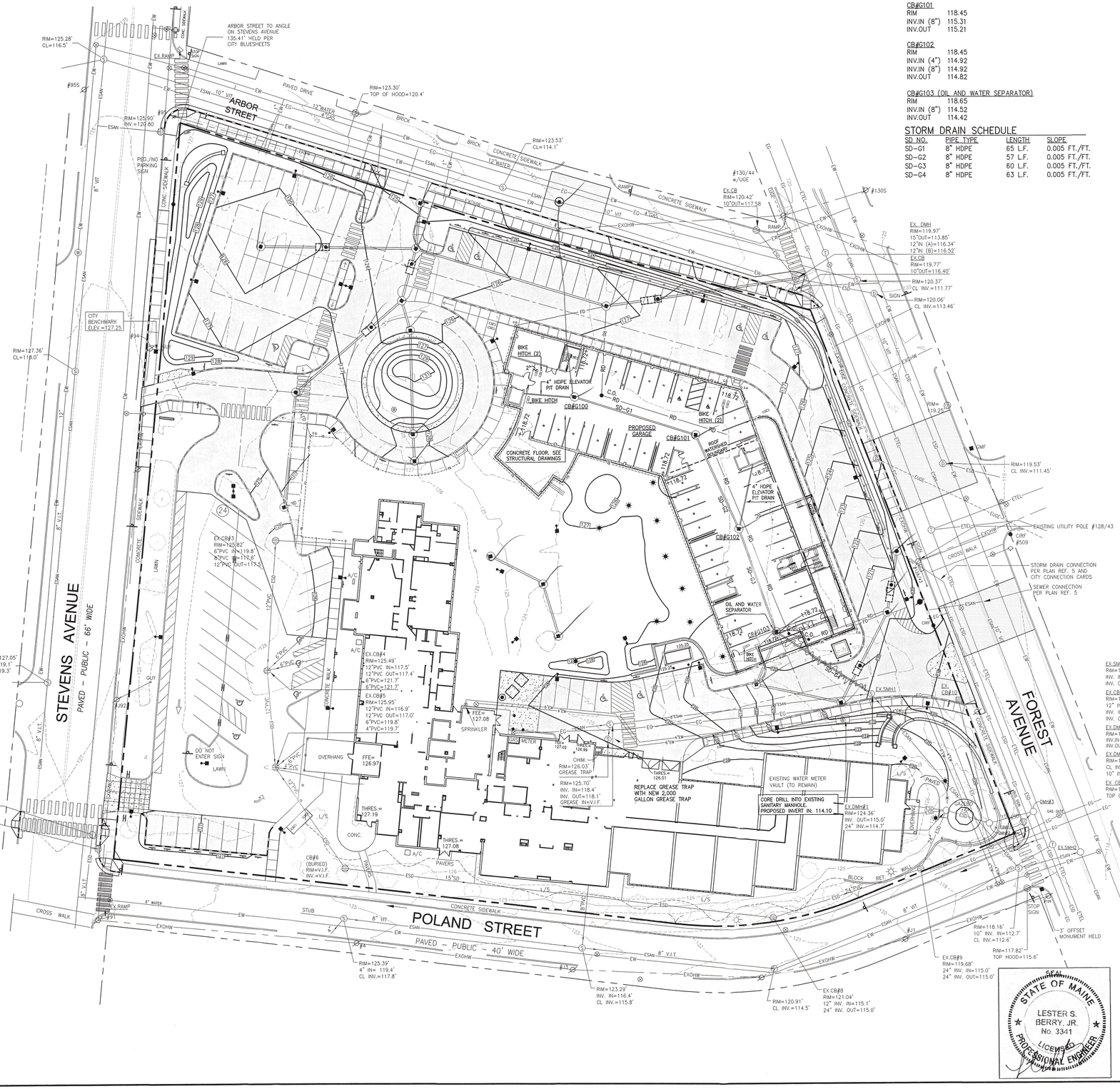
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Best Conditions
Date of Approval:
APPROVED
FEB 10 2015

Scale: 1" = 30'
0 10 20 30 60 ft.

North:

Sheet No.: L3.0

I:\Projects\Drawings\Park Danforth - 1994\2015-04-9 PD Permitting.dwg mitchell 4/10/2015 10:28 AM



DRAINAGE STRUCTURE SCHEDULE

CB#G100	
RIM	118.45
INV.IN (4")	115.74
INV.OUT	115.64
CB#G101	
RIM	118.45
INV.IN (8")	115.31
INV.OUT	115.21
CB#G102	
RIM	118.45
INV.IN (4")	114.92
INV.IN (8")	114.92
INV.OUT	114.82
CB#G103 (OIL AND WATER SEPARATOR)	
RIM	118.65
INV.IN (8")	114.52
INV.OUT	114.42

STORM DRAIN SCHEDULE

SD NO.	PIPE TYPE	LENGTH	SLOPE
SD-G1	8" HDPE	65 L.F.	0.005 FT./FT.
SD-G2	8" HDPE	57 L.F.	0.005 FT./FT.
SD-G3	8" HDPE	60 L.F.	0.005 FT./FT.
SD-G4	8" HDPE	63 L.F.	0.005 FT./FT.

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LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
GRANITE MONUMENT		
CATCHBASIN		
MANHOLE		
HYDRANT		
UTILITY POLE		
WATER VALVE	WV	
SANITARY SEWER	ES	SAN
STORM DRAIN	ESD	
WATER	EW	H2O
TELEPHONE	T	UGE+T
GAS	EG	GAS
OVERHEAD WIRES	EOHW	OHW
CMP CABLE LINES	E	UGE+T
FOUNDATION DRAIN		FD
CLEAN OUT		C.O.
CURB		
FENCE	X X	
SIGN		
DECIDUOUS TREE		
EVERGREEN TREE		
CONTOUR	72	73
SPOT ELEVATION		+ 74.00
WALL MOUNTED LIGHT		
POLE MOUNTED LIGHT		

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Title:
GRADING PLAN: GARAGE LEVEL

CITY OF PORTLAND APPROVED SITE PLAN Subject to Dept. Conditions Date of Approval: FEB 10 2015

Scale: 1"=30'
0 10 20 30 60 ft.

North:

Sheet No.: L3.1

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EROSION AND SEDIMENT CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING AND AFTER THE EXPANSION OF THE PARK DANFORTH AT 777 STEVENS AVENUE IN PORTLAND, MAINE. THIS PLAN IS BASED ON THE MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES, MARCH, 2003.

A. PROPOSED DEVELOPMENT

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A FIVE-STORY, 21,777 SQUARE FOOT BUILDING. THE BUILDING WILL INCLUDE 54 APARTMENT UNITS, A PARKING GARAGE, A GARAGE LEVEL MECHANICAL ROOM AND SERVICE CORE. THE 4.16-ACRE PARCEL CURRENTLY CONSISTS OF BUILDING AND A PARKING LOT; 77.4% OF THE EXISTING SITE IS IMPERVIOUS. THE PROPOSED IMPERVIOUS LOT IMPERVIOUS IS 3.05-ACRES OR 73.3% OF THE SITE.

B. EROSION CONTROL PRACTICES/TEMPORARY MEASURES

THE FOLLOWING TEMPORARY MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE UTILIZED:

EACH GROUND AREA, OPENED OR EXPOSED, WHETHER DIRECTLY OR INDIRECTLY DUE TO THE DEVELOPMENT, SHALL BE MINIMIZED AND SHALL BE STABILIZED WITHIN 15 DAYS OF INITIAL DISTURBANCE OF SOIL AND SHALL BE PERMANENTLY STABILIZED WITHIN SEVEN DAYS OF FINAL GRADING. THIS STATEMENT APPLIES TO DISTURBED AREAS BEYOND THE LIMITS OF THE PROPOSED BUILDING. EXPOSED AREAS SHALL BE STABILIZED PRIOR TO A RAIN EVENT.

TEMPORARY SOIL STABILIZATION SHALL BE EITHER BY TEMPORARY MULCHING, TEMPORARY SEEDING, PERMANENT BASE GRAVEL, OR ASPHALT BINDER COURSE AS FOLLOWS:

TEMPORARY SEEDING: SEED SHALL BE AROOSTOOK RYE APPLIED AT 2.60#/1000 SF. LIME SHALL BE AGRICULTURAL GROUND LIMESTONE APPLIED AT 138#/1000 SF. FERTILIZER SHALL BE 10-10-10 CLASSIFICATION APPLIED AT 13.8#/1000 SF. MULCH SHALL CONSIST OF HAY AND STRAW MULCH AND SPREAD EVENLY AT A RATE OF 70-90#/1000 SF. TEMPORARY SEEDINGS SHALL ONLY BE MADE BETWEEN APRIL 15 AND OCTOBER 1, AND SHALL NOT BE PLACED OVER SNOW.

TEMPORARY MULCHING: MULCH SHALL CONSIST OF CHOPPED HAY OR STRAW MULCH AND SPREAD BY MECHANICAL BLOWER EVENLY AT A RATE OF 150-200#/1000 SF. TEMPORARY MULCH SHALL BE REMOVED PRIOR TO PERMANENT SOIL STABILIZATION. MULCH MUST NOT BE PLACED OVER SNOW. SNOW SHALL BE REMOVED PRIOR TO MULCHING.

PERMANENT BASE GRAVEL: BASE GRAVEL UNDER PAVEMENT SHALL BE SUITABLE AS TEMPORARY SOIL STABILIZATION UNDER THE FOLLOWING CONDITIONS:
a) SLOPES SHALL BE LESS THAN EIGHT PERCENT;
b) GRAVEL SHALL MEET THE SPECIFICATIONS FOR BASE OR SUBBASE GRAVEL FOR THE PROPOSED COMPLETED PAVEMENT.

C. EROSION CONTROL PRACTICES/PERMANENT MEASURES

THE FOLLOWING PERMANENT MEASURES TO CONTROL EROSION AND SEDIMENTATION SHALL BE UTILIZED:

1. PERMANENT SEEDING SHALL BE PERFORMED DURING CONSTRUCTION OPERATIONS AS EACH DISTURBED AREA HAS BEEN BROUGHT TO FINISH GRADE. PERMANENT SEEDINGS SHALL BE MADE AS DORMANT SEEDING AFTER THE FIRST KILLING FROST. DORMANT SEEDING AND MULCH SHALL BE USED AT TWO TIMES THE PERMANENT SEEDING AND MULCHING RATE SHOWN BELOW FOR BOTH LAWN AS WELL AS EMBANKMENTS. SEED, LOAM, LIME, FERTILIZER AND MULCH ARE TO BE AS FOLLOWS:

SEED: THE SEED MIXTURE SHALL CONSIST OF SEED PROPORTIONED BY WEIGHT. ALL SEED SHALL BE FRESH, CLEAN, "NEW CROP" SEED. HARMLESS INERT MATTER AND WEED SEEDS SHALL BE PERMITTED UP TO ONE PERCENT OF THE GROSS WEIGHT OF EACH VARIETY OF SEED. ALL SEED SUPPLIED SHALL BE PACKED IN APPROVED CONTAINERS BEARING THE MANUFACTURER'S MANE AND ANALYSIS OF CONTENTS. THE FOLLOWING MATERIALS AND APPLICATION RATES SHALL BE REQUIRED FOR PERMANENT SEEDING:

LAWN:

CREEPING RED RESCUE:	0.69#/1000 SF
KENTUCKY BLUEGRASS:	0.57#/1000 SF
PERENNIAL RYEGRASS:	0.46#/1000 SF
REDTOP:	0.12#/1000 SF
TOTAL:	1.84#/1000 SF

LOAM: SHALL BE FREE OF GRASSES, ROOTS, LARGE STONE AND INORGANIC DEBRIS. PLACE LOAM AT FOUR INCHES MINIMUM DEPTH OVER ALL DISTURBED AREAS. FINAL GRADING OF ALL LAWN AREAS TO BE APPROVED BY LANDSCAPE ARCHITECT BEFORE SEEDING.

LIME: LIME SHALL BE AGRICULTURAL GROUND LIMESTONE AND APPLIED AS PER RECOMMENDATION OF A STATE COMMERCIAL SOIL TESTING LABORATORY. FERTILIZER: FERTILIZER SHALL BE 10-20-20 CLASSIFICATION AND APPLIED AS PER RECOMMENDATION OF A STATE COMMERCIAL SOIL TESTING LABORATORY.

MULCH: MULCH SHALL CONSIST OF HAY OR STRAW MULCH. MULCH SHALL BE SPREAD EVENLY AT A RATE OF TWO AND ONE HALF TONS PER ACRE OVER ALL SEEDING. AFTER APPLICATION, THE MULCH SHALL BE THOROUGHLY WETTED. IN STEEP AREAS, THE MULCH SHALL BE HELD IN PLACE BY THE USE OF JUTE EROSION CONTROL NETTING OR APPROVED ALTERNATIVE NETTING MATERIAL. NOTE: ALL EXPOSED SOIL MUST BE COVERED REGARDLESS OF MULCHING RATES SPECIFIED.

THE CONTRACTOR SHALL MAINTAIN THE SEEDED AND MULCHED AREAS UNTIL FINAL ACCEPTANCE OR THE WORK. MAINTENANCE SHALL CONSIST OF PROVIDING PROPER WATERING, PROTECTION AGAINST TRAFFIC AND REPAIRING ANY AREAS DAMAGED DUE TO WIND, WATER, EROSION, FIRE OR OTHER CAUSES. SUCH DAMAGED AREAS SHALL BE REPAIRED TO REESTABLISH THE CONDITION AND GRADE OF THE SOIL PRIOR TO SEEDING AND SHALL THEN BE REFERTILIZED, RESEEDED AND REMULCHED.

D. WINTER CONDITIONS

EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS/1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR SHALL INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE, DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

E. CONSTRUCTION SEQUENCE

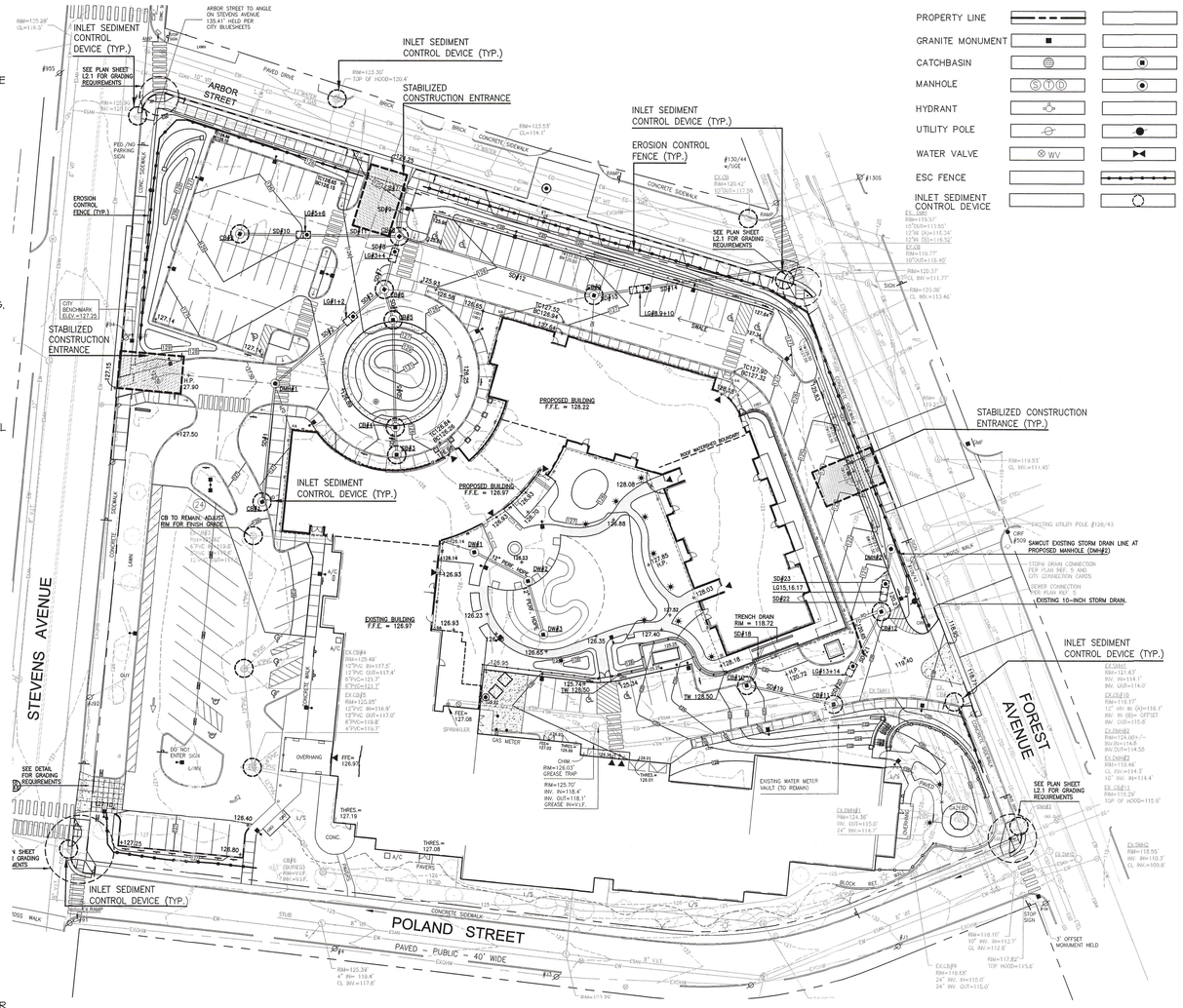
THE GENERAL SEQUENCE OF WORK SHALL BE AS FOLLOWS:

