

163-E-3

2002-0218

527 Ocean Ave.

Plan Amendment - Pk. lot

Carol Ward

on Spreadsheet

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2002-0218

Application I. D. Number

10/09/2002

Application Date

Amendment to Plan - Pk. Lot Improv.

Project Name/Description

Ward Carol R

Applicant

185 Woodville Rd, Falmouth, ME 04105

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 871-0666 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

527 - 527 Ocean Ave, Portland, Maine

Address of Proposed Site

163 E003001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) Driveway

Proposed Building square Feet or # of Units

Acreage of Site

R3

Zoning

Check Review Required:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

DRC Approval Status:

Reviewer Sebago Technic

- Approved Approved w/Conditions
See Attached Denied

Approval Date 11/13/2002 Approval Expiration 11/13/2003 Extension to _____ Additional Sheets
Attached

Condition Compliance Kandi Talbot 11/19/2002
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>11/19/2002</u> date	<u>\$23,763.00</u> amount	<u>11/15/2003</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

November 13, 2002

Dr. Carole Ward
535 Ocean Avenue
Portland, ME 04103

RE: Driveway, 535 Ocean Avenue
ID #2002-0218, CBL #163-E-003

Dear Mr. King:

On November 13, 2002, the Portland Planning Authority granted minor site plan approval connector driveway located at 535 Ocean Avenue.

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

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

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

M O H R & S E R E D I N

Landscape Architects, Inc.

November 11, 2002

Ms. Kandice Talbot
City of Portland -- Planning Department
389 Congress Street
Portland, ME 04101

**RE: 535 OCEAN AVENUE, PORTLAND
ID #2002-0218, 163-E-003
BOND APPLICATION**

Dear Ms. Talbot:

Attached is the "Cost Estimate of Improvements to Be Covered By Performance Guarantee" required by the City. Please review the cost estimate and let us know if you have any comments or questions.

Sincerely,



Michael King
Mohr & Seredin Landscape Architects

cc: Dr. Carol Ward

enc: Cost Estimate of Improvements to Be Covered By Performance Guarantee, 11/11/02

M O H R & S E R E D I N

Landscape Architects, Inc.

November 6, 2002

Ms. Kandice Talbot
City of Portland -- Planning Department
389 Congress Street
Portland, ME 04101

**RE: 535 OCEAN AVENUE, PORTLAND
ID #2002-0218, 163-E-003**

Dear Ms. Talbot:

We received your review comments, dated November 4, 2002, regarding the aforementioned project. We offer the following responses to your comments; these address your comments in the same order as your letter:

1. CB Erosion Control: Sheet L4.0 has been revised to show the utilization of a Silt Sack on the existing catch basin in the upper parking lot.
2. Plunge Pool: Sheet L4.0 and L5.0 have been revised to show the elimination of the level lip spreader and the addition of a revised plunge pool. The revised plunge outlet "lip" is 10-feet wide with 0% slope across it; the flow directed into the more stable wooded/buffer area located just southwest of the proposed vegetated area shown on the plan.
3. Pavement Joint: Revised Sheet L5.0 shows a pavement joint detail where the existing pavement meets the proposed pavement.
4. Photometric Plan: Mohr & Seredin submitted a photometric plan for review by Planning staff on October 30, 2002. Attached is another copy of this photometric plan. Note there is no light spillover onto abutting properties.
5. Financial Capacity: Attached is a letter from Bath Savings Institute, dated November 6, 2002, showing Dr. Ward's financial capacity to complete this project.

Please give me a call if you have further questions or comments. Thank you.

Sincerely,



Michael King
Mohr & Seredin Landscape Architects

cc: Dr. Carol Ward

enc: Photometrics Plan, dated 10/30/02
Bath Savings Institute Letter, dated 11/6/02
Revised Sheet L4.0 and L5.0, dated 11/6/02



Bath Savings Institution
of Falmouth

November 6, 2002

City Of Portland

RE: Dr. Carol Ward & Mohr & Seredin Landscape Architects

To whom it may concern,

This letter is in regards to Dr. Ward's parking lot project with Mohr & Seredin Landscape Architects at 535 Ocean Ave. Portland.

Dr Carol Ward is a customer with Bath Savings Institution and currently has an account that has the financial capacity to complete the project.

Dr. Ward is in good standing with Bath Savings Institution.

If you have any questions regarding this letter please do not hesitate to call.

Sincerely,

A large, stylized handwritten signature in black ink, which appears to read "Jean A. Libby".

Jean A. Libby
Assistant Manager
Falmouth



02P218

TO: Kandi Talbot – Planner
FROM: Jim Seymour – Development Review Coordinator, Sebago Technics, Inc.
RE: Parking Lot Improvements – 535 Ocean Avenue
DATE: November 4, 2002

Sebago Technics has reviewed responses dated October 28th and 29th from Mohr & Seredin Landscape Architects to our October 22nd review comments on the Site Plan Package and supporting documentation for the proposed parking lot connector drive and associated improvements located at 535 Ocean Avenue. The following comments and responses are submitted in outline format:

1. **Stormwater Management**

We are satisfied with the applicant's responses to our comments to this section.

2. **Road Access/Circulation**

We are satisfied with the applicant's responses to our comments to this section.

3. **Grading/Erosion Control**

- A. Applicant is proposing a hay bale inlet protection device, which requires that it be secured with stakes driven into the ground (see detail). We recommend that a device intended for a paved area inlet be utilized, such as a Silt Sac^R.
- B. Upon further review, we believe that the proposed level lip spreader/plunge pool combo would disturb more area than is necessary. Our recommendation is that the plunge pool/level lip spreader combo be replaced with a simple plunge pool whose outlet "lip" is 10' wide with 0% slope across it and directed into the more stable wooded area/buffer located just southwest of the proposed vegetated receiving area shown on the plan. This would simplify construction and future maintenance/inspection requirements. Level spreader lip lengths are sized for quantity to accept 0.25 cfs per foot of lip for the 10-year storm. The proposed condition flow quantity for the project is only 0.59 cfs for the 25-year storm.

4. **Utility Installation/Location**

We are satisfied with the applicant's responses to our comments to this section.

5. **General**

We are satisfied with the applicant's responses to our comments to this section. Has a lighting analysis been performed showing that no impacts are anticipated beyond the property line as a result of the installation of the proposed light fixtures?

6. **Details**

We are satisfied with the applicant's responses to our comments to this section. We recommend the addition of a "pavement joint" detail.

Please contact our office with any questions.

TS:ts/jc

M O H R & S E R E D I N

Landscape Architects, Inc.

October 30, 2002

Ms. Kandice Talbot
Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

**RE: 535 OCEAN AVENUE, PORTLAND
ID #2002-0218, 163-E-003**

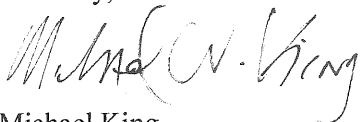
Dear Ms. Talbot:

Thanks for your prompt comments yesterday. Enclosed is a photometrics plan for 535 Ocean Avenue, as requested.

We have contacted Dr. Ward and are waiting for a letter showing financial capacity to complete the project. When we receive this letter, we will forward it to you. In the meantime, if the staff has no further comments, we ask that the receipt of the financial capacity letter be a condition of approval.

Please give me a call if you have further questions or comments. Thank you.