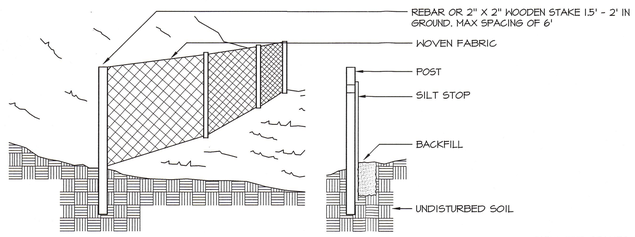
1. INSTALL EROSION CONTROL DEVICES. (SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND OR SEDIMENT BARRIER.)
2. TEMPORARILY STABILIZE DISTURBED AREAS BY MULCHING ALL EXPOSED SOIL WITHIN 15 DAYS OF INITIAL DISTURBANCE.
3. INSTALL STORMWATER SYSTEM;
4. COMPLETE SITE CONSTRUCTION WORK;
5. CONSTRUCT PAVED ACCESS AND PARKING AREAS;
6. INSTALL PERMANENT VEGETATION ON ALL EXPOSED AREAS WITHIN 15 DAYS OF FINAL GRADING; AND
7. PERFORM CONTINUING MAINTENANCE ON ALL EROSION AND SEDIMENTATION CONTROL DEVICES AND MEASURES.

F. SITE INSPECTION & MAINTENANCE

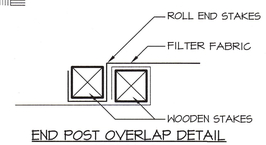
WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAINFALLS OF 0.5" OVER A CONSECUTIVE 24-HOUR PERIOD, SHALL BE CONDUCTED BY THE SITE CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT. NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEANED, AND REPAIRED BY THE SITE CONTRACTOR AFTER STORM EVENTS. DISPOSAL OF ALL TEMPORARY EROSION CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR.

CONTINUED TEMPORARY MAINTENANCE AND LONG TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL FACILITIES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE PARK DANFORTH.



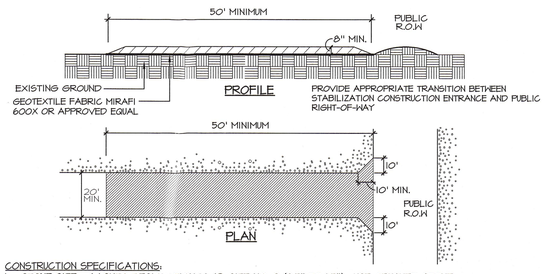


1. SILT FENCE TO BE INSTALLED PARALLEL TO EXISTING CONTOURS DOWNSLOPE FROM AREAS OF SOIL DISTURBANCE.
2. SILT FENCE TO BE SECURELY ATTACHED TO THE UPSLOPE SIDE OF THE SUPPORTING STAKES.
3. BOTTOM 4 TO 6 INCHES OF SILT FENCE TO BE BURIED IN SLOPE AND BACKFILLED WITH COMPACTED SOIL.
4. INSPECTION SHALL BE MADE AFTER EVERY RAINFALL WITH REMOVAL OF EXCESSIVE SEDIMENT AND REPAIR OF THE FENCE ACCOMPLISHED PROMPTLY.
5. SILT FENCE AND ACCUMULATED SEDIMENT SHALL BE REMOVED AS SOON AS PERMANENT EROSION CONTROL MEASURES HAVE BEEN ESTABLISHED.



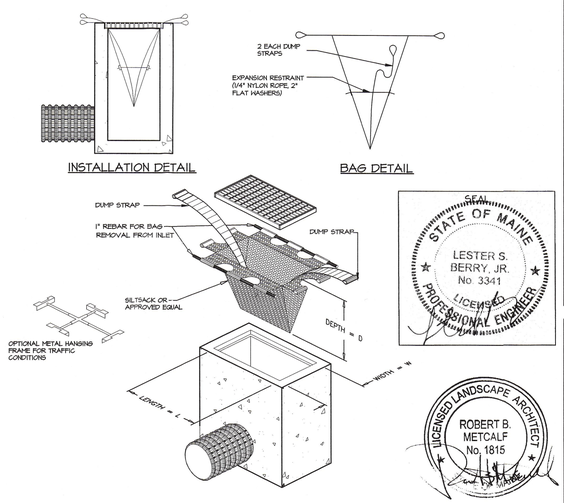
END POST OVERLAP DETAIL
NOT TO SCALE

1/L3.2 SILT FENCE
NOT TO SCALE



CONSTRUCTION SPECIFICATIONS:
1. STONE SIZE: AASHTO DESIGNATION M 43, SIZE NO. 2 (2.5" TO 1.5"). USE CRUSHED STONE.
2. LENGTH: AS EFFECTIVE, BUT NOT LESS THAN 50 FEET.
3. THICKNESS: NOT LESS THAN EIGHT (8) INCHES.
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
5. WASHING: WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH THE USE OF SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONES AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

2/L3.2 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



3/L3.2 INLET SEDIMENT CONTROL DEVICE
NOT TO SCALE

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
777 Stevens Avenue
Portland, Maine

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:
EROSION AND SEDIMENT CONTROL PLAN

CITY OF PORTLAND
APPROVED SITE PLAN
Signed Copy Approved
Date of Approval: FEB 16 2015

Scale: 1" = 40'
0 10 20 40 80 ft.

North:

Sheet No.: L3.2

STATE OF MAINE
LESTER S. BERRY, JR.
No. 3341
LICENSED PROFESSIONAL ENGINEER

LICENSED LANDSCAPE ARCHITECT
ROBERT B. METCALF
No. 1815

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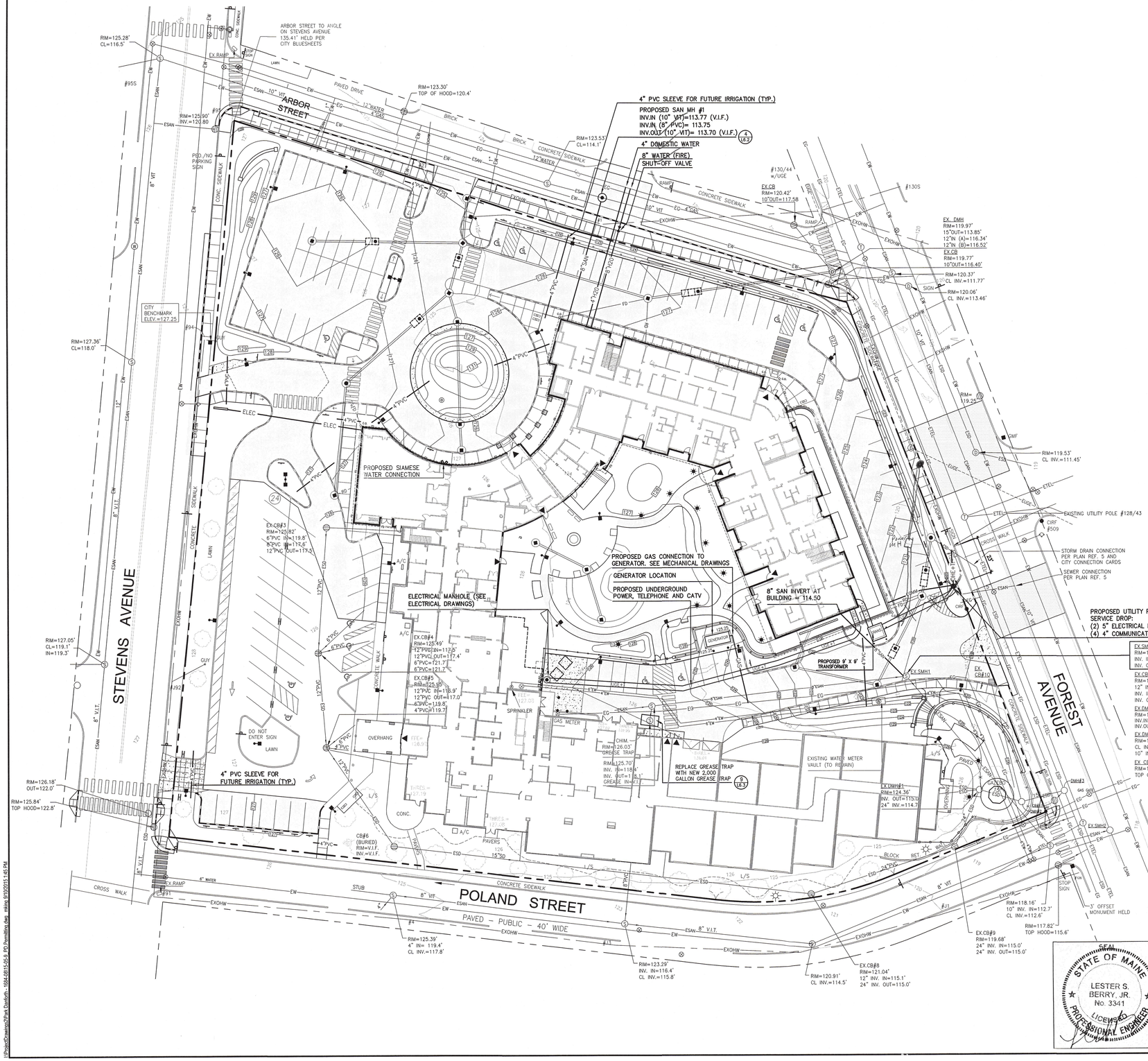

UTILITY NOTES

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) 253-2324.
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 UNITIL. THE CONTRACTOR IS RESPONSIBLE FOR EXCAVATION AND BACKFILL OF THE GAS LINE. UNITIL 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	WV	
SANITARY SEWER	ES	SAN
STORM DRAIN	ESD	
WATER	EW	H20
TELEPHONE	T	UGE+T
GAS	EG	GAS
OVERHEAD WIRES	EOHW	OHW
CMP CABLE LINES	E	UGE+T
FOUNDATION DRAIN		FD
CLEAN OUT		C.O.
CURB		
FENCE	X X	
SIGN		
DECIDUOUS TREE		
EVERGREEN TREE		
CONTOUR	72	73
SPOT ELEVATION		+ 74.00
WALL MOUNTED LIGHT		
POLE MOUNTED LIGHT		
PVC SLEEVE		4"PVC

Prepared For:
Owner:
Home For The Aged
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Prepared By:
MITCHELL & ASSOCIATES
Landscape Architects
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The Park Danforth

Portland, Maine

777 Stevens Avenue

Date:
OCTOBER 17, 2014

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PERMITTING

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

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Title:
UTILITIES PLAN

CITY OF PORTLAND APPROVED SITE PLAN Subject to Dept. Conditions Date of Approval:

Scale: 1" = 30'

Sheet No.:
L4.0

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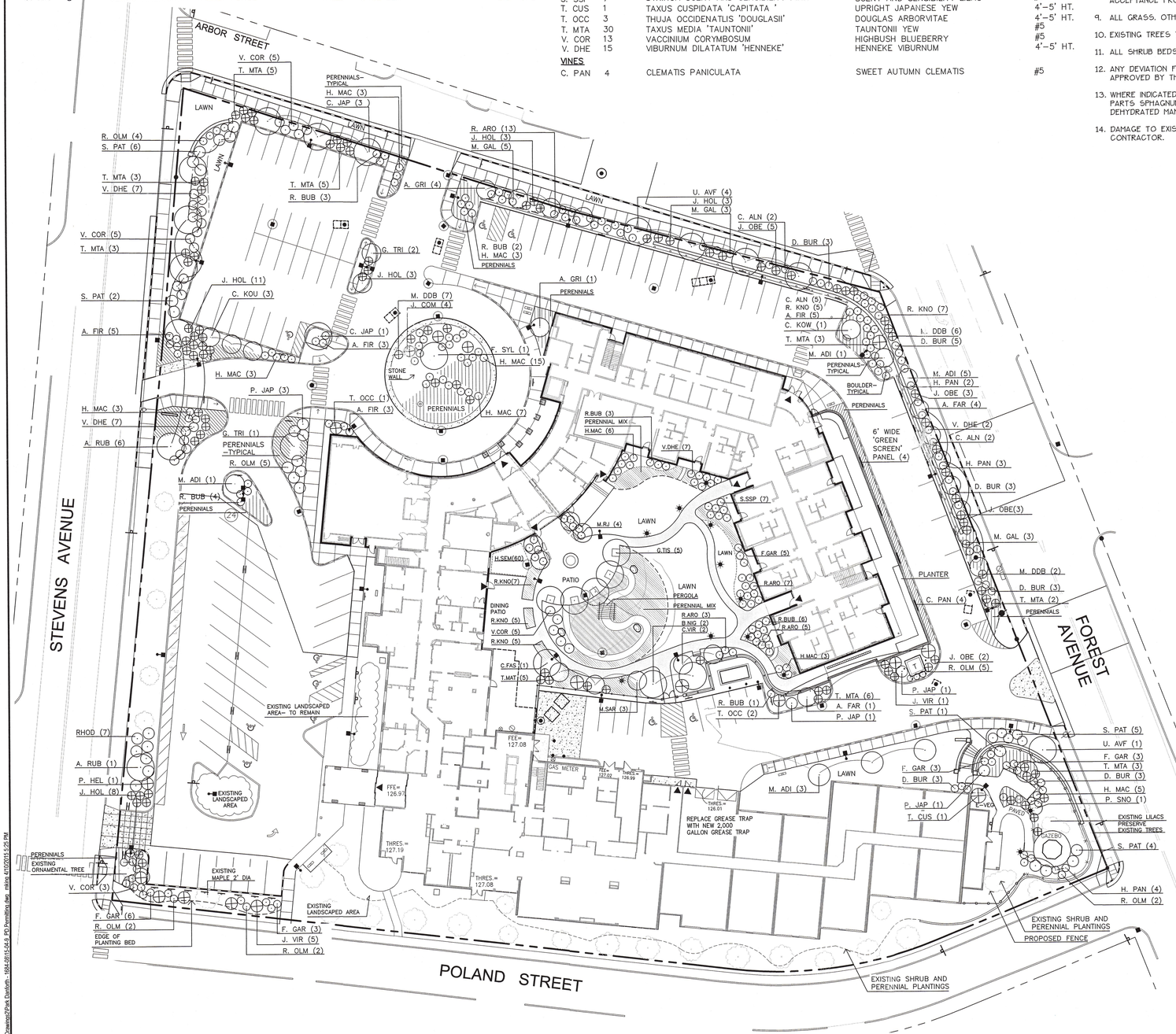
PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
A. FAR	5	ACER FREEMANII 'ARMSTRONG'	ARMSTRONG MAPLE	2.5" CAL
A. GRI	5	ACER GRISEUM	PAPERBARK MAPLE	2.5" CAL
A. RUB	7	ACER RUBRUM 'KARPICK'	'KARPICK' RED MAPLE	2.5" CAL
B. NIG	2	BETULA NIGRA	HERITAGE RIVER BIRCH	12'-14' CLUMP
C. FAS	1	CARPINUS 'FASTIGATE'	EUROPEAN HORN BEAM	2" CAL.
C. JAP	5	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2.5" CAL.
C. KOU	3	CORNUS KOUSA	KOUSA DOGWOOD	2.5" CAL.
C. KOW	1	CORNUS KOUSA 'WOLF EYES'	VARIEGATED KOUSA DOGWOOD	2" CAL.
C. VIR	2	CRATAGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORNE	1.75" CAL.
F. SYL	1	FAGUS SYLVATICA 'TRICOLOR'	TRICOLOR BEECH	2.5" CAL
G. TIS	5	GLEDITSIA TRIACANTHOS INERMIS	HONEYLOCUST 'STREET KEEPER'	2" CAL
G. TRI	3	GLEDITSIA TRIACANTHOS VAR. INERMIS 'HALKA'	THORNLESS HONEYLOCUST	2" CAL
M. ADI	12	MALUS 'ADIRONDACK'	ADIRONDACK FLOWERING CRAB	2" CAL
M. RJ	4	MALUS 'RED JADE'	RED JADE FLOWERING CRAB	1.5" CAL
M. SAR	3	MALUS 'CANDYMINT SARGENT'	CANDYMINT SARGENT FLOWERING CRAB	1.5" CAL
P. SNO	1	PRUNUS SNOFOZAM	SNOW FOUNTAIN WEEPING CHERRY	2" CAL.
U. AVF	5	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE ELM	2.5" CAL

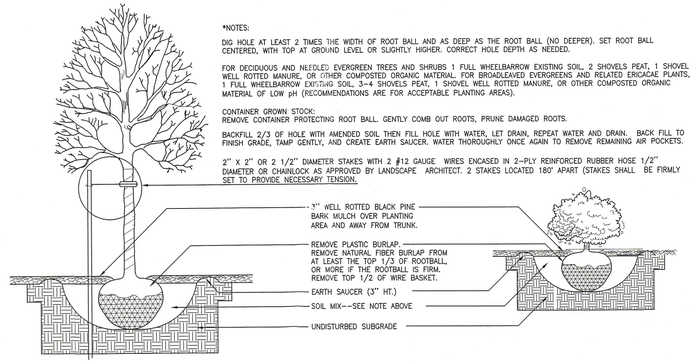
KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SHRUBS				
A. FIR	16	AZALEA 'FIRESTAR'	EVERGREEN FIRESTAR AZALEA	#5
C. ALN	9	CLETHRA ALNIFOLIA ' SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	#5
D. BUR	18	DAPHNE BURKWOODII 'CAROL MACKIE'	CAROL MACKIE DAPHNE	#5
F. GAR	15	FOTHERGILLA GARDENII	DWARF BOTTLEBRUSH	#5
H. MAC	41	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	#5
H. PAN	9	HYDRANGEA PANICULATA 'QUICKFIRE'	QUICKFIRE HYDRANGEA	#5
J. COM	4	JUNIPER COMMUNIS 'REPANDA''	REPANDA JUNIPER	#5
J. HOL	25	JUNIPER 'HOLGER''	HOLGER JUNIPER	#5
J. OBE	15	JUNIPER CHINESIS 'OBELISK'	OBELISK JUNIPER	#5
J. VIR	6	JUNIPER VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	#5
M. DDB	18	MICROBIOTA DECUSSATA 'DREW'S BLUE'	DREW'S BLUE CARPET CYPRESS	#5
M. GAL	11	MYRICA GALE	SWEETGALE	#5
P. JAP	13	PIERIS JAPONICA 'MT FIRE'	MT FIRE ANDROMEDA	#5
R. ARO	13	RHUS AROMATICA 'LOW GRO'	LOW-GRO SUMAC	#5
R. KNO	12	ROSE 'KNOCK OUT'	KNOCK OUT ROSE	#5
R. BUB	10	RHODODENDRON 'BUBBLEGUM'	BUBBLEGUM RHODODENDRON	#5
R. OLM	18	RHODODENDRON 'OLGA MEZITT'	OLGA MEZITT RHODODENDRON	#5
S. PAT	17	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	4'-5' HT.
S. SSP	7	SYRINGA SCENT AND SENSIBILITY PINK	SCENT AND SENSIBILITY LILAC	#3
T. CUS	1	TAXUS CUSPIDATA 'CAPITATA '	UPRIGHT JAPANESE YEW	4'-5' HT.
T. OCC	3	THUJA OCCIDENATLIS 'DOUGLASII'	DOUGLAS ARBORVITAE	4'-5' HT.
T. MTA	30	TAXUS MEDIA 'TAUNTONII'	TAUNTONII YEW	#5
V. COR	13	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	#5
V. DHE	15	VIBURNUM DILATATUM 'HENNEKE'	HENNEKE VIBURNUM	4'-5' HT.
VINES				
C. PAN	4	CLEMATIS PANICULATA	SWEET AUTUMN CLEMATIS	#5



GENERAL PLANTING NOTES

1. CALL DIG-SAFE (1-888-344-7233) 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 PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO OWNER.
2. CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS PRIOR TO CONSTRUCTION BIDDING.
3. 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.
4. PROVIDE SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING CONDITIONS.
5. CONTRACTOR SHALL FURNISH AND PLACE 12 INCHES OF LOAM IN ALL SHRUB BEDS, 30 INCHES IN ALL TREE PITS, AND 6 INCHES UNDER ALL TURF AREAS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
6. ALL PLANT MATERIAL INSTALLED SHALL MEET THE SPECIFICATIONS OF "AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN" LATEST EDITION.
7. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING, STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE FROM THE OWNER.
9. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
10. EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
11. ALL SHRUB BEDS AND TREE PITS SHALL BE MULCHED WITH 3" CLEAN SHREDDED BLACK MULCH (DO NOT EXCEED 3" DEPTH).
12. 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.
13. 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. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.
14. 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
PERENNIALS				
E. RKH	30	ECHINACEA 'RED KNEE HIGH'	RED KNEE HIGH CONEFLOWER	6" POT
G. GAR	16	GAILLARDIA '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 RETURNS'	HAPPY RETURNS DAYLILY	6" POT
H. BSF	15	HEUCHERA BRIZOIDES 'SIOUX FALLS'	SIOUX FALLS HEUCHERA	6" POT
H. TB	20	HOSTA 'TRUE BLUE'	TRUE BLUE HOSTA	1 GAL.
I. SEM	10	IBERIS SEMBERVIRENS 'PURITY'	PURITY CANDYTUFF	6" POT
L. SPI	25	LIRIOPE SPICATA	LIRIOPE	4" POT
L. SUB	70	LEUCANTHEUM SUPERBUM 'BECKY'	BECKY SHASTA DAISY	6" POT
P. COM	21	POLYGONATUM COMMUTATUM	GIANT SOLOMON SEAL	1 GAL.
R. FGO	30	RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM BLACK EYED SUSAN	6" POT
S. SPB	20	SEDUM SPECTABILE 'BRILLIANT'	BRILLIANT STONECROP	6" POT
GROUNDCOVERS				
A. UVU	95	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	1 GAL.
P. TER	5	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	
GRASSES				
C. AVA	15	CALAMAGROSTIS X ACUTIFOLIA	AVALANCE FEATHER REED GRASS	1 GAL.
C. LAT	15	CHASMANTHIUM LATIFOLIUMI	NORTHERN SEA OATS	1 GAL.
F. GEB	25	FESTUCA GLAUCA	ELIJAH BLUE FESCUE	6" POT
H. MAN	15	HAKONECHOLA 'AUREOLA'	AURELOA HANOKE GRASS	1 GAL.
H. SEM	41	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE'	SAPPHIRE BLUE OATGRASS	1 GAL.



*NOTES:

DIG HOLE AT LEAST 2 TIMES THE WIDTH OF ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH TOP AT GROUND LEVEL OR SLIGHTLY HIGHER. CORRECT HOLE DEPTH AS NEEDED.

FOR DECIDUOUS AND NEEDLED EVERGREEN TREES AND SHRUBS 1 FULL WHEELBARROW EXISTING SOIL, 2 SHOVELS PEAT, 1 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL. FOR BROADLEAVED EVERGREENS AND RELATED ERICACAE PLANTS, 1 FULL WHEELBARROW EXISTING SOIL, 3-4 SHOVELS PEAT, 1 SHOVEL WELL ROTTED MANURE, OR OTHER COMPOSTED ORGANIC MATERIAL OF LOW pH (RECOMMENDATIONS ARE FOR ACCEPTABLE PLANTING AREAS).

CONTAINER GROWN STOCK: REMOVE CONTAINER PROTECTING ROOT BALL. GENTLY COMB OUT ROOTS, PRUNE DAMAGED ROOTS.

BACKFILL 2/3 OF HOLE WITH AMENDED SOIL THEN FILL HOLE WITH WATER, LET DRAIN, REPEAT WATER AND DRAIN. BACK FILL TO FINISH GRADE, TAMP GENTLY, AND CREATE EARTH SAUCER. WATER THOROUGHLY ONCE AGAIN TO REMOVE REMAINING AIR POCKETS.

2" X 2" OR 2 1/2" DIAMETER STAKES WITH 2 #12 GAUGE WIRES ENCASED IN 2-PLY REINFORCED RUBBER HOSE 1/2" DIAMETER OR CHAINLOCK AS APPROVED BY LANDSCAPE ARCHITECT. 2 STAKES LOCATED 180° APART (STAKES SHALL BE FIRMLY SET TO PROVIDE NECESSARY TENSION.

1/5 **TREE AND SHRUB INSTALLATION**
NOT TO SCALE

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
GRANITE MONUMENT		
CATCHBASIN		
MANHOLE		
HYDRANT		
UTILITY POLE		
WATER VALVE	WV	
TELEPHONE	T	
OVERHEAD WIRES	OHW	
CMP CABLE LINES	E	
CLEAN OUT		C.O.
CURB		
FENCE	X X	
SIGN		
DECIDUOUS TREE		
EVERGREEN TREE		
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
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Portland, Maine 04101
Tel.: 207-774-4427

The Park Danforth
777 Stevens Avenue Portland, Maine

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:
PLANTING PLAN

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
of Approval
APPROVED

Scale: 1"=30'
0 10 20 30 60 ft.

North:

Sheet No.:
L5.0

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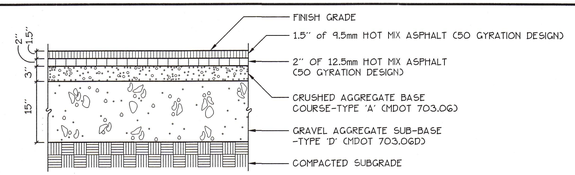
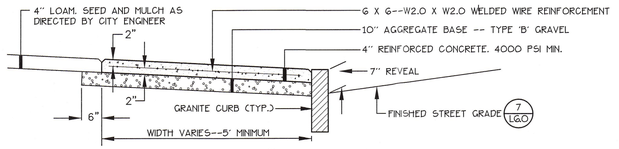


1 L&O BITUMINOUS PAVEMENT- PARKING LOT, ROAD AND GARAGE

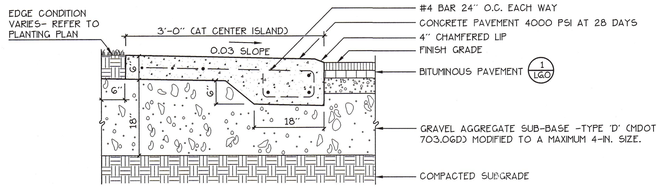
NOT TO SCALE



CONCRETE: - 4" THICK SIDEWALK, 4,000 PSI AT 28 DAYS, ¾" MAX. AGGREGATE
REINFORCEMENT: - WELDED WIRE MESH, GXG, 9/9 EPOXY COATED.
FINISH: - SCREED AND BULL FLOAT, BROOM FINISH. PERPENDICULAR TO TRAVEL DIRECTION
JOINTS: - SAWCUT TO ¼ DEPTH AT 5' O.C. WITHIN 24 HOURS AT 25-FOOT INTERVALS OR APPROPRIATE CONNECTIONS.
SEALING: - APPLY POLY SULFIDE LIQUID SEALANT, GRAY COLOR. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

2 L&O CITY OF PORTLAND STANDARD DETAIL: REINFORCED CONCRETE SIDEWALK

NOT TO SCALE

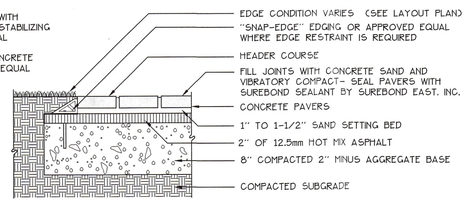


CONCRETE: - 4" THICK SIDEWALK, 4,000 PSI AT 28 DAYS, ¾" MAX. AGGREGATE
REINFORCEMENT: - #4 REBAR, 24" ON CENTER, EACH WAY
FINISH: - SCREED AND BULL FLOAT, BROOM FINISH. PERPENDICULAR TO TRAVEL DIRECTION
JOINTS: - SAWCUT TO ¼ DEPTH AT 5' O.C. WITHIN 24 HOURS AT 25-FOOT INTERVALS OR APPROPRIATE CONNECTIONS.
SEALING: - APPLY POLY SULFIDE LIQUID SEALANT, GRAY COLOR. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

3 L&O CONCRETE PAVEMENT: TRAFFIC ISLANDS AND CENTER ISLAND AT ENTRANCE

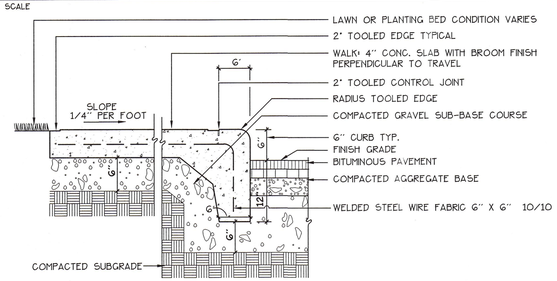
NOT TO SCALE

NOTES:
1. PAVERS SHALL BE SEALED WITH SUREBOND 58-1370 JOINT STABILIZING SEALER OR APPROVED EQUAL
2. MANUFACTURER: GENEST CONCRETE WORKS, INC. OR APPROVED EQUAL



4 L&O CONCRETE PAVERS

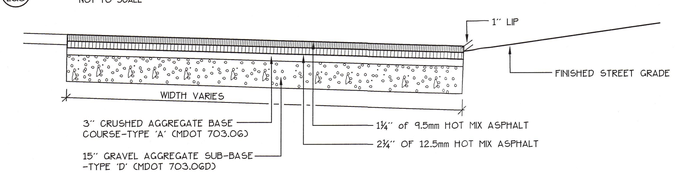
NOT TO SCALE



CONCRETE: - 4" THICK SIDEWALK, 4,000 PSI AT 28 DAYS, ¾" MAX. AGGREGATE
REINFORCEMENT: - WELDED WIRE MESH, GXG, EPOXY COATED.
FINISH: - SCREED AND BULL FLOAT, BROOM FINISH. PERPENDICULAR TO TRAVEL DIRECTION
JOINTS: - SAWCUT TO ¼ DEPTH AT 5' O.C. WITHIN 24 HOURS AT 25-FOOT INTERVALS OR APPROPRIATE CONNECTIONS.
SEALING: - APPLY POLY SULFIDE LIQUID SEALANT, GRAY COLOR. INSTALL PER MANUFACTURER'S SPECIFICATIONS.