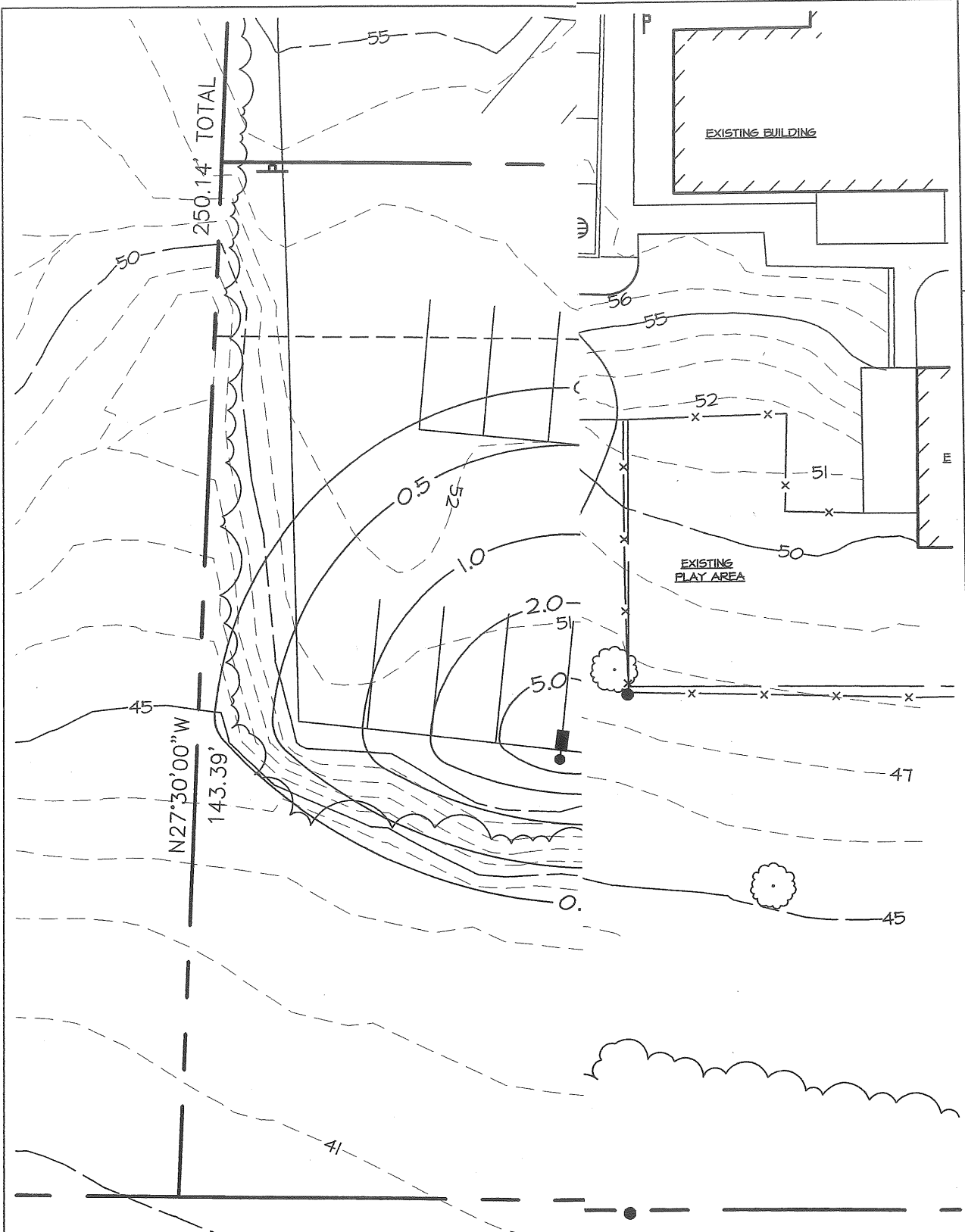
Sincerely,



Michael King
Mohr & Seredin Landscape Architects

cc: Dr. Carol Ward


enc: Photometrics Plan, dated 10/30/02



LIGHTING AND PHOTOMETRICS NOTES:

1. ALL PROPOSED LIGHTS SHALL BE 100-WATT 15-FOOT. LIGHTS SHALL 'FORM 10 -- EB STYLE
2. ALL LIGHTS SHALL CONTAIN INTERNAL HOUSING
3. ALL UNITS IN THE ABOVE PLAN ARE SHOWN IN METRIC SCALE
4. PHOTOMETRIC DATA SOURCES ARE THE IESNA LUMINAIR DATA CENTER, SAN LEANDRO, CALIFORNIA (1-800-227-0758)



<p>TITLE: Photometric Plan</p> <p>EXHIBIT: SK-L1</p>	<p>SITE PLAN AMENDMENT -- 535 OCEAN AVENUE</p> <p>535 Ocean Avenue Portland, ME</p> <p>DATE: 10/30/02</p> <p>SCALE: 1" = 20'</p>
 <p>MOHR & BREKIN Landscape Architects, Inc.</p> <p>18 Pleasant Street, Portland, Maine 04101 PH: 1.207.871.0043 FAX: 1.207.871.1419</p>	

M O H R & S E R E D I N

Landscape Architects, Inc.

October 29, 2002

Ms. Kandice Talbot
Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

**RE: 535 OCEAN AVENUE, PORTLAND
ID #2002-0218, 163-E-003**

Dear Ms. Talbot:

We received your review comments, dated October 24, 2002, regarding the aforementioned project. We offer the following responses to your comments; these address your comments in the same order as your letter:

1. Stormwater Calculations: Attached is 'Stormwater Analysis – 535 Ocean Avenue' prepared by William Walsh, P.E., revision date October 28, 2002.
2. Existing Catchbasin Sump: A note has been added to revised sheet L4.0 stating sump shall be cleaned. Also shown are hay bale sediment controls around this catch basin.
3. Dumpster Relocation: The relocated dumpster has been angled in a manner that allows truck access; the plans have been revised to reflect this change.
4. Circulation: Sheet L4.0 has been revised to show one 'Do Not Enter' sign at the base of the driveway belonging to Diocesan Human Relations Services, Inc. This sign will be located on the applicant's property.
5. Parking Lot Signage: Revised sheets L4.0 and L5.0 shown the addition of a sign indicating additional parking in the lower lot
6. Crosswalk: A 'Slow – Pedestrian Crossing' sign has been added and is shown on revised sheets L4.0 and L5.0.
7. Grading Note: A note has been added to revised sheet L4.0.
8. Level Lip Spreader: Spot grades have been added to level lip spreader detail on revised sheet L5.0.
9. Culvert Slope: The proposed culvert slope has been revised to 0.05 ft./ft. Also, revised sheet L4.0 shows the culvert outletting into a stone plunge pool before entering the level lip spreader. See plunge pool detail on revised sheet L5.0.
10. Depth of PVC conduit: Driveway detail on sheet L5.0 has been revised to show the proposed 2" PVC conduit. It is located just below subgrade.

11. Buffer: The mature vegetation along the south property lines of both 535 Ocean Avenue and 510 Ocean Avenue will not be disturbed and will continue to serve as buffer for the new driveway connector. No additional buffer plantings are proposed.
12. Plantings: The applicant does not propose to plant the embankment with ornamental shrubs. The bank will be seeded with crown vetch to provide a stabilized, non-mowed cover.
13. Walkway: The applicant does not propose to install a railing along the walkway; there is sufficient walk width to provide safe access.
14. Sawcut Lines: Sawcut lines have been added to revised sheet L3-0.
15. Parking Lot Sealing: Sheet L4.0 has been revised with a note stating that sealing will be performed at a time when daycare is not in session.
16. Photometric Plan: The City's lighting standards create, in our opinion, significant light spill for the proposed overflow parking area. The applicant seeks a waiver of meeting the City's lighting standards for two reasons. First, the usage of this lot after dark will be minimal because the medical office does not have office hours at night (and even in mid-winter the late-day use will be focused on the existing lots). The times there are night appointments parking demands are low and there will be no need for this lot. Secondly and most importantly, if the City's lighting standards are met, the resulting nighttime glow could potentially create many upset neighbors along the Colburn street ROW. The applicant wishes to "be a good neighbor" and minimize the nighttime glow of the parking lot.
17. Details:
 - A. Inlet: An inlet erosion control detail has been added to L5.0.
 - B. Electrical Trench: An electrical trench detail has been added to L5.0.
 - C. Pavement Saw Cut Detail: Typically, pavement saw cuts are not detailed.
 - D. Pole Base: The applicant wishes to match the detail of the existing light fixtures, which have 3" of exposed concrete.
18. Financial Capacity: The applicant will not be using a financial institution to finance this project. It will be privately financed by the applicant and a bond will be posted with the City for the amount approved by the planning staff. An estimate has been submitted for staff review.

Thank you for your review of this application. If you or any other staff member has any further questions regarding this application please do not hesitate to call.

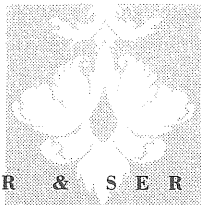
Sincerely,



Michael King
Mohr & Seredin Landscape Architects

cc: Dr. Carol Ward

enc: revised sheet L3.0, L4.0 and L5.0
revised Stormwater Analysis – 535 Ocean Avenue, dated 10/28/02



M O H R & S E R E D I N

Landscape Architects, Inc.
Stormwater Analysis
535 Ocean Avenue
Portland, Maine

October 8, 2002
Revised October 28, 2002

Dr. Carol Ward is proposing the expansion of the parking lot at 535 Ocean Avenue on an adjacent parcel. The adjacent parcel currently includes 9,600 square feet of existing parking area. In order to connect the two parking areas, a 24 foot driveway will be constructed between two parking lots.

Currently the site drains from north to south in both parking areas. A small drainage swale separates the two parking areas and will be dissected by the new driveway. A 12-inch culvert will be used to convey the runoff beneath the new driveway and a level spreader will be used at the culvert outlet to discharge the flow through a vegetated buffer. This buffer will serve to filter the runoff and improve stormwater quality as it leaves the site. After leaving the site, the runoff enters a 12-inch culvert and drainage system in Coburn Street (an unimproved City street).

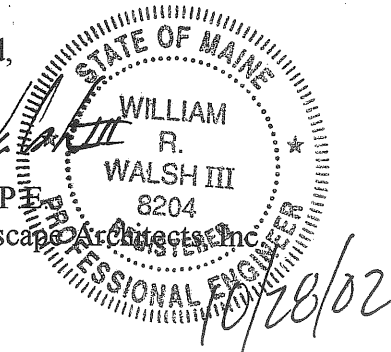
Using the rational method, pre and post development drainage calculations have been completed for the sub-watershed, which the driveway will be constructed within and the 12" culvert will drain to. The sub-watershed encompasses 0.18 acres of area, of which 0.08 acres will be impervious in the pre-development condition and 0.11 acres will be impervious area in the post development condition. The soils, which are nearly all filled land, were assumed to be "heavy soils" (i.e. silty soils) in order to provide the most conservative runoff quantities. The calculated flows for this watershed are as follows:

	Q ₂ (cfs)	Q ₂₅ (cfs)
Pre-development	0.33	0.54
Post-development	0.36	0.59

These flows represent immeasurable increases in peak flow rates. As well, they indicate that a 12" culvert, which has a capacity of nearly 3.0 cfs, has sufficient capacity to convey the 25-year peak flow rate. Therefore, it remains our opinion that the minor nature of the proposed improvement should not cause any adverse downstream impacts as a result of increased peak flow rates. Reference is made to attached calculations for additional details.

Respectfully submitted,

William R. Walsh III, P.E.
Mohr & Seredin Landscape Architects, Inc.



10/28/02

535 OCEAN AVENUESTORMWATER CALCULATIONS
USING RATIONAL METHOD

A. PIPE-DEVELOPMENT

1. DETERMINE THE WATERSHED AREA

PAVED/IMPERVIOUS	1398 #	
	350 #	
	126 #	
	<u>1176 #</u>	
	3050 #	= 0.07 AC.