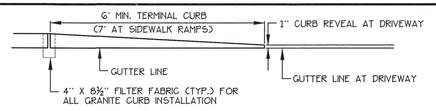
5 L&O INTEGRAL CONCRETE WALK/CURB

NOT TO SCALE

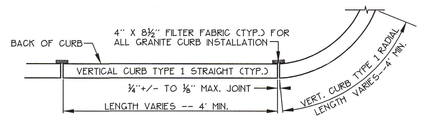


6 L&O BITUMINOUS DRIVEWAY APRON

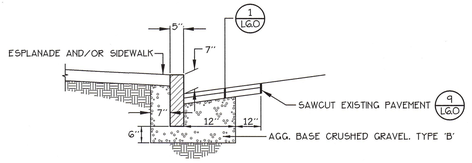
NOT TO SCALE



TERMINAL CURB PROFILE



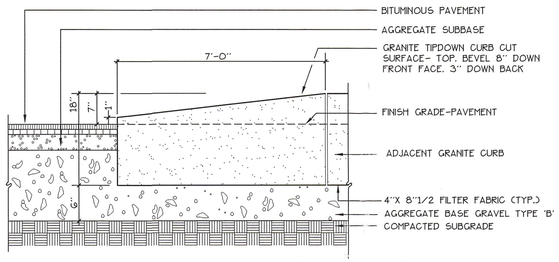
VERTICAL GRANITE CURB PLAN VIEW



VERTICAL GRANITE CURB CROSS SECTION

7 L&O CITY OF PORTLAND STANDARD DETAIL: VERTICAL GRANITE CURB INSTALLATION IN EXISTING STREETS

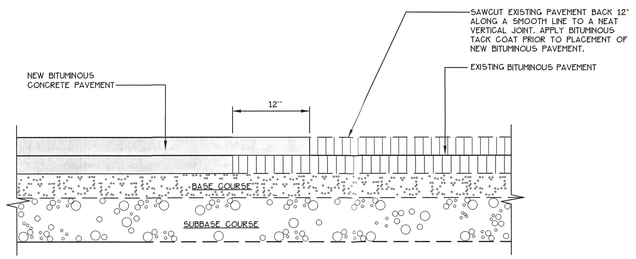
NOT TO SCALE



SECTION

8 L&O GRANITE TIP-DOWN CURB

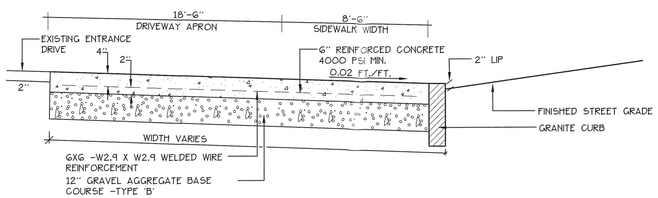
NOT TO SCALE



9 L&O PAVEMENT SAWCUT DETAIL

NOT TO SCALE

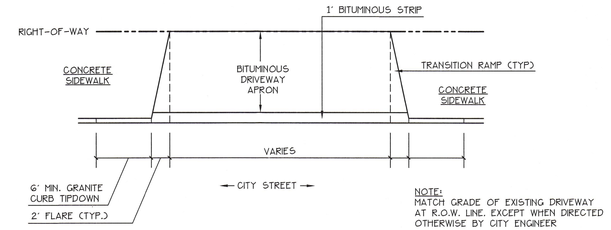
FINISH: FOR WIDTH OF SIDEWALK: BROOM FINISH CONSISTENT WITH ADJACENT WALKS
FOR REMAINING CONCRETE APRON: BROOM FINISH PERPENDICULAR TO VEHICLE TRAVEL DIRECTION. SEE SITE PLAN FOR SCORE PATTERNS.



10 L&O REINFORCED CONCRETE DRIVEWAY APRON

NOT TO SCALE

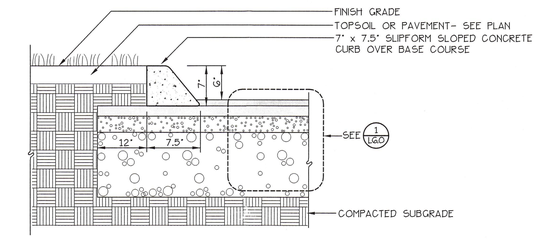
(EMERGENCY ACCESS ONLY ENTRANCE- STEVENS AVENUE)



NOTE: MATCH GRADE OF EXISTING DRIVEWAY AT R.O.W. LINE, EXCEPT WHEN DIRECTED OTHERWISE BY CITY ENGINEER

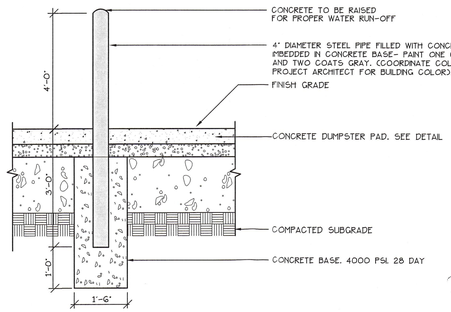
11 L&O DRIVEWAY APRON LAYOUT

NOT TO SCALE



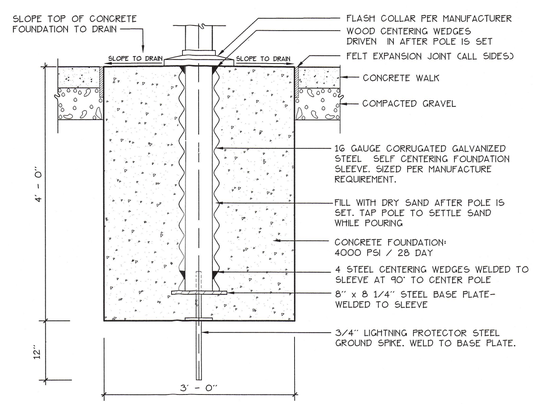
12 L&O SLIPFORM CONCRETE CURB

NOT TO SCALE



13 L&O PIPE BOLLARD DETAIL

NOT TO SCALE



14 L&O FLAGPOLE BASE

NOT TO SCALE

Prepared For:
Owner:
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777 Stevens Avenue
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Applicant:
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MITCHELL & ASSOCIATES
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The Park Danforth

Portland, Maine

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Date: OCTOBER 17, 2014

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APR. 10, 2015: Amended Site Plan and Subdivision Plan

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Title: SITE DETAILS

Scale: AS SHOWN

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval:

North:

APPROVED
FEB 10 2015

Sheet No.: L6.0

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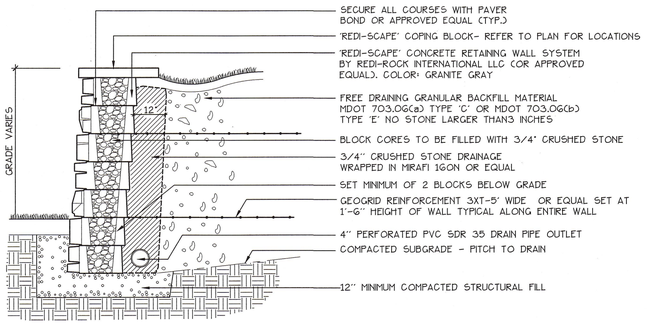
NOTE: FINAL DESIGN OF SEGMENTAL RETAINING WALL TO BE PREPARED AND STAMPED BY LICENSED PROFESSIONAL ENGINEER FROM MANFACTURER



1 LG1 CONCRETE SEGMENTAL RETAINING WALL
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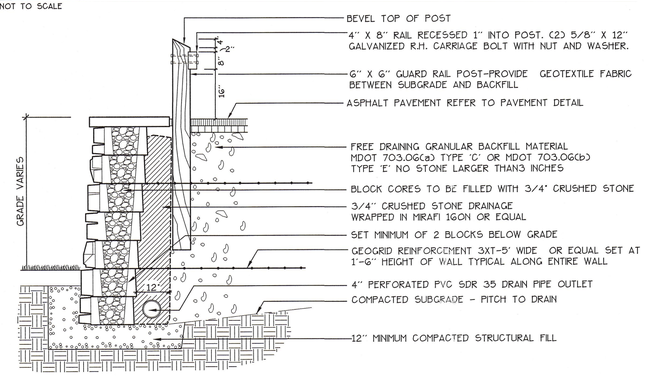
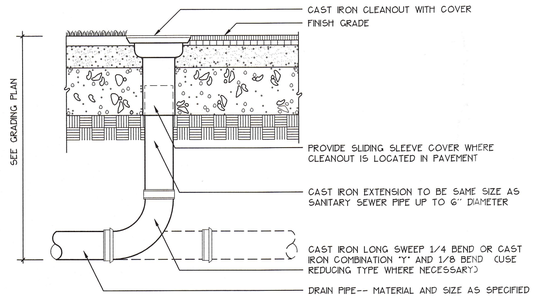
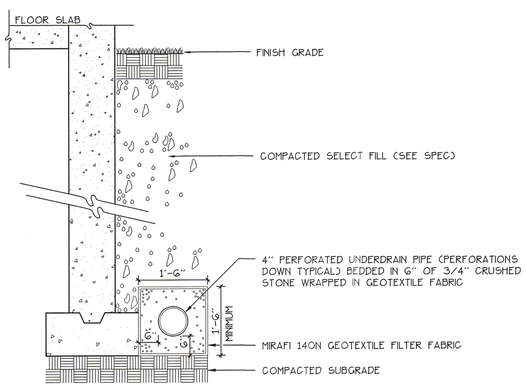


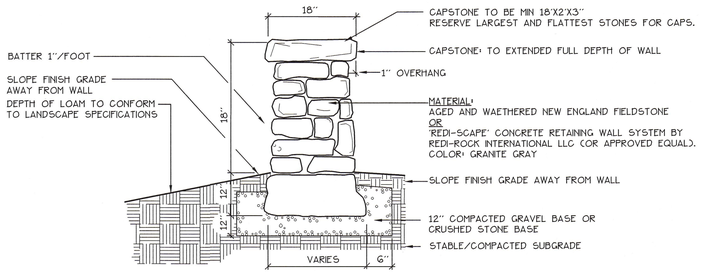
2 LG1 CONCRETE SEGMENTAL RETAINING WALL WITH GUARDRAIL
NOT TO SCALE



3 LG1 FOUNDATION DRAIN CLEANOUT DETAIL
NOT TO SCALE

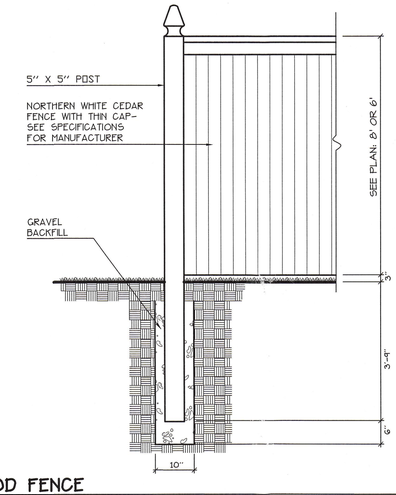


4 LG1 FOUNDATION DRAIN
NOT TO SCALE

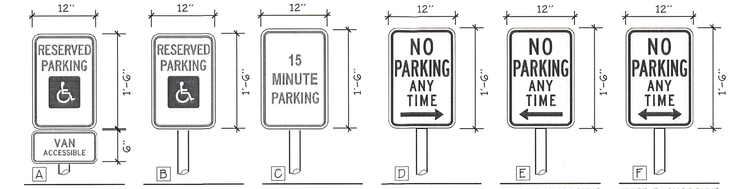


NOTES:
1. MORTAR SHALL BE USED TO BED ALL JOINTS (RECESS JOINTS). MORTAR SHALL BE TINTED TO MATCH THE DARKEST STONE COLOR. CLEAN ALL MORTAR FROM EXTERIOR SURFACES. NO MORTAR SHALL BE VISIBLE. TOP JOINTS FLUSH. AVOID REGULAR COURSING. FOLLOW GENERAL RULE OF ONE OVER TWO, TWO OVER ONE.

5 LG1 FREESTANDING STONE WALL SECTION: ALTERNATE/FUTURE
NOT TO SCALE

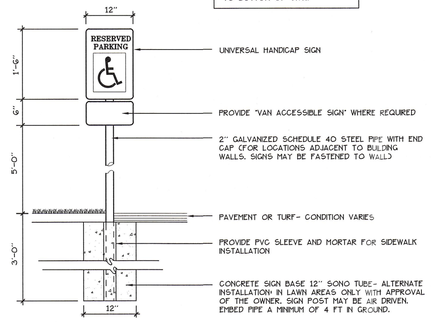


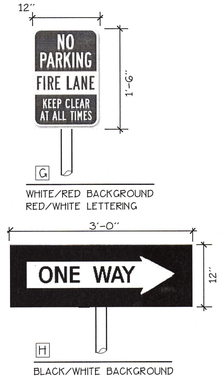
6 LG1 SOLID WOOD FENCE
NOT TO SCALE



SIGNAGE LEGEND

NOTE:
ALL REGULATORY SIGNS SHALL CONFORM TO MDOT OR NATIONAL HIGHWAY STANDARDS- SIGN HEIGHT TO BE 6 FT HIGH TO BOTTOM OF SIGN.





7 LG1 SIGNAGE
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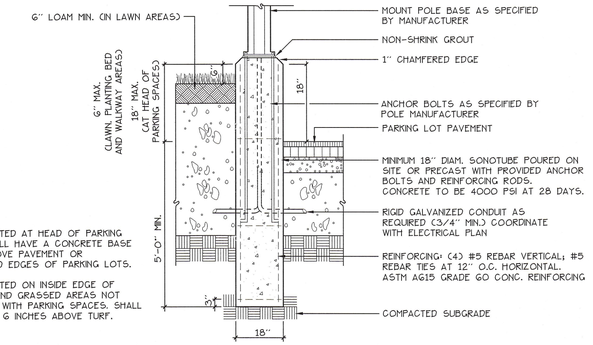
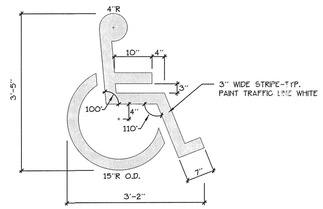
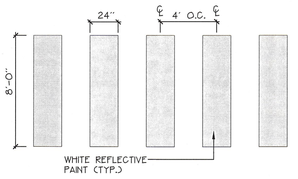


NOTES:
1. POLES MOUNTED AT HEAD OF PARKING SPACES SHALL HAVE A CONCRETE BASE SET 18" ABOVE PAVEMENT OR UNPROTECTED EDGES OF PARKING LOTS.
2. POLES MOUNTED ON INSIDE EDGE OF SIDEWALKS AND GRASSED AREAS NOT ASSOCIATED WITH PARKING SPACES, SHALL BE MOUNTED 6 INCHES ABOVE TURF.

8 LG1 CONCRETE LIGHT POLE BASE
NOT TO SCALE



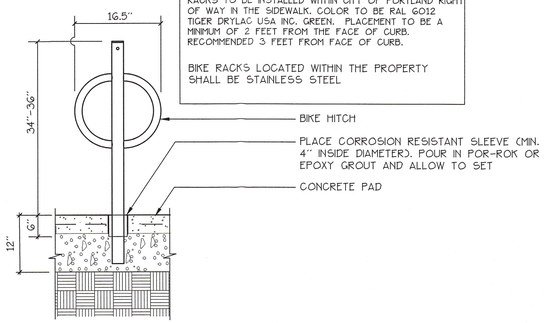
9 LG1 ACCESSIBLE SPACE MARKINGS
NOT TO SCALE



11 LG1 PAINTED CROSSWALK
NOT TO SCALE

NOTE:
BIKE HITCH MANUFACTURED BY DERO. RACKS TO BE INSTALLED WITHIN CITY OF PORTLAND RIGHT OF WAY IN THE SIDEWALK. COLOR TO BE RAL G012 TIGER DRYLAC USA INC. GREEN. PLACEMENT TO BE A MINIMUM OF 2 FEET FROM THE FACE OF CURB. RECOMMENDED 3 FEET FROM FACE OF CURB.