GRASS AREA =	1600 #	
	1800 #	
	<u>1575 #</u>	
	4975 #	= 0.11 AC

2. DETERMINE INTENSITY "I"

- REFER TO IDF FOR CITY OF PORTLAND
- ASSUME $T_c = 10$ MIN.

	<u>I/hr</u>
2yr	3.0
25yr	4.9

3. DETERMINE "C"

- ASSUME "HEAVY SOILS" PER APPENDIX D-11 ATTACHED
- SLOPE \Rightarrow 7% = STEEP.

$$\text{GRASS } C = 0.35$$

$$\text{PAVED } C = 0.95$$

WEIGHTED "C"

	<u>C</u>	<u>A</u>	<u>CA</u>
PAVED	0.95	0.07	0.07
GRASSED	0.35	0.11	0.04
		0.18	0.11

$$\text{WEIGHTED "C"} = \frac{0.11}{0.18} = 0.61$$

4. CALCULATE PRE-DEVELOPMENT FLOW RATE

$$Q_2 = (0.61)(3.0)(0.18) = 0.33 \text{ cfs}$$

$$Q_{25} = (0.61)(7.9)(0.18) = 0.54 \text{ cfs.}$$

$$C = 0.35 \text{ FOR GRASS}$$

$$C = 0.95 \text{ FOR PAVEMENT.}$$

DETERMINE WEIGHTED "C"

	<u>C</u>	<u>AREA</u>	<u>CA</u>
PAVED	0.95	0.11	0.104
GRASSSED	0.35	0.07	0.024
		0.18	0.128

$$C = \frac{0.128}{0.18} = 0.713$$

CALCULATE FLOW.

$$Q_2 = (0.713)(3.0)(0.18) = 0.385 \text{ CFS.}$$

$$Q_{25} = (0.713)(4.9)(0.18) = 0.629 \text{ CFS}$$

3. DETERMINE "C"

- ASSUME "HEAVY SOILS" PER APPENDIX D-11 (ATTACHED)
- SLOPE $> 7\%$ = STEEP.

$C = 0.35$ FOR GRASS

$C = 0.95$ FOR IMPERVIOUS

- DETERMINE WEIGHTED "C"

	<u>C</u>	<u>AREA</u>	<u>CA</u>
PAVED	0.95	0.11	0.10
GRASS	0.35	0.07	0.02
		<u>0.18</u>	<u>0.12</u>

$$C = \frac{0.12}{0.18} = 0.67$$

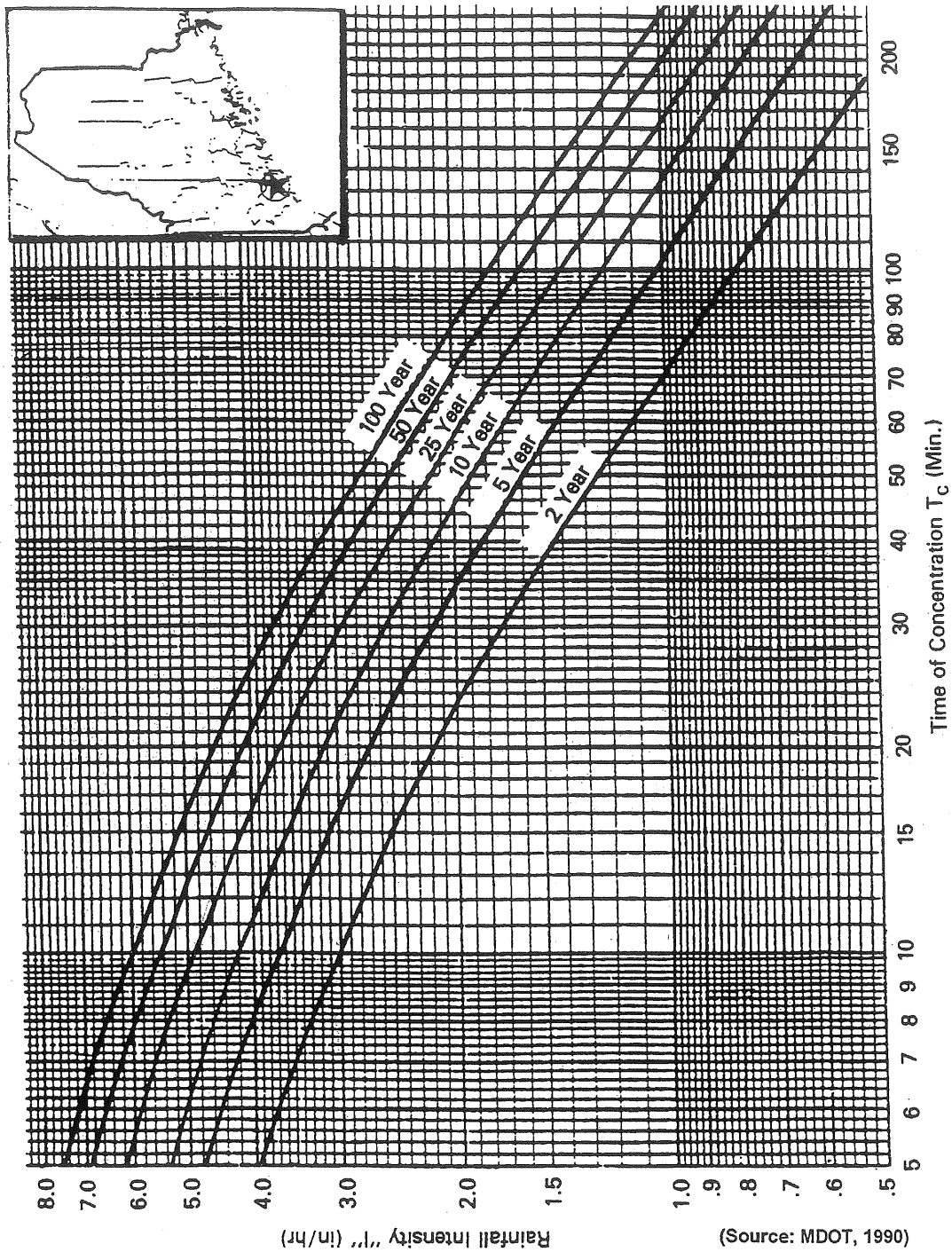
4. CALCULATE POST DEVELOPMENT PEAK FLOWS.

$$Q_2 = (0.67)(3.0)(0.18) = 0.36 \text{ CFS.}$$

$$Q_{25} = (0.67)(4.9)(0.18) = 0.59 \text{ CFS}$$

5. PIPE SIZE 12" CONCRETE CAPACITY = 2.9 CFS 0.59 < 2.9 CFS ✓

APPENDIX D-5: IDF Curve for City of Portland



(Source: MDOT, 1990)

IDF CURVE FOR CITY OF PORTLAND
(Rational Method)
Figure D.5.

APPENDIX D-11: Runoff Coefficients for the Rational Formula

Typical Composite Runoff Coefficients by Land Use.		Normal Range of Runoff Coefficients.	
Description of Area	C	Character of Surface	C
Business:		Lawns:	
Downtown areas	0.70-0.95	Sandy soil, flat (2%)	0.05-0.10
Neighborhood areas	0.50-0.70	Sandy soil, ave. (2-7%)	0.10-0.15
Residential:		Sandy soil, steep (7%)	0.15-0.20
Single-family areas	0.30-0.50	Heavy soil, flat (2%)	0.13-0.17
Multi units, detached	0.40-0.60	Heavy soil, ave. (2-7%)	0.18-0.22
Multi units, attached	0.60-0.75	Heavy soil, steep (7%)	0.25-0.35
Suburban	0.25-0.40	Agricultural land:	
Apartment	0.50-0.70	Bare packed soil	
Industrial:		Smooth	0.30-0.60
Light areas	0.50-0.80	Rough	0.20-0.50
Heavy areas	0.60-0.90	Cultivated rows	
Parks, cemeteries	0.10-0.25	Heavy soils, no crop	0.30-0.60
Playgrounds	0.20-0.35	Heavy soils with crop	0.20-0.50
Railroad yard areas	0.20-0.35	Sandy soil no crop	0.20-0.40
Unimproved areas	0.10-0.30	Sandy soil with crop	0.10-0.25
		Pasture	
		Heavy soil	0.15-0.45
		Sandy soil	0.05-0.25
		Woodlands	0.05-0.25
		Pavement	
		Asphalt and Concrete	0.70-0.95
		Brick	0.70-0.85
		Roofs	0.75-0.95

NOTE: The designer must use judgment to select the appropriate "C" value within the range for the appropriate land use. Generally, larger areas with permeable soils, flat slopes, and dense vegetation should have lowest "C" values. Smaller areas with slowly permeable soils, steep slopes, and sparse vegetation should be assigned highest "C" values. The range of "C" values presented are typical for return periods of 2-10 years. Higher values are appropriate for larger design storms. (ASCE 1992 and others)