BIKE RACKS LOCATED WITHIN THE PROPERTY SHALL BE STAINLESS STEEL



10 LG1 BIKE RACK
NOT TO SCALE

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

Applicant:
The Park Danforth
777 Stevens Avenue
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Tel.: 207-797-7710

Prepared By:
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Landscape Architects
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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

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Title:
SITE DETAILS

Scale: AS SHOWN

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval:_____

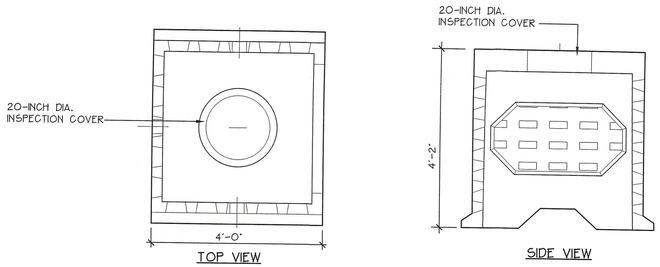
LICENSED LANDSCAPE ARCHITECT
ROBERT B. METCALF
No. 1815

North:

APPROVED
FEB

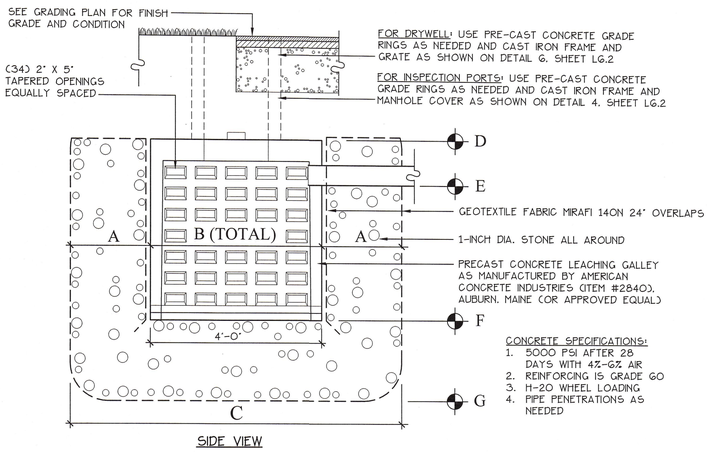
Sheet No.: L6.1

I:\Projects\Drawings\2Park Danforth - 1584.08\15-4-10 DETAILS Permitting.dwg, mike, 4/10/2015 10:55 AM



TOP VIEW

SIDE VIEW



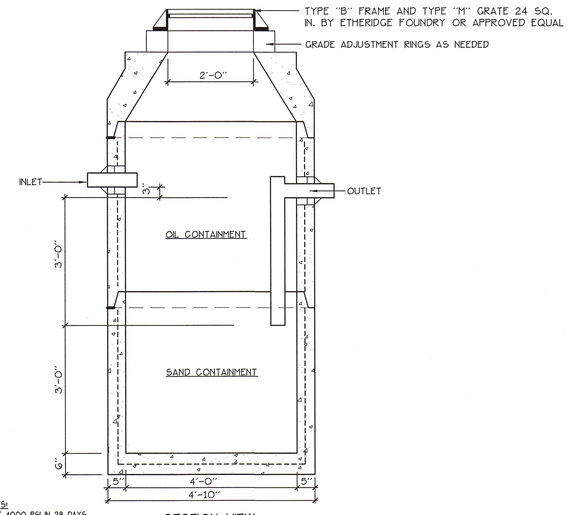
SIDE VIEW

CONCRETE SPECIFICATIONS:
1. 5000 PSI AFTER 28 DAYS WITH 4%-6% AIR
2. REINFORCING IS GRADE 60
3. H-20 WHEEL LOADING
4. PIPE PENETRATIONS AS NEEDED

	A	B	C	D	E	F	G
LG 1+2	2.5'	4'+4'	13"	122.10	120.60	117.93	115.96
LG 3+4	2.5'	4'+4'	13"	120.39	118.89	116.22	114.22
LG 5+6	2.5'	4'+4'	13"	122.13	120.63	117.96	115.96
LG 8,9,10+11	3.0'	4'+4'+4'+4'	22"	119.81	118.31	115.64	112.64
LG 13+14	2.5'	4'+4'	13"	117.03	115.53	112.86	110.86
LG 15,16+17	3.0'	4'+4'+4'	18"	116.58	115.08	112.46	109.00
DW1	2.5'	4'	9"	124.90	123.90	120.74	117.74
DW2	2.5'	4'	9"	124.90	123.90	120.74	117.74
DW3	2.5'	4'	9"	124.90	123.90	120.74	117.74

1 LG2 PRECAST CONCRETE LEACHING GALLEY / DRY WELL

NOT TO SCALE

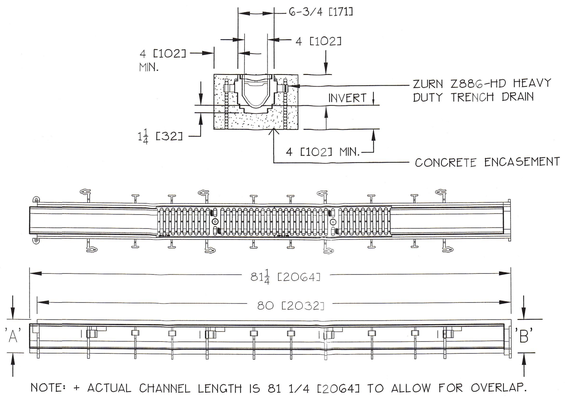


SECTION VIEW

PRECAST NOTES:
1. CONCRETE 4000 PSI IN 28 DAYS.
2. CONE SECTION IS FIBER REINFORCED CONCRETE.
3. DESIGNED TO CONFORM TO A.S.T.M. C-478.
4. ALL MANHOLE MATERIAL MEETS H-20 LOADING REQUIREMENTS.
5. JOINTS SEALED WITH BUTYL RUBBER JOINT SEALANT AASHTO M-19
6. ALL PIPE BOOTS TO HAVE FLEXIBLE WATERTIGHT BOOTS A.S.T.M. C-923
7. EXTERIOR TO RECEIVE DAMP PROOF COATING
8. SEE PROJECT MANUAL FOR CAST IRON FRAMES AND GRATES.
9. PRODUCT ITEM #C-113 MANUFACTURED BY PRECAST CONCRETE PRODUCTS ON MAINE, INC. (207-729-1628) OR APPROVED EQUAL.

2 LG2 PRECAST OIL AND WATER SEPARATOR

NOT TO SCALE



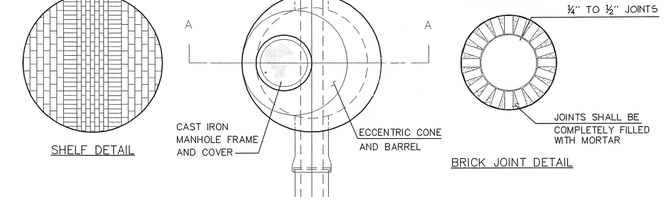
NOTE: + ACTUAL CHANNEL LENGTH IS 81 1/4 [2064] TO ALLOW FOR OVERLAP.

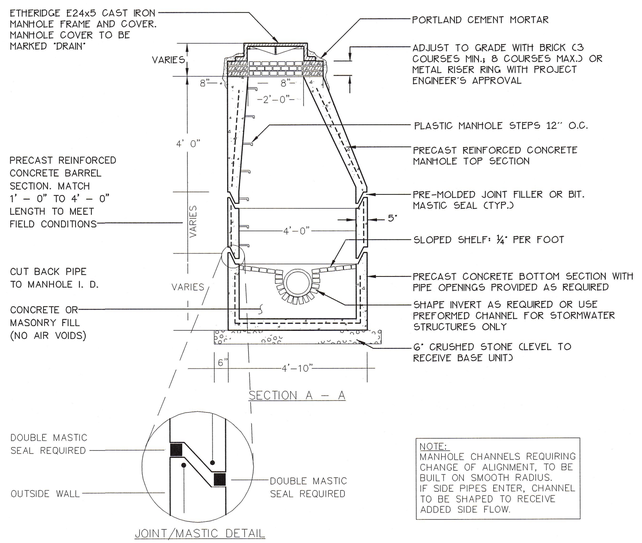
3 LG2 TRENCH DRAIN DETAIL

NOT TO SCALE

GENERAL NOTES FOR MANHOLES AND CATCH BASINS

1. ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 4000 lbs PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
2. MANHOLES MAY BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE, OR CAST IN PLACE.
3. PRECAST REINFORCED CONE BARREL MANUFACTURED PER ASTM SPEC. C-478.
4. ALL STORM AND SEWER MANHOLE COVERS SHALL BE SOLID AND SHALL HAVE ONE 7/8" DIAMETER DRILLED PICK HOLE LOCATED 8" FROM THE CENTER OF THE COVER.
5. ALL SANITARY MANHOLE COVERS SHALL HAVE "SEWER" CAST INTO THE COVER. ALL STORMWATER/DRAIN MANHOLE COVERS SHALL HAVE "DRAIN" CAST INTO THE COVER.
6. ALL MANHOLE RISERS SHALL BE ETHERIDGE 24" OR APPROVED EQUAL.
7. SEWER BRICK SHALL CONFORM TO ASTM SPEC. DESIGNATE ON C-32-83, GRADE MA AND SA.
8. ALL SANITARY MANHOLES SHALL HAVE A WATERPROOFING COATING APPLIED TO THE EXTERIOR SURFACE.
9. CATCH BASIN FRAMES FOR TYPE A4 CATCH BASIN CURB INLETS SHALL BE ETHERIDGE D60A OR APPROVED EQUAL.
10. CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35.
11. EXISTING MANHOLES, CATCH BASINS, FRAMES, AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR, AND SHALL REMAIN THE PROPERTY OF THE CITY OF PORTLAND.
12. ALL CATCH BASIN OUTLETS SHALL BE INSTALLED WITH A CASCO TRAP. SEE FIGURE 11-09.



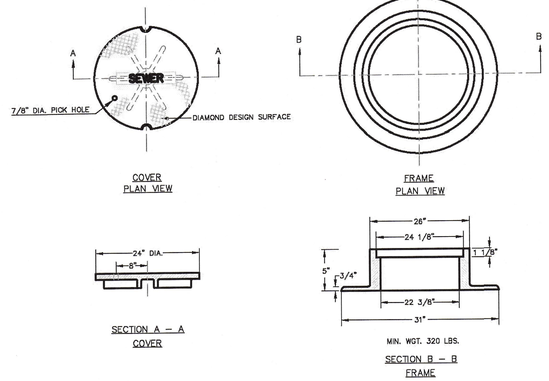


4 LG2 PRE-CAST CONCRETE MANHOLE

NOT TO SCALE

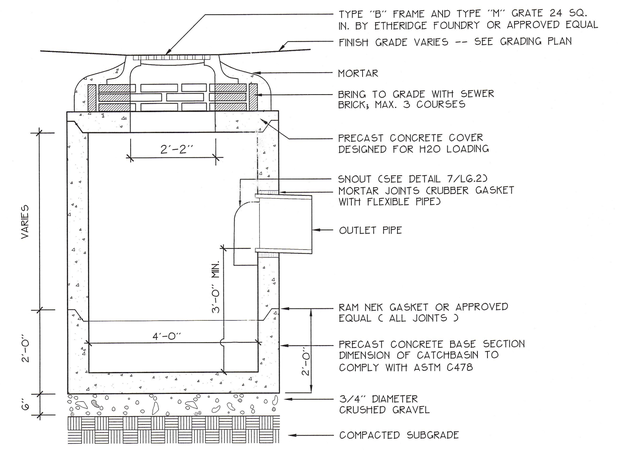
NOTE:
ALL MANHOLE COVERS SHALL BE SOLID AND SHALL HAVE ONE 7/8" DIAMETER DRILLED PICK HOLE, LOCATED 8" FROM THE CENTER OF THE COVER.

ALL SANITARY MANHOLE COVERS SHALL HAVE "SEWER" CAST INTO THE COVER. ALL STORMWATER/DRAIN MANHOLE COVERS SHALL HAVE "DRAIN" CAST INTO THE COVER.



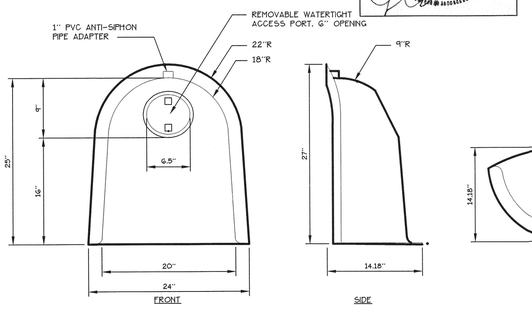
5 LG2 CAST IRON MANHOLE COVER AND FRAME

NOT TO SCALE



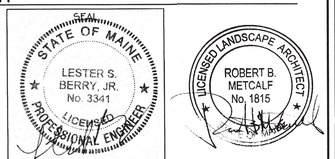
6 LG2 PRECAST CONCRETE CATCHBASIN

NOT TO SCALE



7 LG2 THE SNOUT CALL CATCHBASIN DRAINAGE STRUCTURES)

NOT TO SCALE



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APR. 10, 2015: Amended Site Plan and Subdivision Plan

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Title:
SITE DETAILS

Scale: AS SHOWN

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
of Approval:

North:

APPROVED

Sheet No.:
L6.2

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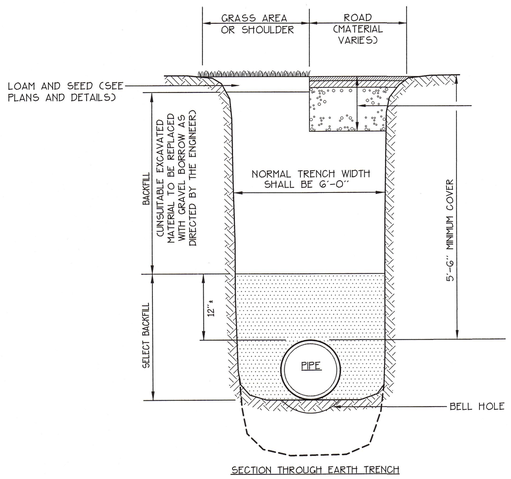
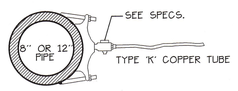


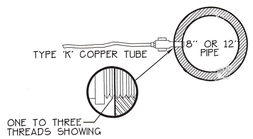
SECTION THROUGH EARTH TRENCH

1 LG.3 PORTLAND WATER DISTRICT PIPE TRENCH DETAIL

NOT TO SCALE



SERVICE SADDLE
(1-1/2" + 2" C.C. OR IRON PIPE THREAD)

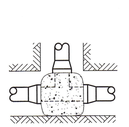


SERVICE TAP
(3/4" AND 1" C.C. THREAD)

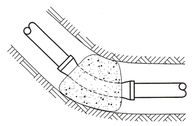
NOTE:
SERVICE CONNECTIONS (DIRECT TAPS AND SERVICE CLAMPS) WILL BE INSTALLED SO THAT THE OUTLET IS AT AN ANGLE OF NOT MORE THAN 45° ABOVE THE HORIZONTAL. ALWAYS PUT A BEND OR 'GOOSENECK' IN THE SERVICE LINE PRIOR TO CONNECTING TO PROVIDE FLEXIBILITY AND 'GIVE' TO COUNTERACT THE EFFECTS OF A LOAD DUE TO SETTLEMENT OR EXPANSON AND/OR CONTRACTION (SEE DETAILS).

2 LG.3 WATER MAIN SERVICE CONNECTIONS

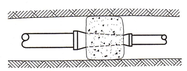
NOT TO SCALE



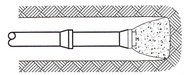
TEE



HORIZONTAL BEND



REDUCER



PLUG

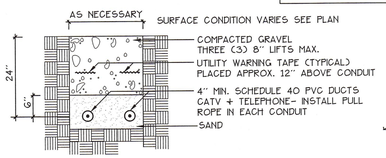
PIPE SIZE (IN)	BEARING SURFACE, SQ. FT. TEE 90	45	22 1/2	11 1/4
2	1.0	1.0	1.0	1.0
3	1.0	1.0	1.0	1.0
4	1.2	1.0	1.0	1.0
6	2.6	1.4	1.0	1.0
8	4.6	2.5	1.4	1.0
10	7.2	3.9	2.0	1.0
12	10.4	5.6	2.8	1.5
14	14.2	7.7	3.9	2.0
16	18.5	10.0	5.0	2.5
18	23.4	12.7	6.4	3.3

ANCHOR ALL 1/16, 1/8 + 1/4 BENDS ANCHOR ALL TEES W/ BRANCH LARGER THAN 6" PLACE CONCRETE AGAINST UNDISTURBED EARTH OR COMPACTED FILL

3 LG.3 WATER MAIN ANCORAGE DETAILS

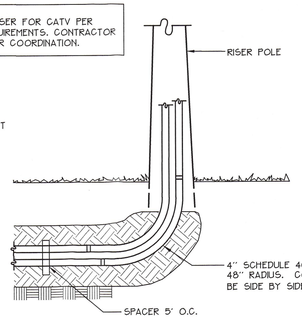
NOT TO SCALE

NOTE: INSTALL RISER FOR CATV PER TIMEWARNER REQUIREMENTS. CONTRACTOR RESPONSIBLE FOR COORDINATION.



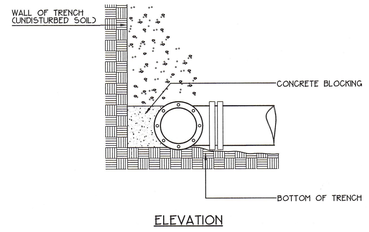
TELEPHONE TRENCH: INSTALL 2- 4" CONDUIT- ONE CONDUIT CAPPED FOR SPARE

CATV TRENCH: INSTALL 2- 4" CONDUIT- ONE CONDUIT TO PULL BOX AND ONE FOR BUILDING SERVICE

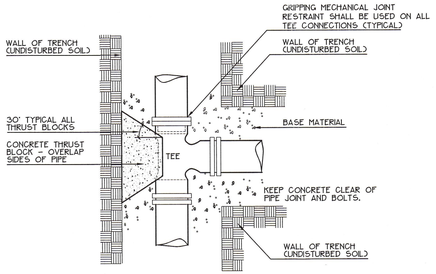


4 LG.3 TELEPHONE / CABLE T.V.

NOT TO SCALE



ELEVATION



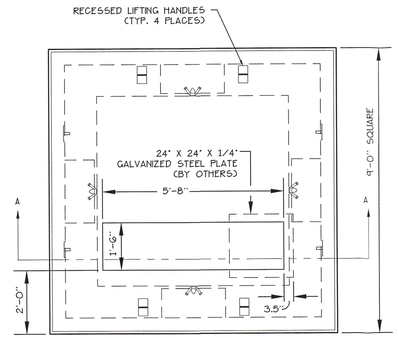
PLAN VIEW

1. INSTALL POLY BARRIER BETWEEN PIPE AND ALL THRUST BLOCKS.
2. ANY MODIFICATION TO THRUST BLOCK SIZING OR PIPE RESTRAINT REVISIONS SHALL BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT PRIOR TO IMPLEMENTATION IN THE FIELD.
3. ANY WORK RELATING TO WATER PIPING OF DETAILS SHALL BE IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT SPECIFICATIONS.

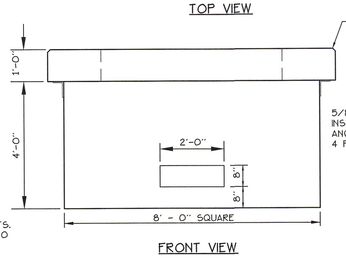
BEARING SURFACE REQUIRED IN SQUARE FEET					
PIPE SIZE	1/32 BEND	1/16 BEND	1/8 BEND	1/4 BEND	TEES/CAPS
6"	1.0	1.5	2.5	4.5	3.5
8"	1.5	2.5	4.5	8.0	5.5

5 LG.3 STANDARD TEE BLOCKING

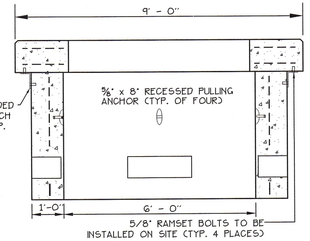
NOT TO SCALE



TOP VIEW



FRONT VIEW

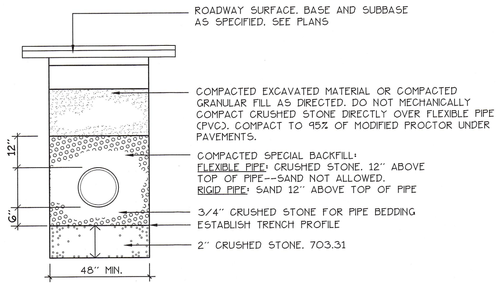


SECTION A-A

DESIGN NOTES:
1. CONCRETE 4000 PSI AT 28 DAYS.
2. REINFORCING PER CMP SPEC.
3. DUCT OPENINGS SHOWN ARE TYPICAL AND CAN BE MODIFIED PER REQUEST.
4. CENTRAL MAINE POWER COMPANY SPECIFICATION.

6 LG.3 9' X 9' THREE PHASE TRANSFORMER PAD (750 - 2000 KVA)

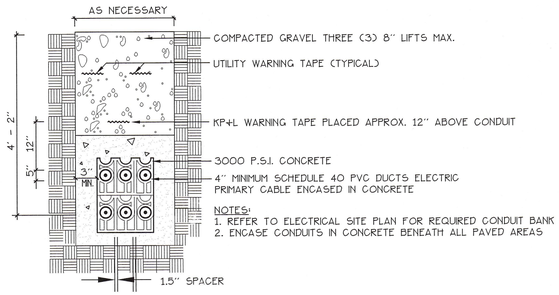
NOT TO SCALE



NOTES:
1. ANY ALTERNATE TRENCHING METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
2. ALL TRENCH DIMENSIONS SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND'S DETAIL FIGURE II-12 OF THE TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

7 LG.3 PIPE TRENCH DETAIL

NOT TO SCALE



NOTES:
1. REFER TO ELECTRICAL SITE PLAN FOR REQUIRED CONDUIT BANK
2. ENCASE CONDUITS IN CONCRETE BENEATH ALL PAVED AREAS

8 LG.3 ELECTRIC TRENCH

NOT TO SCALE

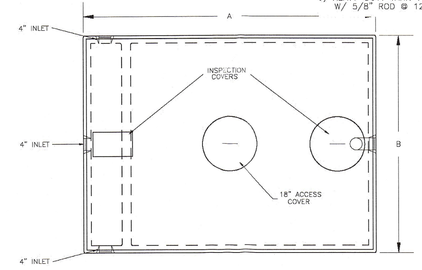
DATA CHART

ITEM NO. STD.	ITEM NO. H.D.	GALLON CAPACITY	A	B	C	D	E	APPROX. WEIGHT
GT 2000	GT 2000-HD	2,000	10'-6"	6'-4"	6'-2"	5'-3"	4'-8"	12,140 LBS.

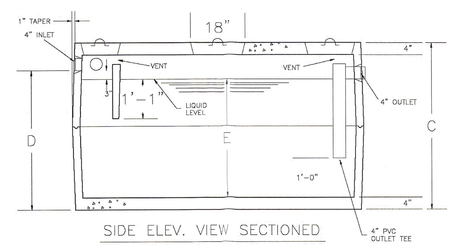
*NOTE: FOR HEAVY DUTY (HD) TANKS, ADD 6" TO DIMENSIONS IN COLUMN C AND 3" TO THOSE IN COLUMN D

DESIGN DATA & GENERAL NOTES

1) CONCRETE: 4,000 PSI @ 28 DAYS.
2) CEMENT: PORTLAND TYPE I OR III PER ASTM C150.
3) REINFORCING: FIBERS.
4) DESIGN LOADING: H-10
5) CONSTRUCTION JOINT: SEALED W/ASPHALT
8) HEAVY-DUTY TANK TOPS REINFORCED W/ 5/8" ROD @ 12"O.C., EACH WAY.



PLAN VIEW



SIDE ELEV. VIEW SECTIONED

9 LG.3 REPLACEMENT 2000 GALLON GREASE TRAP

NOT TO SCALE

STATE OF MAINE
LESTER S. BERRY, JR.
No. 3341
LICENSED PROFESSIONAL ENGINEER

LICENSED LANDSCAPE ARCHITECT
ROBERT B. METCALF
No. 1815

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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
777 Stevens Avenue
Portland, Maine

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:
SITE DETAILS

Scale: AS SHOWN

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval:

North:

APPROVED
OCT 17 2014

Sheet No.:
L6.3

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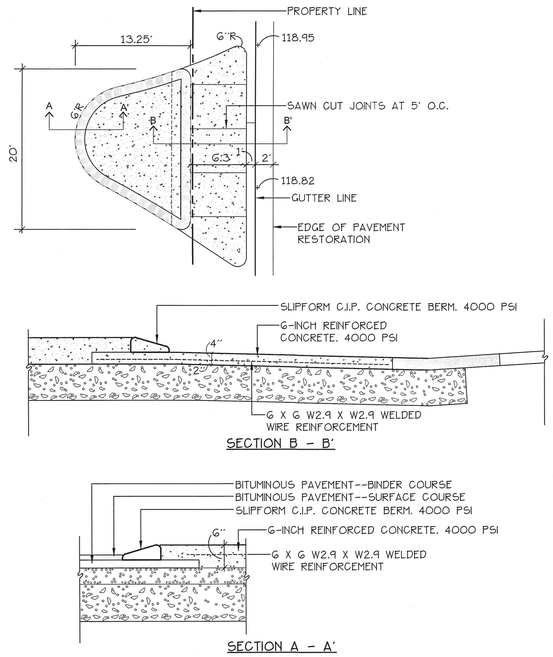
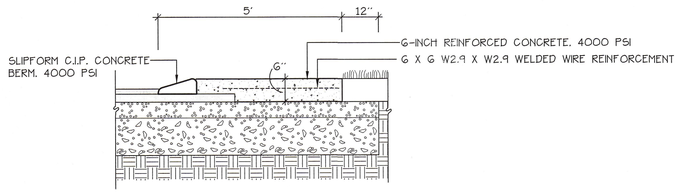
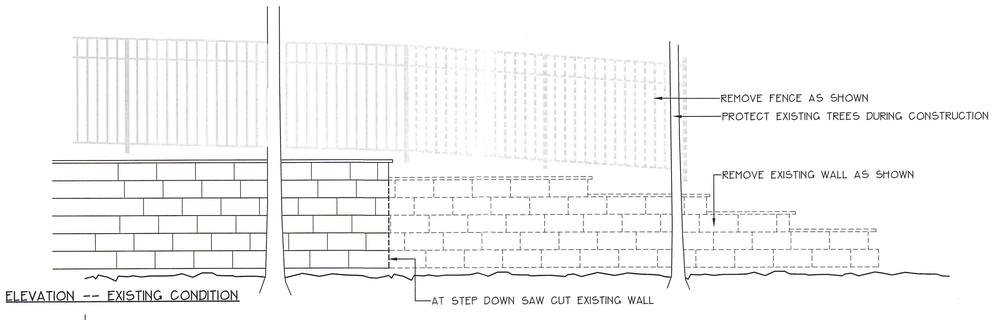
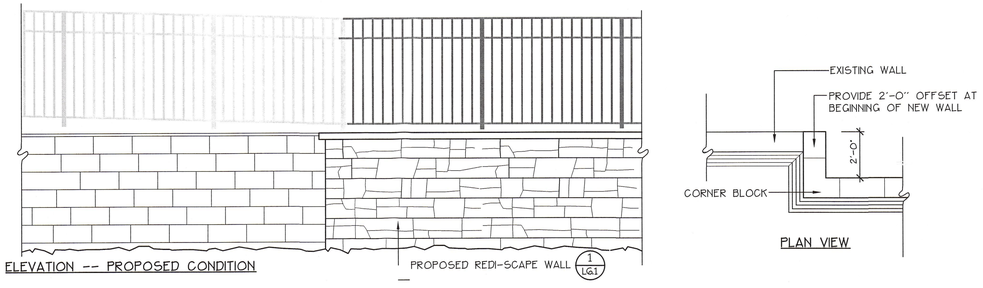


1 / LG4 **FOREST AVENUE ENTRANCE TRAFFIC ISLAND**
NOT TO SCALE

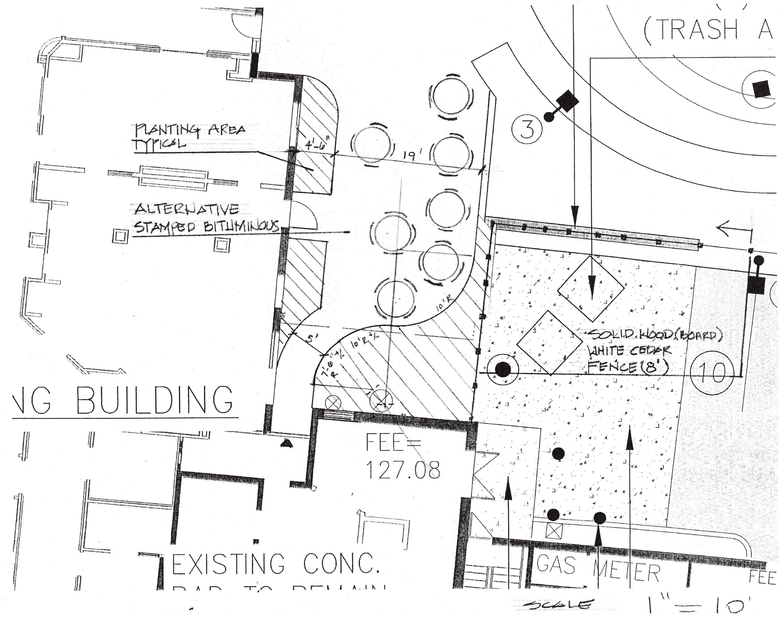


2 / LG4 **STEVENS AVENUE ENTRANCE: MOUNTABLE CONCRETE EDGE**
NOT TO SCALE

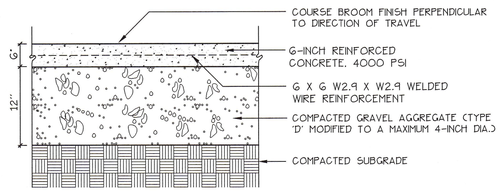




3 / LG4 **STEVENS AVENUE ENTRANCE: MOUNTABLE CONCRETE EDGE**
NOT TO SCALE



4 / LG4 **PATIO IMPROVEMENTS**
NOT TO SCALE



5 / LG4 **CONCRETE PAD (DUMPSTER AND GENERATOR)**
NOT TO SCALE

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The Park Danforth

777 Stevens Avenue — Portland, Maine

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Title: SITE DETAILS

Scale: AS SHOWN

LICENSED LANDSCAPE ARCHITECT — ROBERT B. METCALF No. 1815

APPROVED
FEB 10 2015
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval:

North:

Sheet No.: L6.4

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Calculation Summary					
Label	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**
Courtyard	0.46	3.4	0.0	N.A.	N.A.
FULL SITE	0.86	3.9	0.0	N.A.	N.A.
OFF PROPERTY	0.05	2.9	0.0	N.A.	N.A.
Parking Lot	1.16	3.4	0.2	5.80	17.00
PROPERTY LINE	0.16	2.6	0.0	N.A.	N.A.

Luminaire Schedule (note fixture cataloge numbers are not complete)						
Type	**Symbol**	**Qty**	**Lum. Lumens**	**LLF**	**Lum. Watts**	**Description**
1		3	7615	0.850	90	VPS-30NB-90-T5W
2A		5	5580	0.850	90	VPS-30NB-90-BLC
3		5	933	0.850	20.6	PKWS-18LED-BW
4		12	324	0.850	8.2	PKWB-6LED-BW
E		7	773	0.900	14.6	1020-B1-10-LRTD4-9014-M2-30KS-80-NCSM
ED		7	773	0.600	14.6	dim 60 1020-B1-10-LRTD4-9014-M2-30KS-80-
2L		2	6422	0.850	70	30NB-70-T3-4K
2AL		13	4852	0.850	70	VP-S/30NB-70/BLC/4K
BA		23	161	0.900	4.1	ME-3LED-WW
D		15	87	0.900	4.4	MSLHL30K8 WH
FL		2	3713	0.900	58	cdt/24nb/55/3k/2x2/unv

NOTES:
1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
2) CALCULATIONS MAY SHOW THE EFFECT OF SHADOWING CAUSED BY BUILDINGS AND OBJECTS WITHIN THE CALCULATED SPACE OR IN THE SITE AREA.
3) READINGS SHOWN ARE INITIAL HORIZONTAL FOOTCANDLES TAKEN AS SHOWN IN CALCULATION SUMMARY UNLESS OTHERWISE INDICATED.
4) THIS CALCULATION IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO SWANEY LIGHTING ASSOCIATES AND STANDARD ASSUMPTIONS OF THE SPACE AND/OR SITE.
5) CONFORMANCE TO CODES AND OTHER LOCAL REQUIREMENTS AS DETERMINED BY THE AHJ ARE THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
6) THIS LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.
7) CHECK GRAPHIC SCALE. DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY OCCUR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.