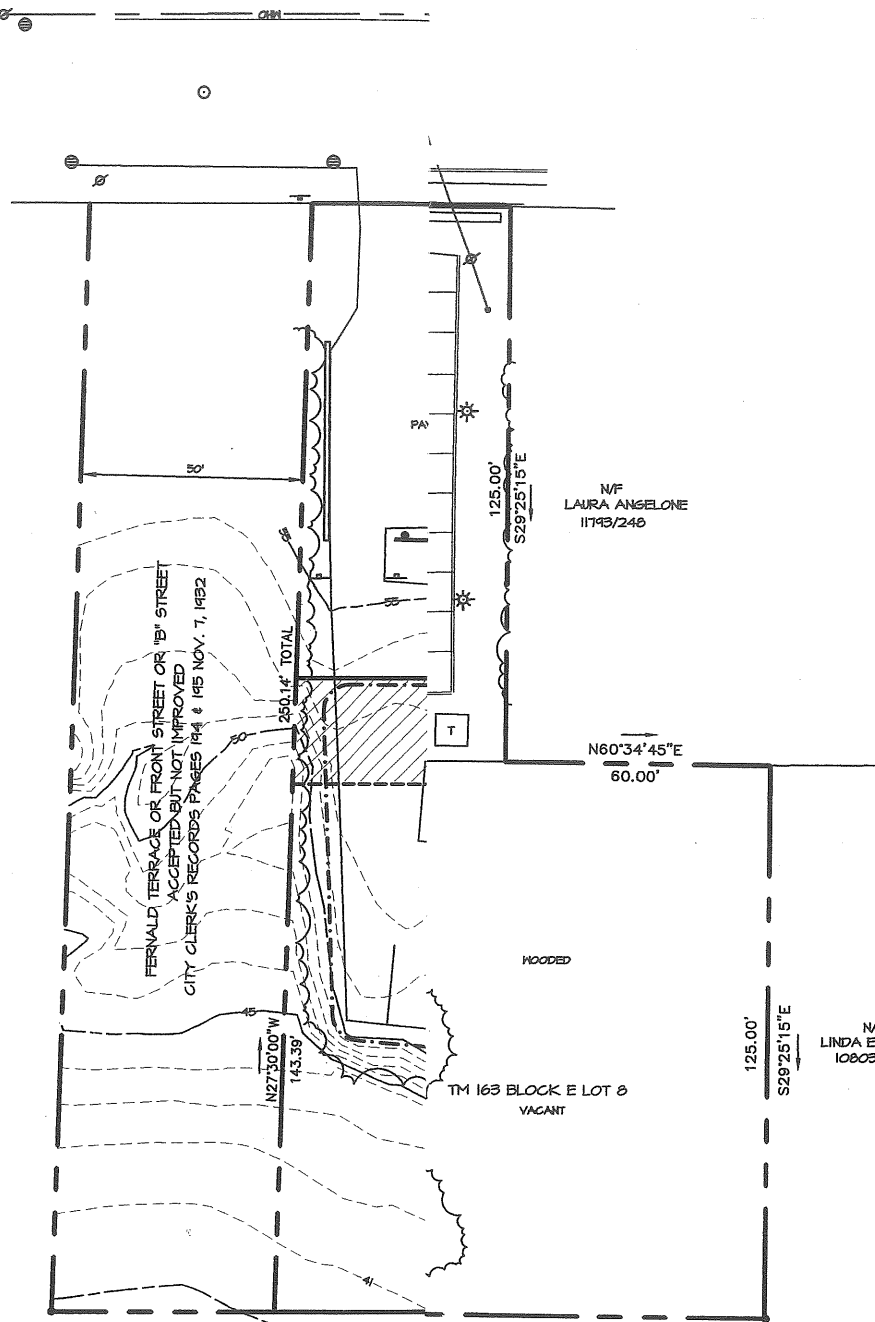
M O H R & S E R E D I N
Landscape Architects, Inc.

18 Pleasant Street, Portland, Maine 04101
ph: 1.207.871.0093
fax: 1.207.871.1419

Applicant:

DR. CAROL WARD
185 Woodville Road
Falmouth, Maine 04105
phone: 207-871-0666

535 OCEAN AVENUE
PARKING LOT IMPROVEMENTS
Portland, Maine



ATERLSHED PLAN

10/28/02

LAYOUT AND MATERIALS NOTES:

1. TOPOGRAPHIC AND BOUNDARY INFORMATION TAKEN SURVEY EN- LAND AT OCEAN AVENUE MADE FOR CAROL WARD* PERFORMED BY PORTLAND, MAINE. DATED SEPTEMBER 20, 2002.

2. THE ENTIRE SITE SHALL BE DEVELOPED AND MAINTAINED AS SHOWN ON THIS SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING COMMISSION BE REQUIRED FOR ANY ALTERATION TO OR DEVIATION FROM THE PLAN, INCLUDING, WITHOUT LIMITATION: TOPOGRAPHY; DRAINAGE; LOCATION OF HOODED OR LAVIN AREAS; ACCESS; SIZE; LOCATION OF PARKING AREAS.

3. PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COMMISSIONER, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE PROJECT SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREED UPON PRECONSTRUCTION MEETING.

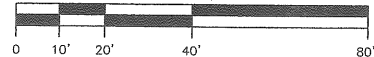
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL METHODS AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THIS PLAN.

5. ALL WORK SHALL COMPLY WITH CITY OF PORTLAND SAFETY AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUI



NORTH

GRAPHIC SCALE



Title:

OVERALL SITE PLAN

No.	Date	Revision
1	10/29/02	Planning Staff Review

Job # 491

Date: Oct. 9, 2002

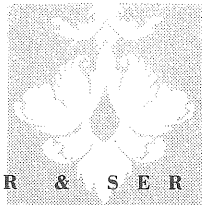
Scale: 1" = 20'

Drawn: MK

Checked:

Dwg. No.

L2.0



M O H R & S E R E D I N

Landscape Architects, Inc.
Stormwater Analysis
535 Ocean Avenue
Portland, Maine

October 8, 2002
Revised October 28, 2002

Dr. Carol Ward is proposing the expansion of the parking lot at 535 Ocean Avenue on an adjacent parcel. The adjacent parcel currently includes 9,600 square feet of existing parking area. In order to connect the two parking areas, a 24 foot driveway will be constructed between two parking lots.

Currently the site drains from north to south in both parking areas. A small drainage swale separates the two parking areas and will be dissected by the new driveway. A 12-inch culvert will be used to convey the runoff beneath the new driveway and a level spreader will be used at the culvert outlet to discharge the flow through a vegetated buffer. This buffer will serve to filter the runoff and improve stormwater quality as it leaves the site. After leaving the site, the runoff enters a 12-inch culvert and drainage system in Coburn Street (an unimproved City street).

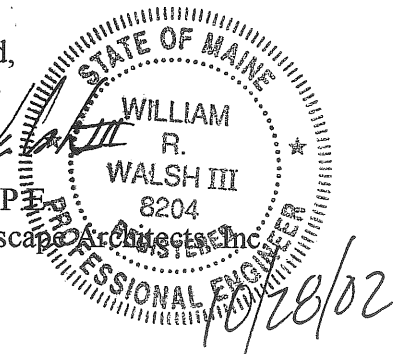
Using the rational method, pre and post development drainage calculations have been completed for the sub-watershed, which the driveway will be constructed within and the 12" culvert will drain to. The sub-watershed encompasses 0.18 acres of area, of which 0.08 acres will be impervious in the pre-development condition and 0.11 acres will be impervious area in the post development condition. The soils, which are nearly all filled land, were assumed to be "heavy soils" (i.e. silty soils) in order to provide the most conservative runoff quantities. The calculated flows for this watershed are as follows:

	Q ₂ (cfs)	Q ₂₅ (cfs)
Pre-development	0.33	0.54
Post-development	0.36	0.59

These flows represent immeasurable increases in peak flow rates. As well, they indicate that a 12" culvert, which has a capacity of nearly 3.0 cfs, has sufficient capacity to convey the 25-year peak flow rate. Therefore, it remains our opinion that the minor nature of the proposed improvement should not cause any adverse downstream impacts as a result of increased peak flow rates. Reference is made to attached calculations for additional details.

Respectfully submitted,

William R. Walsh III, P.E.
Mohr & Seredin Landscape Architects, Inc.



10/28/02

535 OCEAN AVENUESTORMWATER CALCULATIONS
USING RATIONAL METHOD

A. PRE-DEVELOPMENT

1. DETERMINE THE WATERSHED AREA

PAVED/IMPERVIOUS	1398 #	
	350 #	
	126 #	
	1176 #	
	3050 #	= 0.07 AC.

GRASS AREA =	1600 #	
	1800 #	
	1575 #	
	4975 #	= 0.11 AC

2. DETERMINE INTENSITY "I"

- REFER TO IDF FOR CITY OF PORTLAND
- ASSUME $T_c = 10$ MIN.

	<u>I/hr</u>
2yr	3.0
25yr	4.9

3. DETERMINE "C"

- ASSUME "HEAVY SOILS" PER APPENDIX D-11 ATTACHED
- SLOPE \Rightarrow 7% = STEEP.

$$\text{GRASS } C = 0.35$$

$$\text{PAVED } C = 0.95$$

WEIGHTED "C"

	<u>C</u>	<u>A</u>	<u>CA</u>
PAVED	0.95	0.07	0.07
GRASSSED	0.35	0.11	0.04
		0.18	0.11

$$\text{WEIGHTED "C"} = \frac{0.11}{0.18} = 0.61$$

4. CALCULATE PRE-DEVELOPMENT FLOW RATE.

$$Q_2 = (0.61)(3.0)(0.18) = 0.33 \text{ cfs}$$

$$Q_{25} = (0.61)(4.9)(0.18) = 0.54 \text{ cfs.}$$

$$C = 0.35 \text{ FOL GRASS}$$

$$C = 0.95 \text{ FOL PAVEMENT.}$$

DETERMINE WEIGHTED "C"

	<u>C</u>	<u>AREA</u>	<u>CA</u>
PAVED	0.95	0.11	0.104
GRASSSED	0.35	0.07	0.024
		0.18	0.128

$$C = \frac{0.128}{0.18} = 0.713$$

CALCULATE FLOW.

$$Q_2 = (0.713)(3.0)(0.18) = 0.385 \text{ CFS.}$$

$$Q_{25} = (0.713)(4.9)(0.18) = 0.629 \text{ CFS}$$

3. DETERMINE "C"

- ASSUME "HEAVY SOILS" PER APPENDIX D-11 (ATTACHED)
- SLOPE $> 7\%$ = STEEP.