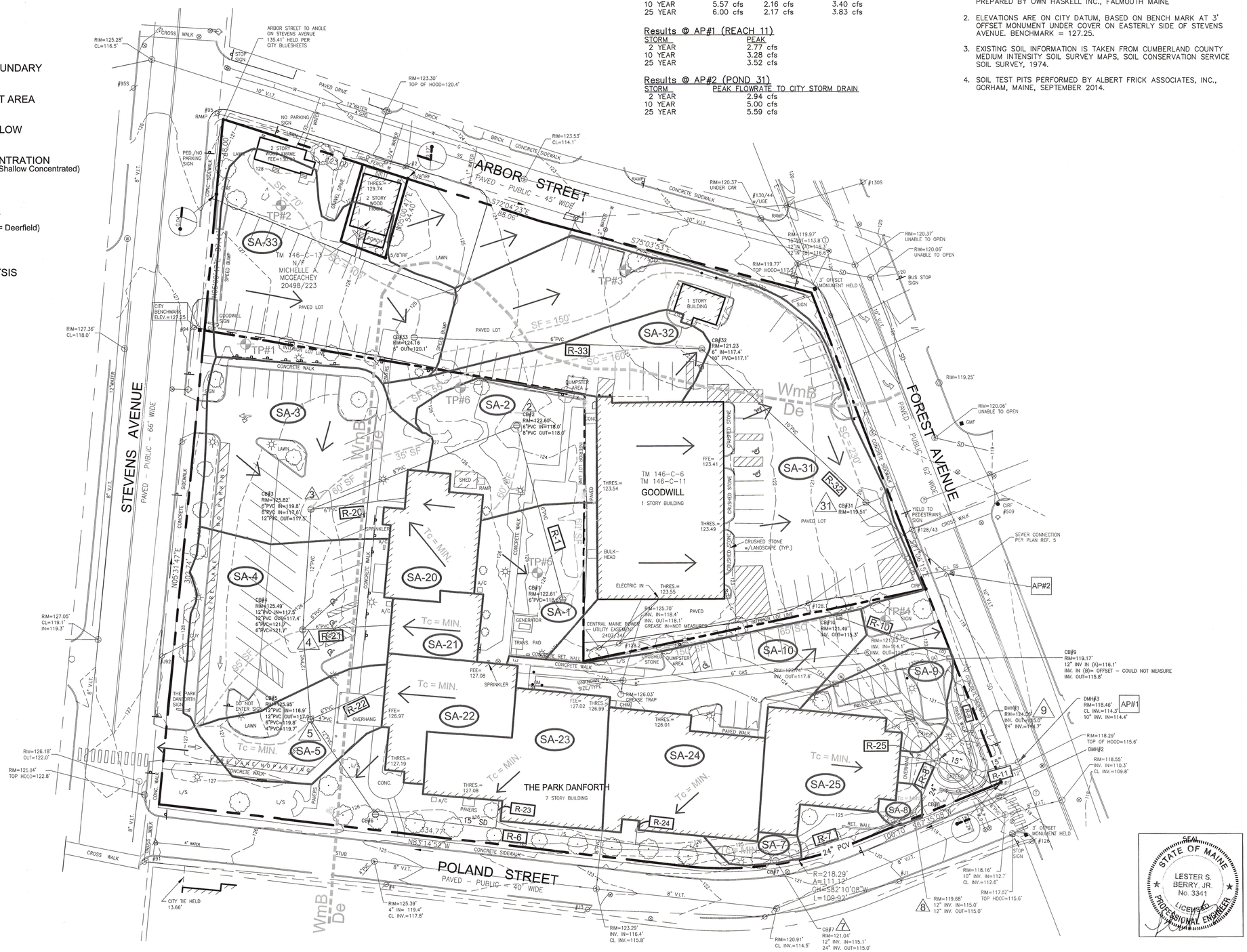
EDGE
EDGE
EDGE

WATERSHED LEGEND

- WATERSHED BOUNDARY
- SA-33 — SUB-CATCHMENT AREA
- STORMWATER FLOW
- Tc / SF = 70' — TIME OC CONCENTRATION (SF=Sheet Flow / SC=Shallow Concentrated)
- R-2 — REACH
- WmB / De — SOIL BOUNDARY (WmB = Windsor / De = Deerfield)
- 8"PVC — STORM DRAIN
- AP#1 — POINT OF ANALYSIS
- 1 — STRUCTURE
- TEST PIT

LEGEND

- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- UTILITY POLE
- MANHOLE
- EM/GM — ELECTRIC/GAS METER
- SIGN
- CATCH BASIN
- HYDRANT
- WATER VALVE OR SHUTOFF
- LIGHT POLE
- ICV — IRRIGATION CONTROL VALVE
- BOLLARD
- DECIDUOUS TREE
- CONIFEROUS TREE
- INTERIOR LOT LINE
- X — X — FENCE
- CURB
- OVERHEAD WIRES
- E — UNDERGROUND ELECTRIC
- W — WATER LINE
- G — GAS LINE
- SD — STORM DRAIN
- SS — SANITARY SEWER
- 100 — 1' CONTOUR



REDEVELOPMENT PEAK FLOWRATE SUMMARY

Results @ DMH#1 (POND 9)

STORM	TOTAL	TO CITY SD	DISCARDED
2 YEAR	3.73 cfs	2.12 cfs	1.60 cfs
10 YEAR	5.57 cfs	2.16 cfs	3.40 cfs
25 YEAR	6.00 cfs	2.17 cfs	3.83 cfs

Results @ AP#1 (REACH 11)

STORM	PEAK
2 YEAR	2.77 cfs
10 YEAR	3.28 cfs
25 YEAR	3.52 cfs

Results @ AP#2 (POND 31)

STORM	PEAK FLOWRATE TO CITY STORM DRAIN
2 YEAR	2.94 cfs
10 YEAR	5.00 cfs
25 YEAR	5.59 cfs

STORM DRAINAGE NOTES:

1. 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 3, 2014, PREPARED BY OWN HASKELL INC., FALMOUTH MAINE
2. ELEVATIONS ARE ON CITY DATUM, BASED ON BENCH MARK AT 3' OFFSET MONUMENT UNDER COVER ON EASTERLY SIDE OF STEVENS AVENUE. BENCHMARK = 127.25.
3. EXISTING SOIL INFORMATION IS TAKEN FROM CUMBERLAND COUNTY MEDIUM INTENSITY SOIL SURVEY MAPS, SOIL CONSERVATION SERVICE SOIL SURVEY, 1974.
4. SOIL TEST PITS PERFORMED BY ALBERT FRICK ASSOCIATES, INC., GORHAM, MAINE, SEPTEMBER 2014.

Prepared For:
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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:

Revisions:

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Title:
PRE-DEVELOPMENT STORMWATER PLAN

Scale: 1"=30'

0 10 20 30 60 ft.

North:

Sheet No.:
D1.0

SEAL
STATE OF MAINE
LESTER S. BERRY, JR.
No. 3341
LICENSED PROFESSIONAL ENGINEER

APPROVED
FEB 10 2015

REDEVELOPMENT PEAK FLOWRATE SUMMARY

Results @ DMH#1 (POND 9)

STORM	TOTAL	TO CITY SD	DISCARDED
2 YEAR	3.35 cfs	2.12 cfs	1.70 cfs
10 YEAR	5.39 cfs	2.16 cfs	3.30 cfs
25 YEAR	6.06 cfs	2.17 cfs	3.88 cfs

Results @ AP#1 (REACH 11)

STORM	PEAK	(PRE)
2 YEAR	2.19 cfs	(2.77 cfs)
10 YEAR	2.32 cfs	(3.28 cfs)
25 YEAR	2.39 cfs	(3.32 cfs)

Results @ AP#2 (REACH 100--MODEL II)

STORM	PEAK FLOWRATE TO CITY STORMDRAIN	(PRE)
2 YEAR	0.31 cfs	(2.94 cfs)
10 YEAR	2.10 cfs	(5.00 cfs)
25 YEAR	2.65 cfs	(5.59 cfs)

STORM DRAINAGE NOTES:

1. 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 3, 2014, PREPARED BY OWN HASKELL INC., FALMOUTH MAINE
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4. SOIL TEST PITS PERFORMED BY ALBERT FRICK ASSOCIATES, INC., GORHAM, MAINE, SEPTEMBER 2014.

POST MODEL I = SA-3 TO SA-9 AND SA-20 TO SA-25

POST MODEL II = SA-100, SA-102, SA-103 AND SA-105 TO SA-107

POST MODEL III = SA-112, SA-114 TO SA-119, SA-122, SA-124 AND SA-131 TO SA-133

WATERSHED LEGEND

- WATERSHED BOUNDARY
- SA-33 — SUB-CATCHMENT AREA
- STORMWATER FLOW
- Tc / SF = 70' — TIME OC CONCENTRATION (SF=Sheet Flow / SC=Shallow Concentrated)
- R-2 — REACH
- SD#2 — STORM DRAIN
- AP#1 — POINT OF ANALYSIS
- 1 — STRUCTURE
- TEST PIT

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
GRANITE MONUMENT	■	
CATCHBASIN		
MANHOLE	S T D	
HYDRANT		
UTILITY POLE		
WATER VALVE	WV	
SANITARY SEWER	ESAN	SAN
STORM DRAIN	ESD	
WATER	EW	H2O
TELEPHONE	ETEL	
GAS	EG	GAS
OVERHEAD WIRES	EXOHW	
UNDERGROUND ELECTRIC	EUGE	
LEACHING GALLEY		
CLEAN OUT		C.O.
CURB		
FENCE	X X	
SIGN		
DECIDUOUS TREE		
EVERGREEN TREE		
CONTOUR	72	73
SPOT ELEVATION		+ 74.00
WALL MOUNTED LIGHT		

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The Park Danforth

777 Stevens Avenue — Portland, Maine

Date:
OCTOBER 17, 2014

Issued For:
PERMITTING

Revisions:
NOV. 25, 2014: Per City of Portland Staff Review Comments

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Title:
POST-DEVELOPMENT DRAINAGE PLAN

Scale: 1"=30'
0 10 20 30 60 ft.

North:

Sheet No.:
D2.0

STATE OF MAINE
LESTER S. BERRY, JR.
No. 3341
LICENSED
PROFESSIONAL ENGINEER

APPROVED
ED 11/25/14

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TREATMENT SUMMARY

PROJECT AREA:	4.16 ACRES
TOTAL PROPOSED IMPERVIOUS AREA:	3.05 ACRES OR 133,033 S.F.
IMPERVIOUS AREA TREATED:	1.75 ACRES OR 76,237 S.F.
IMPERVIOUS AREA NOT TREATED:	1.30 ACRES OR 56,628 S.F.

STORM DRAINAGE NOTES:

1. 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 3, 2014, PREPARED BY OWN HASKELL INC., FALMOUTH MAINE
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4. SOIL TEST PITS PERFORMED BY ALBERT FRICK ASSOCIATES, INC., GORHAM, MAINE, SEPTEMBER 2014.

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70 Center Street
Portland, Maine 04101
Tel.: 207-774-4427

The Park Danforth

777 Stevens Avenue — Portland, Maine

WATERSHED LEGEND

- WATERSHED BOUNDARY
- SA-33 — SUB-CATCHMENT AREA
- STORMWATER FLOW
- Tc / SF = 70' — TIME OC CONCENTRATION (SF=Sheet Flow / SC=Shallow Concentrated)
- R-2 — REACH
- SD#2 — STORM DRAIN
- AP#1 — POINT OF ANALYSIS
- 1 — STRUCTURE
- TEST PIT
- AREA OF STORMWATER TO BE TREATED (93,153 S.F.)

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
GRANITE MONUMENT		
CATCHBASIN		
MANHOLE	S T D	
HYDRANT		
UTILITY POLE		
WATER VALVE	WV	
SANITARY SEWER	ESAN	SAN
STORM DRAIN	ESD	
WATER	EW	H20
TELEPHONE	ETEL	
GAS	EG	GAS
OVERHEAD WIRES	EXOHW	
UNDERGROUND ELECTRIC	EUGE	
LEACHING GALLEY		
CLEAN OUT		C.O.
CURB		
FENCE	X X	
SIGN		
DECIDUOUS TREE		
EVERGREEN TREE		
CONTOUR	72	73
SPOT ELEVATION		+ 74.00
WALL MOUNTED LIGHT		

STATE OF MAINE
LESTER S. BERRY, JR.
No. 3341
LICENSED
PROFESSIONAL ENGINEER

Date: OCTOBER 17, 2014

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Revisions:
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Title: STORMWATER TREATMENT PLAN

Scale: 1"=30'

0 10 20 30 60 ft.

North:

Sheet No.: D3.0

APPROVED

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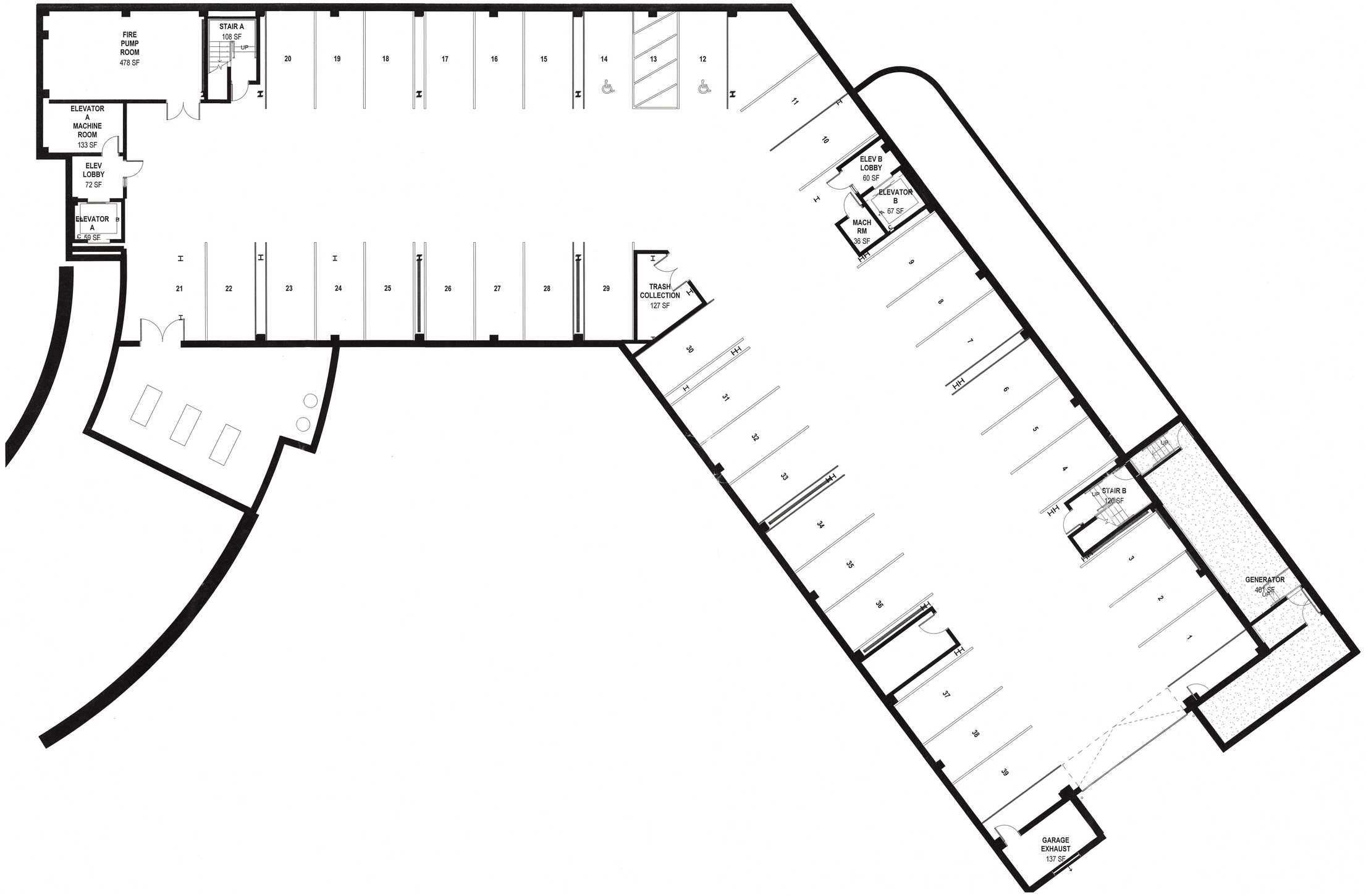


The Park Danforth

RENOVATIONS AND ADDITIONS

PROPOSED GARAGE LEVEL - NEW BUILDING

SCALE: 1/8" = 1'-0"

N

11/25/14

LAVALLEE | BRENSINGER ARCHITECTS

The Park Danforth

RENOVATIONS AND ADDITIONS

PROPOSED LEVEL 1 - NEW BUILDING

SCALE: 1/8" = 1'-0"