$C = 0.35$ FOR GRASS

$C = 0.95$ FOR IMPERVIOUS

- DETERMINE WEIGHTED "C"

	<u>C</u>	<u>AREA</u>	<u>CA</u>
PAVED	0.95	0.11	0.10
GRASS	0.35	0.07	0.02
		<u>0.18</u>	<u>0.12</u>

$$C = \frac{0.12}{0.18} = 0.67$$

4. CALCULATE POST DEVELOPMENT PEAK FLOWS.

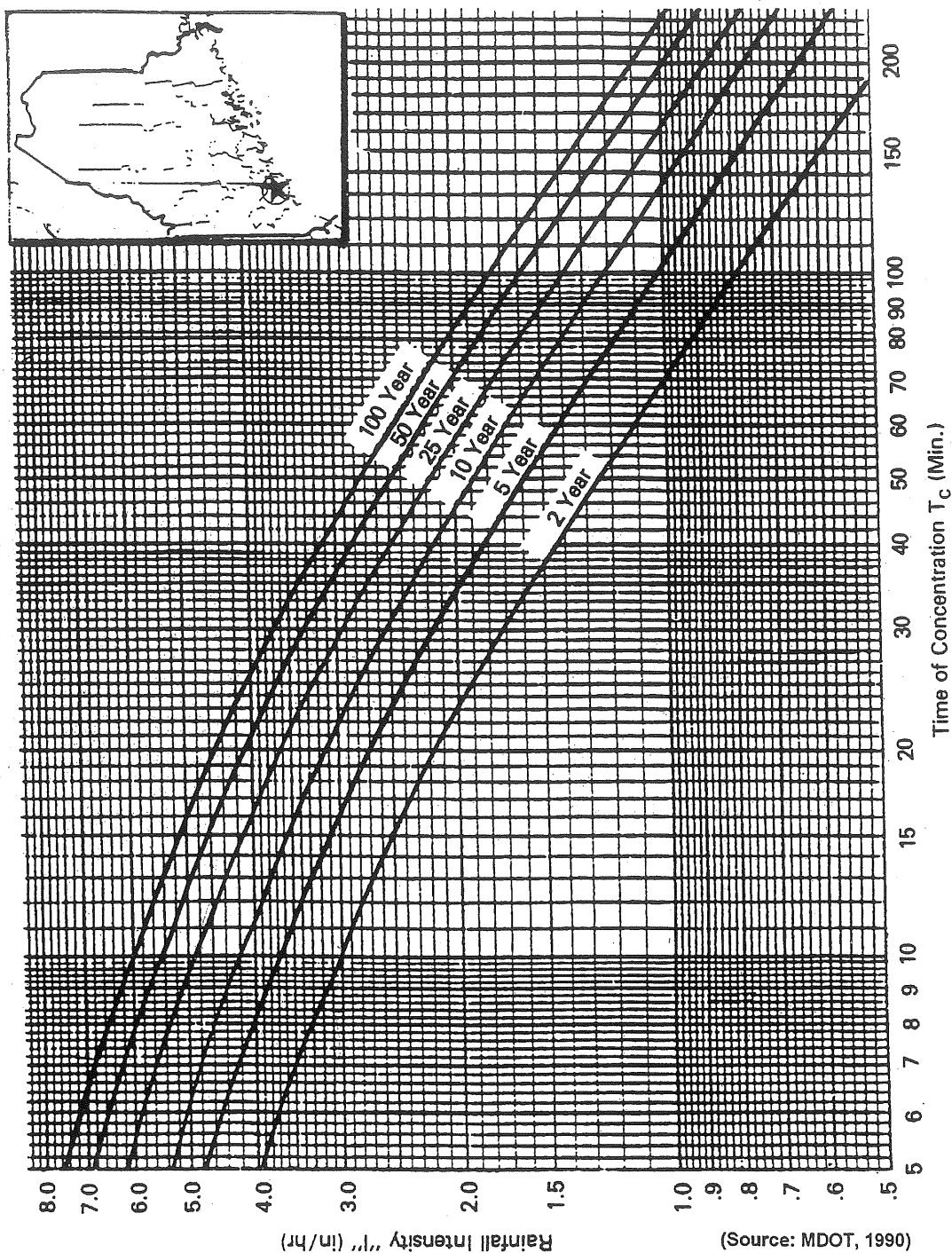
$$Q_2 = (0.67)(3.0)(0.18) = 0.36 \text{ CFS.}$$

$$Q_{25} = (0.67)(4.9)(0.18) = 0.59 \text{ CFS}$$

5. PIPE SIZE 12" CONCRETE CAPACITY = 2.9 CFS

$$0.59 < 2.9 \text{ CFS } \checkmark$$

APPENDIX D-5: IDF Curve for City of Portland



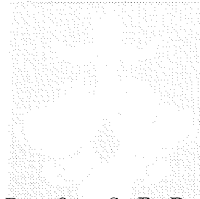
IDF CURVE FOR CITY OF PORTLAND
(Rational Method)

Figure D.5.

APPENDIX D-11: Runoff Coefficients for the Rational Formula

Typical Composite Runoff Coefficients by Land Use.		Normal Range of Runoff Coefficients.	
Description of Area	C	Character of Surface	C
Business:		Lawns:	
Downtown areas	0.70-0.95	Sandy soil, flat (2%)	0.05-0.10
Neighborhood areas	0.50-0.70	Sandy soil, ave. (2-7%)	0.10-0.15
Residential:		Sandy soil, steep (7%)	0.15-0.20
Single-family areas	0.30-0.50	Heavy soil, flat (2%)	0.13-0.17
Multi units, detached	0.40-0.60	Heavy soil, ave. (2-7%)	0.18-0.22
Multi units, attached	0.60-0.75	Heavy soil, steep (7%)	0.25-0.35
Suburban	0.25-0.40	Agricultural land:	
Apartment	0.50-0.70	Bare packed soil	
Industrial:		Smooth	0.30-0.60
Light areas	0.50-0.80	Rough	0.20-0.50
Heavy areas	0.60-0.90	Cultivated rows	
Parks, cemeteries	0.10-0.25	Heavy soils, no crop	0.30-0.60
Playgrounds	0.20-0.35	Heavy soils with crop	0.20-0.50
Railroad yard areas	0.20-0.35	Sandy soil no crop	0.20-0.40
Unimproved areas	0.10-0.30	Sandy soil with crop	0.10-0.25
		Pasture	
		Heavy soil	0.15-0.45
		Sandy soil	0.05-0.25
		Woodlands	0.05-0.25
		Pavement	
		Asphalt and Concrete	0.70-0.95
		Brick	0.70-0.85
		Roofs	0.75-0.95

NOTE: The designer must use judgment to select the appropriate "C" value within the range for the appropriate land use. Generally, larger areas with permeable soils, flat slopes, and dense vegetation should have lowest "C" values. Smaller areas with slowly permeable soils, steep slopes, and sparse vegetation should be assigned highest "C" values. The range of "C" values presented are typical for return periods of 2-10 years. Higher values are appropriate for larger design storms. (ASCE 1992 and others)



M O H R & S E R E D I N

Landscape Architects, Inc.

October 25, 2002

Ms. Sarah Hopkins
Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

**RE: 535 OCEAN AVENUE, PORTLAND
AMENDED SITE PLAN APPROVAL – STAFF REVIEW**

Dear Sarah:

Thanks for meeting with Stephen and myself on Wednesday regarding 535 Ocean Avenue amended site plan application. As a follow-up to our meeting, we are submitting additional information to support the application. Below is information regarding site lighting, the existing 24-foot easement and cost estimate.

Site Lighting

Our October 9, 2002, application proposed the use of three Gardco Form 10 EB Style mounted at 15-feet. At our meeting you asked that these lights have house cut-off shields. Attached is a cut sheet and order sheet indicating the option of an internal house side shield for the Form 10 EB style.

Easement

In October 2002, Dr. Carol Ward acquired 21,013 s.f. of 510 Ocean Avenue from Hospice of Maine (see plan 1-A "Plan of Land" in our October 9, 2002 submission). As part of this purchase, the applicant agreed to grant a 24-foot easement along the northwest property line to the Hospice of Maine. This easement will benefit the Hospice of Maine by allowing access to the parking lot is easement during functions and events where there is a need for overflow parking. It is anticipated that these events will not correspond with the peak use time of the medical offices.

Cost Estimate

For bonding purpose, attached is a cost estimate for the site work. We estimate a construction cost for the project to be \$22,413.

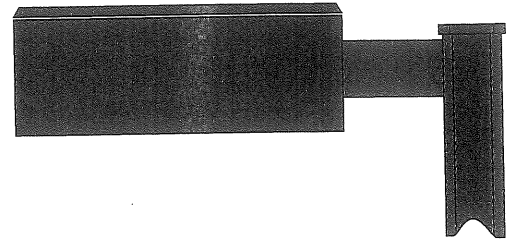
Again, thanks for meeting with us. If you or any other staff member has any further questions regarding this application please do not hesitate to call.

Sincerely,

Michael King
Mohr & Seredin Landscape Architects

FORM 10 EB Style

GENERAL DESCRIPTION: The Gardco EB Style Form Ten products are rectilinear arm mounted sharp cutoff luminaires for high intensity discharge lamps up to 1000 watts. Housings are manufactured from mitered extruded aluminum and finished in an Architectural Class I anodizing. Each of these performance luminaires can accept one of six (6) interchangeable and rotatable precision optical systems.



ORDERING

Example: EB — 19 — 2 — 3 — 400MH — 120 — BRA — LF

PREFIX	SIZE	CONFIGURATION	PHOTOMETRIC DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
EB	14"		1 (Horizontal Lamp)	See Chart Below	120	BLA BRA NA SC	AD
	19"	1	3 (Horizontal Lamp)		208		CD
	26"	2	4X (Horizontal Lamp) ^{5,6}		240		AP
		3	Q (Horizontal Lamp)		277		AT
		4	FM (Horizontal Lamp)		480		HS LF PC PCR POLY PTF QS SG
					VS (Vertical Lamp) ⁷		QUAD

NOTES:

- 14" and 19" units are furnished with a non-yellowing acrylic sag lens. 26" units are furnished with sag glass lens. Type VS not available with 14" mogul base. 14" Type VS limited to 175MH.
- Medium base lamp.
- 150HPS ballast operates 55 volt lamp.
- Not available in 480V. 1000W maximum.
- 19" housings only.
- Furnished with sag glass lens.
- Contact factory for availability.
- Supplied standard with 19" Type 4X and 26" Type VS optics.

WATTAGE:

	14"	19"	26"
100HPS		250HPS	750HPS
100MV		250MV	750MH
100MH ²		250MH	1000HPS
150HPS ³		400HPS	1000MV
		175MV	400MH
		175MH	400MH
		250MV	
		250MH	

FINISH:

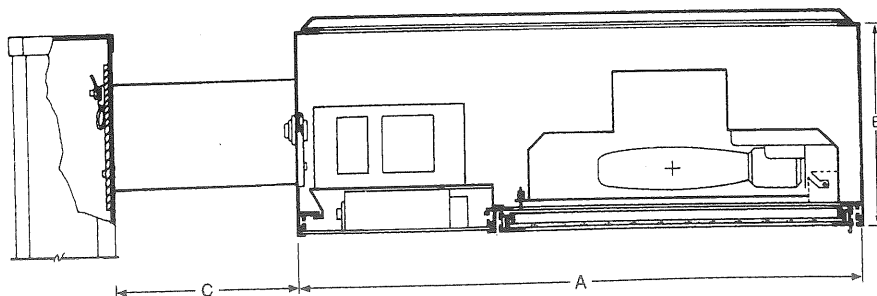
- BLA: Black Anodized
- BRA: Bronze Anodized
- NA: Natural Anodized
- SC: Special Color Paint (Specify)

OPTIONS:

- AD: Amber Drop Diffuser (14" and 19" units only)
- CD: Clear Drop Diffuser (14" and 19" units only)
- AP: Adjustable Knuckle - Pole Mount
- AT: Adjustable Knuckle - Tenon Mount
- HS: Internal House Side Shield**
- LF: In-Line Fusing
- PC: Receptacle and Photocontrol⁴
- PCR: Photocontrol - Receptacle only⁴
- POLY: Polycarbonate Sag Lens (not available with Type 4X optics)
- PTF: Pole Top Filter
- QS: Quartz Restrike⁷
- SG: Sag Glass Lens (in lieu of flat glass)⁸

DIMENSIONAL DRAWINGS

EB Style	Size	Width	EPAS			Approx. Weight Single Unit		
			A	B	C			
14"	14"	21"	7"	6"	1.5	3.0	3.3	34 lbs
		356mm	533mm	178mm	152mm			
19"	19"	29"	10"	9"	2.6	5.2	5.5	71 lbs
		483mm	737mm	254mm	229mm			
26"	26"	39"	10"	12"	4.1	8.2	9.1	113 lbs
		660mm	991mm	254mm	305mm			



Construction Cost Breakdown
Opinion of Probable Cost
535 Ocean Avenue, Portland, Maine
10/25/2002

Prepared by Mohr & Seredin Landscape Architects

	<u>Unit</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Base Cost</u>	<u>Sub-Total</u>
1 Site Demolition					
Move Dumpster and Screening	LS	1	\$1,000.00	\$1,000	
Remove Bituminous Pavement/Curbing	LS	1	\$350.00	\$350	
					\$1,350
2 Site Preparation					
Clear & Grub	LS	1	\$1,750.00	\$1,750	
Strip Topsoil	LS	1	\$350.00	\$350	
Parking Lot Barricades	LS	1	\$200.00	\$200	
Survey Layout	LS	1	\$500.00	\$500	
					\$2,800
2 Erosion Controls					
Silt Fence	lf	110	\$2.00	\$220	
Straw Matting	sq. yd	200	\$3.00	\$600	
Stone Rip-rap Aprons	ea	2	\$150.00	\$300	\$1,120
3 Earthwork					
Earthwork -- Common Borrow Fill	cu. yd	200	\$9.00	\$1,800	
Road Gravel	LS	1	\$1,750.00	\$1,750	
Respreading Topsoil	LS	1	\$500.00	\$500	
					\$4,050
4 Drainage & Underdrains					
12" HDPE	lf	57	\$30.00	\$1,710	
Level Lip Spreader	LS	1	\$1,500.00	\$1,500	
					\$3,210
6 Bituminous Pavement Roads and Walks					
Access Drive and Walkway	tons	100	\$42.00	\$4,200	
Cape Cod Berm	lf	85	\$4.50	\$383	
Repairing and Resealing Existing Lot	ls	1	\$1,000.00	\$1,000	
					\$5,583
8 Site Improvements					
Site Lighting	ea	3	\$1,500.00	\$4,500	
Secondary Electrical Service to Lights (inc. conduit)	LS	1	\$500.00	\$500	
Restriping Both Lots	LS	1	\$500.00	\$500	
Handicap Parking Sign	ea	1	\$150.00	\$150	
					\$5,650
TOTAL					\$22,413

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

October 24, 2002

Mr. Michael King
Mohr & Seredin Landscape Architects, Inc.
18 Pleasant Street
Portland, ME 04101

RE: Parking Lot Driveway, 519-535 Ocean Avenue
ID #2002-0218, 163-E-003

Dear Mr. King:

After review of the submittal for the parking lot driveway proposed on 519-535 Ocean Avenue, the following comments have been generated:

1. Please provide stormwater runoff calculations and the anticipated runoff increases for the appropriate storm events as well as sizing calculations for the proposed culvert and level-lip spreader. Please also provide a brief description of the soil types and their "hydrologic soils group" classification used in the runoff analysis.
2. Sump in existing catchbasin near dumpster is full of sand and should be cleaned. A note should be added to the plan that this catchbasin will be maintained. Also an inlet protection device should be added to this existing catchbasin.
3. The relocation of the dumpster location/orientation may prove difficult for a truck to access. Please address this concern.
4. How is the circulation of these parking areas proposed? Will existing parking lot driveway/entrance (belonging to Diocesan Human Relations Services, Inc.) be open to doctor's clientele and vice versa? Signage such as "Private Driveway, Do Not Enter" may be appropriate at existing parking lot entrance to discourage its use by doctor's office clientele. Clientele should be encouraged to use the proposed driveway for both ingress/egress. Thru traffic movements should be discouraged.
5. Will signage be installed calling out additional parking spaces and lower parking lot from existing upper lot?
6. It is recommended that a pedestrian crossing/slow sign at top of the driveway across from the dumpster be installed.

18. A letter of financial capability shall be submitted from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved, if requested to do so.

If you have any questions, please do not hesitate to contact me at 874-8901.

Sincerely,

A handwritten signature in black ink that reads "Kandice Talbot". The signature is written in a cursive style with a large initial "K".

✓ Kandice Talbot
Planner

CC: Sarah Hopkins, Development Review Services Manager



02P218

TO: Kandi Talbot – Planner
FROM: Jim Seymour – Development Review Coordinator, Sebago Technics, Inc.
RE: Parking Lot Improvements – 535 Ocean Avenue
DATE: October 22, 2002

Sebago Technics made a site visit on October 19, 2002 and has reviewed the Site Plan Package and supporting documentation for the proposed parking lot connector drive and associated improvements located at 535 Ocean Avenue. The following comments are submitted in outline format:

1. Stormwater Management

- A. Please provide stormwater runoff calculations and the anticipated runoff increases for the appropriate storm events as well as sizing calculations for the proposed culvert and level-lip spreader. Please also provide a brief description of the soil types and their “hydrologic soils group” classification used in the runoff analysis.
- B. The proposed level-lip spreader is located 50 feet from property line. There should not be an increase in stormwater runoff at the property line from the pre- to post-development condition.
- C. Stormwater quality treatment will need to be addressed since applicant is proposing more than 25 spaces at the projects completion (45 existing + 22 new = 77 total spaces).
- D. Sump in existing CB near dumpster is full of sand and should be cleaned.

2. Road Access/Circulation

- A. Relocated dumpster location/orientation may prove difficult for a truck to access.
- B. Will existing parking lot driveway/entrance (belonging to Diocesan Human Relations Services, Inc.) be open to doctor’s office clientele and vice versa? Signage such as “Private Driveway, Do Not Enter” may be appropriate at existing parking lot entrance to discourage its use by doctor’s office clientele. Clientele should be encouraged to use the proposed driveway for both ingress/egress. Thru traffic movements should be discouraged.

- C. Will a sign be installed calling out additional parking spaces and lower parking lot from existing upper lot?
- D. Recommend the installation of a pedestrian crossing/slow sign at top of driveway across from dumpster.

3. **Grading/Erosion Control**

- A. Proposed driveway embankment slopes are shown at 2:1. A note should be added to plan stating that slopes should not exceed 2:1.
- B. An inlet protection device should be added to the existing catch basin located near the top of the proposed driveway.
- C. There are no grades specified for the level-lip spreader, either on the grading plan or on the level-lip spreader detail. Grades must be specified to help ensure that this structure is properly installed and maintained.