N

11/25/14

LAVALLEE | BRENSINGER ARCHITECTS

The Park Danforth

RENOVATIONS AND ADDITIONS

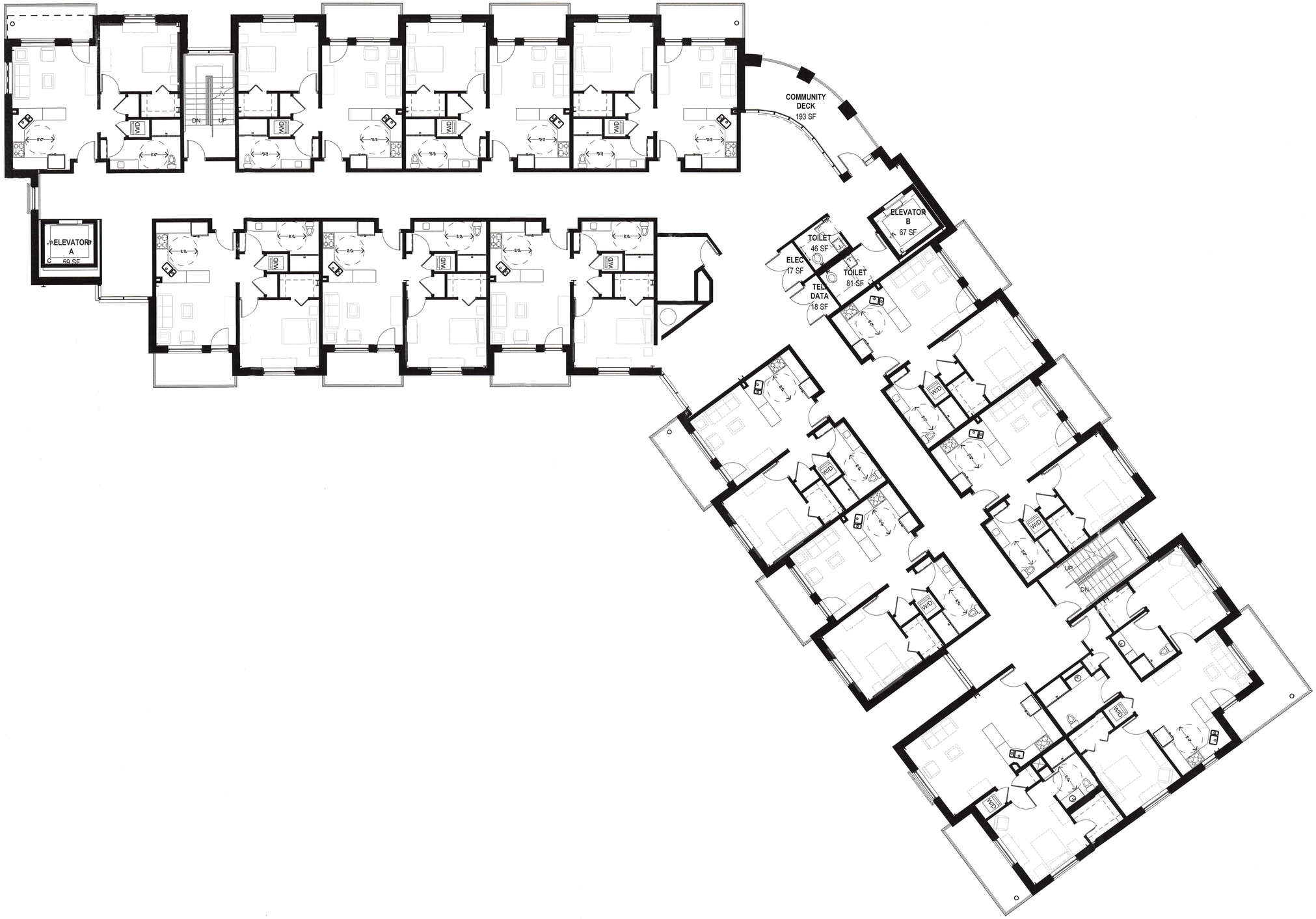
PROPOSED LEVEL 2 - NEW BUILDING

SCALE: 1/8" = 1'-0"

N

11/25/14

LAVALLEE | BRENSINGER ARCHITECTS



The Park Danforth

RENOVATIONS AND ADDITIONS

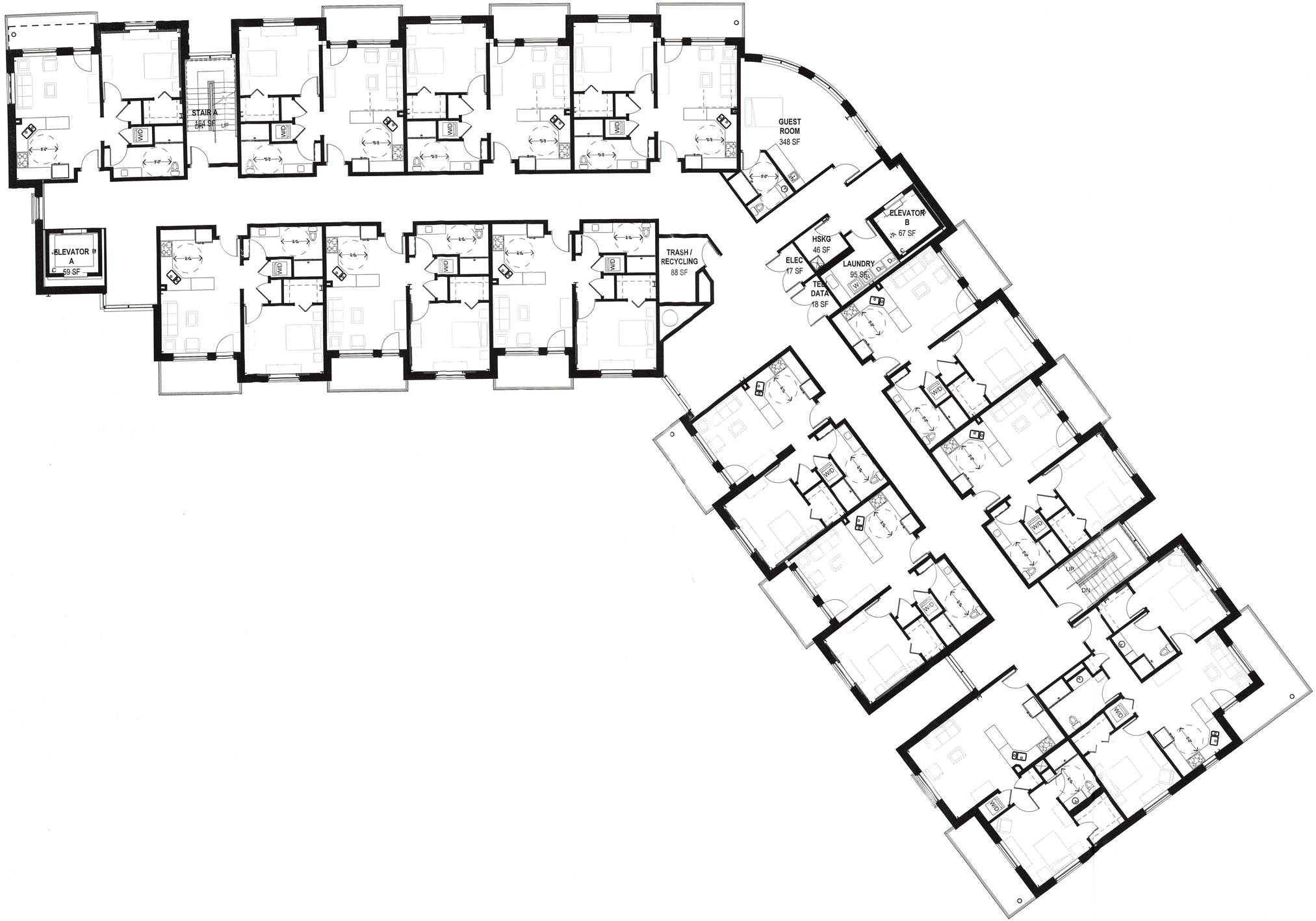
PROPOSED LEVEL 3 - NEW BUILDING

SCALE: 1/8" = 1'-0"

N

11/25/14

LAVALLEE | BRENSINGER ARCHITECTS



The Park Danforth

RENOVATIONS AND ADDITIONS

PROPOSED LEVEL 4 - NEW BUILDING

SCALE: 1/8" = 1'-0"

N

11/25/14

LAVALLEE | BRENSINGER ARCHITECTS

The Park Danforth

RENOVATIONS AND ADDITIONS

Proposed 5th Floor with (3) 1-Bedroom
Apartment Units along Arbor Street

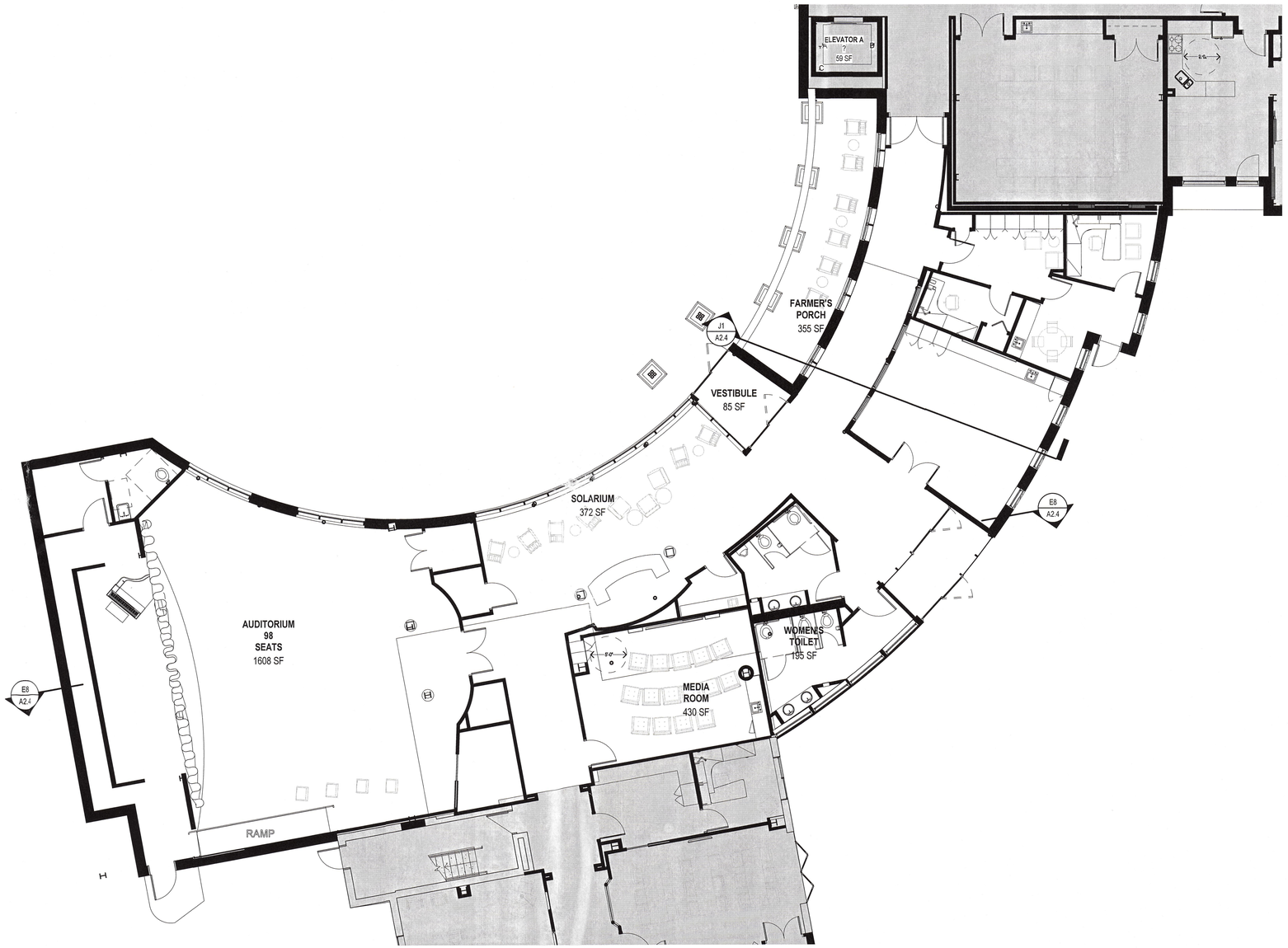
SCALE: 1/8" = 1'-0"

N

03/30/15

LAVALLEE | BRENSINGER ARCHITECTS

APPROVED



The Park Danforth

RENOVATIONS AND ADDITIONS

PROPOSED CONNECTOR & AUDITORIUM

SCALE: 1/8" = 1'-0"

N

11/25/14

LAVALLEE | BRENSINGER ARCHITECTS

The Park Danforth

RENOVATIONS AND ADDITIONS

PROPOSED RENOVATIONS - MAIN STREET

SCALE: 1/8" = 1'-0"

N

11/25/14

LAVALLEE | BRENSINGER ARCHITECTS

1 PRES-11 ARBOR STREET ELEVATION
1/8" = 1'-0"

2 PRES-11 FOREST AVENUE ELEVATION
1/8" = 1'-0"

APPROVED

The Park Danforth

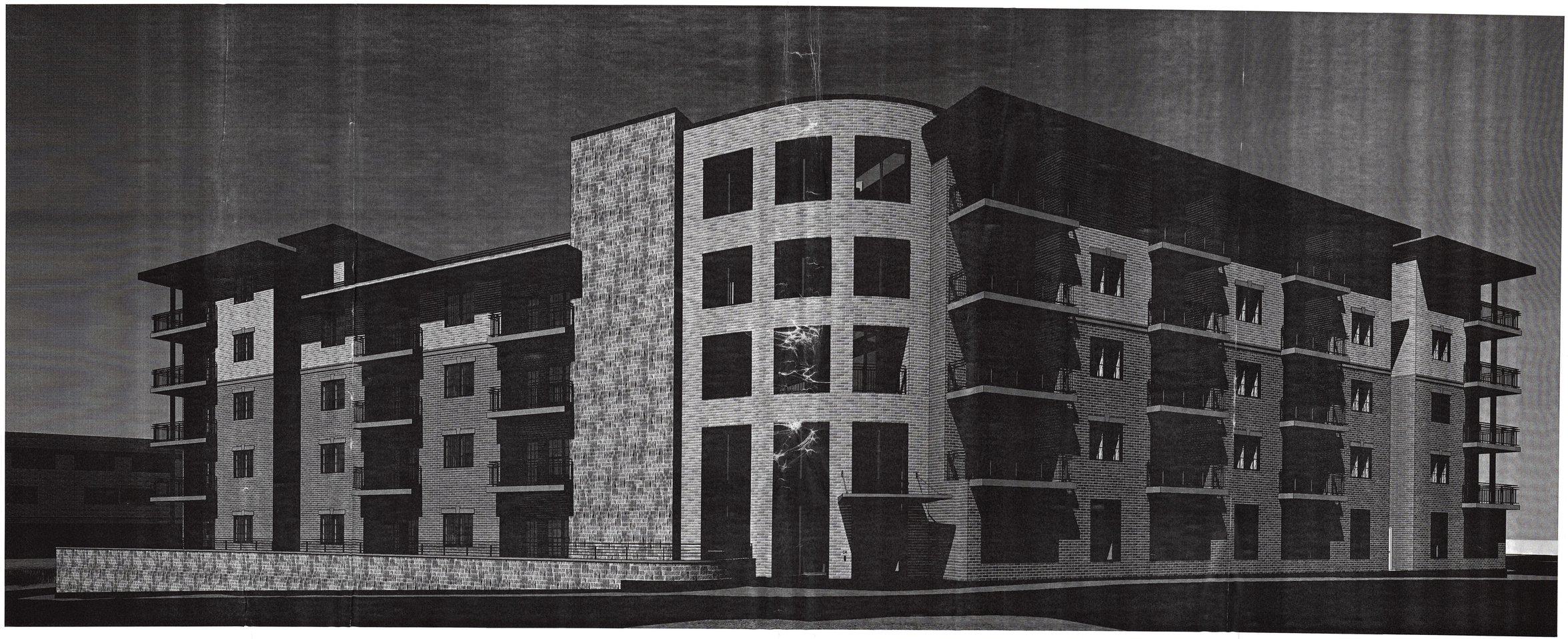
RENOVATIONS AND ADDITIONS

PROPOSED EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

04/08/15

LAVALLEE | BRENSINGER ARCHITECTS



The Park Danforth

RENOVATIONS AND ADDITIONS

View From Corner of Arbor and Forest

SCALE:

04/08/15

LAVALLEE | BRENSINGER ARCHITECTS