4. **Utility Installation/Location**

- A. Proposed culver slope is excessive. This culvert outlets into a level-lip spreader, which as a rule has certain constraints set on the channel slope(s) flowing into it. We recommend installing a field inlet at the inlet end of the culvert, permitting the inlet to be lowered and reducing the culvert slope.
- B. What is depth of proposed PVC lighting conduit beneath driveway?

5. **General**

- A. Based on our site visit it appears that a mature tree will be removed as a result of the proposed driveway. The size of this tree is not evident from the vegetation depicted on the existing conditions plan. As a result of the loss of this tree are any landscape improvements being proposed besides grass for the project, on either of the proposed embankments and/or between the proposed driveway and the fenced play area thereby providing a buffer?
- B. Plantings with a more extensive root system than grass would be beneficial in further stabilizing the proposed 2:1 embankment slopes.
- C. Proposed sidewalk traverses a 2:1 sloped embankment. Is a pedestrian railing proposed along the walkway opposite the curbing adjacent to the embankment? Sidewalk slopes toward embankment. This situation could prove treacherous to pedestrians under freezing/icy conditions.
- D. Sawcut lines should be delineated on the existing parking lots indicating the areas where the proposed connecting driveway will blend into the existing pavement structure.
- E. Parking lot sealing and striping should be performed at a time when daycare is not in session to ensure that children are not exposed to volatile "carrier" fumes.

- F. Has a lighting analysis been performed showing that no impacts are anticipated beyond the property line as a result of the installation of the proposed light fixtures?

6. Details

- A. A detail for inlet protection on a paved surface, such as a Silt Sac[®] should be added to the plan.
- B. Appropriate utility trench details should be added for electric feeds to proposed light poles.
- C. Need pavement saw cut detail.
- D. Recommend that reveal height of 3" as shown on detail 10/L5.0 for "Concrete Light Pole Base" be increased to protect pole from vehicle bumper hits.

Please contact our office with any questions.

TS:ts/??

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2002-0218
Application I. D. Number

10/09/2002
Application Date

Amendment to Plan - Pk. Lot Improv.
Project Name/Description

Ward Carol R
Applicant

185 Woodville Rd, Falmouth, ME 04105
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 871-0666 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

527 - 527 Ocean Ave, Portland, Maine
Address of Proposed Site
163 E003001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) Driveway

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning R3

Check Review Required:

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|--|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| <input type="checkbox"/> Building Permit Issue | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date |
| <input type="checkbox"/> Final Inspection | _____ date | _____ signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ date | _____ signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ date | _____ signature | |

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

Address of Construction: 535 and 510 OCEAN AVE.			Zone: R3 / R5 and RP	
Total Square Footage of Proposed Structure NO NEW STRUCTURE; JUST DRIVEWAY		Square Footage of Lot NEW LOT 21,013 SF EXISTING LOT 42,987 SF		
Tax Assessor's Chart, Block & Lot Chart# 163 Block# E Lot# 3,849		Property owner, mailing address: CAROL R. WARD 185 WOODVILLE RD FAUMOUTH, MAINE 04105		Telephone: 871-0666
Consultant/Agent, mailing address, phone & contact person MOHR + SERBIN LANDSCAPE ARCHITECTS 18 PLEASANT ST. PORTLAND, ME MICHAEL KING 871-0003		Applicant name, mailing address & telephone: SAME AS ABOVE FOR OWNER		Project name: PARKING LOT IMPROVEMENTS 535 OCEAN AVE
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input checked="" type="checkbox"/> Parking lot Driveway <input type="checkbox"/> Subdivision, amount of lots _____ Site Location of Development \$3,000, except for residential lots which are then \$200 per lot _____ Traffic Movement \$1,000 Stormwater Quality \$250.00 Other _____ After the fact review - Major project \$1,500.00 After the fact review - Minor project \$1,200.00 Major Development _____ \$500.00 Minor Development _____ \$400.00 Plan Amendments: _____ Board review \$200.00 <input checked="" type="checkbox"/> Staff review \$100.00				
Who billing will be sent to: MOHR + SERBIN LANDSCAPE ARCHITECTS Mailing address: MOH 18 PLEASANT ST, PORTLAND, ME 04101 State and Zip: MAINE 04101 Contact person: MICHAEL KING Phone: 871-0003				

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: ci.portland.me.us chapter 14

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:	Date: 9 OCTOBER 2002
-------------------------	-----------------------------

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.

October 9, 2002

Ms. Sarah Hopkins
Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

**RE: 535 OCEAN AVENUE, PORTLAND
AMENDED SITE PLAN APPROVAL – STAFF REVIEW**

Dear Sarah:

Attached please find plans and supporting information for the site improvements at 535 Ocean Avenue, Portland, Stephen Mohr discussed with you in September. The City of Portland Planning Board approved the Site Plan Application for 527 - 535 Ocean Avenue in January 1991, for Dr. Carol Ward. The site and building is currently being used as a medical office building. Because of parking demands, the applicant has recently purchased a 21,013 square-foot portion of 510 Ocean Avenue, contain an existing 20-space parking lot. The applicant wishes to construct vehicular and pedestrian connections between the existing parking lot of 535 Ocean Avenue and the newly acquired parking lot. The proposed improvements include the construction of a bituminous driveway and sidewalk, installing of site lighting and the sealing and striping of the parking lot at 510 Ocean Avenue.

This site plan amendment application contains the following submittals:

1. Site Plan Amendment Application, with \$100.00 application fee
2. Cover letter, with required project narratives
3. Drawings (24" x 36"):
 - L-1 Existing Conditions Plan (1" = 20')
 - L-2 Site Plan (1" = 20')
 - L-3 Site Preparation and Erosion Control Plan (1" = 10')
 - L-4 Layout, Materials and Grading Plan (1" = 10')
 - L-5 Site Details
 - 1-A Plan of Land (Owen Haskell, Inc.)
4. Exhibit A: Erosion and Sediment Control Plan
5. Exhibit B: Site Plan Checklist
6. Exhibit C: Culvert Sizing Narrative
7. Exhibit D: Sales and Purchase Agreement for portion of 510 Ocean Avenue
8. Exhibit E: Cut Sheets for Proposed Light Fixtures

Description of Proposed Use

The approved 1991 site plan of 527 – 535 Ocean Avenue shows 22 parking spaces on the west portion of the site and 24 parking spaces on the east side of the site. The applicant finds the current supply of parking insufficient to meet the parking demands of the tenants on the west side of the property. In an effort to address the parking distribution inequity, the applicant acquired 21,013 s.f. of the abutting parcel of 510 Ocean Avenue, which has an existing parking lot containing 20 parking spaces. The proposed site improvements will connect the existing parking lot to the newly acquired parking lot with a simple 78-foot long and 20-foot wide curbed driveway and a 5-foot wide sidewalk.

Easements and Burdens

As part of the purchase agreement of the new lot, the applicant granted a 24' Access Easement to the abutting property owner. This easement is shown on the Existing Conditions Plan and the Standard Boundary Survey. There are no other easements or burdens on the property.

Solid Waste

Types and estimated quantity of solid waste are limited to the typical office waste. Currently a 5 cubic yard dumpster is used for this solid waste. This existing dumpster (and screening) will be relocated as shown on sheet L-4 – Layout, Materials and Grading Plan. No additional solid waste will be generated by the proposed connection to the existing parking lot.

Availability of Off-site Facilities

Water, sanitary sewer and storm sewer lines found along Ocean Avenue currently serve the existing building. The proposed site improvements will not disturb any of these utilities nor will the proposed change generate any increase demands on these utilities.

Existing and Proposed Surface Drainage

The existing parking lot on the west portion of 527 -535 Ocean Avenue drains to catch basin in the southeast corner of the lot. The existing lot at 510 Ocean Avenue sheet drains into a heavily vegetated south portion of the lot. Both of these lots will continue to drain as they currently do upon completion of the site improvements. The proposed access driveway will sheet drain into a swale and will be culverted under the access driveway where it will daylight into a level lip spreader. The level lip spreader discharges into the vegetated portion of the site. Exhibit C is a narrative by William Walsh P.E. explaining the culvert sizing.

Construction Plan/Schedule

The applicant will begin construction of the site improvements in October, as soon as the City has approved the change. Completion of the site improvements is expected to take 2 – 3 weeks. The site will be stabilized in accordance with the Erosion Control Plan (Exhibit A) prior to winter.

State and Federal Regulatory Approvals

No state or federal regulatory approvals will be required for this project.

Financial and Technical Capacity

The applicant will privately finance the project. The estimated project cost is \$15,000.00.

Applicant's Title/right

The applicant is the current owner of 527 –535 Ocean Avenue. Exhibit D shows the Sales and Purchase agreement for the portion of 510 Ocean Avenue.

Unusual Natural Features

The site contains no unusual natural areas, wildlife, fisheries habitats or archaeological features.


Site Lighting

The applicant is proposing to add three new 100-watt metal halide light fixtures for the new connector drive and existing pavement. The light fixtures will be mounted at a height of 15-feet, to match the existing light fixtures. A copy of the manufacturer's information is attached as Exhibit E.

535 Ocean Avenue, page 3
October 9, 2002

We believe this project represents a minor change from the 1991 approved Site Plan and as discussed with you, anticipate staff review of this application. Please review it with the appropriate City personnel and advise us of any information you may require. Thanks for your help reviewing this application in a timely manner.

Sincerely,

A handwritten signature in black ink that reads "Michael N. King". The signature is written in a cursive style with a large, prominent initial "M".

Michael King
Mohr & Seredin Landscape Architects

Cc: Dr. Carol Ward

535 OCEAN AVENUE

Portland, Maine

Erosion and Sedimentation Control Plan

September 26, 2002

A. Introduction

The following plan for controlling sedimentation and erosion from this project is based upon sound conservation practices such as those outlined in the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices by the Cumberland County Soil and Water Conservation District and the Maine Department of Environmental Protection dated March 1991. The Contractor shall be made familiar with the aforementioned publication and adhere to it and the practices presented herein.

B. General Erosion and Sedimentation Control Practices

The following general erosion control practices will be used to prevent erosion and sedimentation before, during and after the construction of this project. Special care shall be used at all times in an effort to: (1) limit disturbance and hence erosion (2) correct any erosion problems immediately (3) regularly monitor the practices implemented and (4) revegetate disturbed areas as soon as possible.

Haybales and Silt Fence

1. Silt fencing shall be installed at the toe of the fill area located on the downhill side of the proposed access driveway.
2. Haybales will be installed at the outlet of the proposed 12" HDPE culvert.
3. The locations requiring haybales and/or silt fence are noted on the Plan set.

C. Construction Phase

The following general practices will be used to prevent erosion during construction of this project.

1. Only those areas under active construction will be cleared and left in an untreated or unvegetated condition. If final grading, loaming and seeding will not occur within 15 days, the area will be mulched immediately with hay at a rate of two tons per acre.

2. Prior to the start of construction in a specific area, silt fencing and/or haybales will be installed, at the toe of slope and in areas as located on the plan to protect against any construction-related erosion.
3. Topsoil will be stockpiled when necessary in areas which have minimum potential for erosion and will be kept as far as possible from drainage areas. All stockpiles expected to remain longer than 15 days shall be seeded with conservation mix and mulched immediately.
4. Side slope areas expected to remain unseeded longer than 15 days shall be:
 - a. Treated with anchored mulch immediately.
 - b. Monitored every two weeks until seeding can occur and remulched as needed to protect slopes.

D. Post-Construction Revegetation

The following general practices will be used to prevent erosion as soon as an area is ready to undergo final grading.

1. A minimum of 4" of loam will be spread over disturbed areas and graded to a uniform depth and natural appearance.
2. Seed and mulch shall be installed at the time of loaming.
3. Straw matting shall be used on slopes greater than 3H:1V or as indicated on the drawings. Straw matting shall be securely fastened to the ground with staples as recommended by the manufacturer.
4. Following final seeding, the site will be inspected every 30 days until 80% cover has been established. Reseeding will be carried out by the contractor within ten days of notification by the engineer that the existing catch is inadequate.

E. Monitoring Schedule

The contractor shall be responsible for installing, monitoring, maintaining, repairing, replacing and removing all of the erosion and sedimentation controls or appointing a qualified subcontractor to do so.

Maintenance measures will be applied as needed during the entire construction cycle. After each rainfall, a visual inspection will be made of all erosion and sedimentation controls as follows:

1. Haybale barriers and silt fence shall be inspected and repaired once a week or immediately following any significant rainfall. Sediment trapped behind these

barriers shall be excavated when it reaches a depth of 6" and redistributed to areas undergoing final grading. Should the haybale barriers prove to be ineffective, the contractor shall install silt fence behind the hay bales.

F. Erosion Control Removal

An area is considered stable if it is paved or if 80% growth of planted seeds are established. Once an area is considered stable, the erosion control measures can be removed as follows:

1. Haybales and Silt Fence

The haybales and silt fence shall be disposed of legally and properly off-site. All sediment trapped behind these controls shall be:

a. Distributed to an area undergoing final grading

2. Graded in an aesthetic manner to conform to the topography, fertilized seeded and mulched in accordance with the rates previously stated.

3. Miscellaneous

Once all the trapped sediments have been removed from the temporary sedimentation devices, the disturbed areas must be regarded in an aesthetic manner to conform to the surrounding topography. Once graded these disturbed areas must be loamed (if necessary) fertilized, seeded and mulched in accordance with the rates previously stated.

END EROSION AND SEDIMENTATION CONTROL PLAN

City of Portland, Maine
Site Plan Checklist

527 - 535 OCEAN AVENUE
Portland, Maine

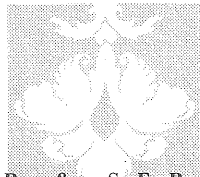
Submitted October 9, 2000

- Item 1 See attached plan S-1
- Item 2 See attached plans L-1 thru L-5.
- Item 3 See attached plans L-1 thru L-5.
- Item 4 See attached plan S-1.
- Item 5 See attached plan S-1.
- Item 6 See attached plan L-3.
- Item 7 See attached plan L-1 thru L-5
- Item 8 Existing Soils: The existing soils that will be disturbed are areas of fill produced from the 1991 parking lot construction. Native soils will not be disturbed by the proposed construction.
- Item 9 See attached plan L-1 thru L-5.
- Item 10 Building Information: N/A
- Item 11 See attached plan L-1 thru L-5.
- Item 12 Waste Receptacles: Types and estimated quantity of solid waste are limited to the typical office waste and will not be changed by this project. Currently a 5 cubic-yard dumpster is used for this solid waste. This existing dumpster (and screening) will be relocated as shown on sheet L-4 – Layout, Materials and Grading Plan. The proposed connecting driveway will generate no additional solid waste.
- Item 13 Public Utilities: The existing building is currently served by electrical and telephone service along Ocean Avenue. The proposed site improvements will not disturb any of these utilities nor will they generate increase demands on these utilities.
- Item 14 Water/Sewer: The existing building is currently served by water and sanitary sewer found along Ocean Avenue. The proposed site improvements will not disturb any of these utilities nor will they generate increase demands on these utilities.
- Item 15 Culverts and Drains: There are no existing culverts found on-site. The proposed driveway will require a new 12-inch culvert to maintain the existing surface flows. See Exhibit C for narrative regarding culvert sizing.
- Item 16 See attached plan S-1 and L-2.

City of Portland – Site Plan Checklist

- Item 17 See attached plan L-2 and L-4.
- Item 18 Parking: Proposed parking areas are identified on sheet L-4.
- Item 19 Loading facilities: N/A.
- Item 20 Ingress/Egress: The existing vehicular ingress/egress to Ocean Avenue will remain unchanged.
- Item 21 Curbs/Sidewalks: See attached plan L-4.
- Items Landscape Plan: N/A.
22-29
- Item 30 Fencing/Screening: The existing wood fence screening for the dumpster will be relocated along with the dumpster, see attached plan L-4.
- Item 31 Lighting: Sheet L-4 shows two (2) 100-watt metal halide light fixtures mounted at a height of 15-foot (matching existing light fixtures) proposed for the existing parking lot at 510 Ocean Avenue. One (1) 100-watt metal halide light fixture mounted at a height of 15-foot is proposed for the new driveway. See attached cut sheets for proposed light fixtures.
- Item 32 Fire Hydrants: N/A
- Items See attached written statement/cover letter.
33 –42
- Item 43 State and Federal Approval: N/A
- Item 44 Status of Pending Applications: N/A
- Item 45 Timeline: The applicant will begin construction of the site improvements in October. Completion of the site improvements is expected to take 2 – 3 weeks. The site will be stabilized in accordance with the Erosion Control Plan (Exhibit A) prior to winter
- Item 46 Letter of Non-jurisdiction: N/A
- Item 47 Financial and Technical Capacity: The applicant will privately finance the project. The estimated project cost is \$15,000.00.

END OF SITE PLAN CHECKLIST



M O H R & S E R E D I N

Landscape Architects, Inc.

Stormwater Analysis
535 Ocean Avenue
Portland, Maine
October 8, 2002

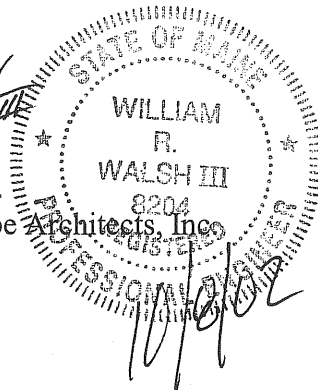
Dr. Carol Ward is proposing the expansion of the parking lot at 535 Ocean Avenue on an adjacent parcel. The adjacent parcel currently includes 9,600 square feet of existing parking area. In order to connect the two parking areas, a 24 foot driveway will be constructed which will encompass approximately 2,400 square feet.

Currently the site drains from north to south in both parking areas. A small drainage swale separates the two parking areas and will be dissected by the new driveway. A 12 inch culvert will be used to convey the runoff beneath the new driveway and a level spreader will be used at the culvert outlet to discharge the flow through a vegetated buffer. This buffer will serve to filter the runoff and improve stormwater quality as it leaves the site. After leaving the site, the runoff enters a 12 inch culvert and drainage system in Coburn Street (an unimproved City street).

In our opinion, the minor nature of the proposed improvement should not cause any adverse downstream impacts as a result of increased peak flow rates.

Respectfully submitted,

William R. Walsh III, P.E.
Mohr & Seredin Landscape Architects, Inc.



WARRANTY DEED

HOSPICE OF MAINE, a Maine Non-Profit Corporation with an office and place of business located at 693 Congress Street, Portland, Maine 04112

for consideration paid, grants to

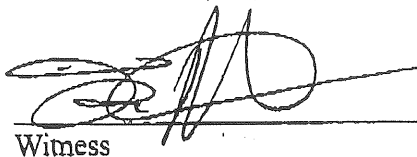
CAROL R. WARD

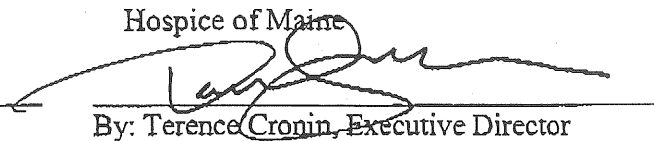
of 535 Ocean Avenue , Portland, ME 04103, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

IN WITNESS WHEREOF, Hospice of Maine has caused this instrument to be executed by Terence Cronin, its Executive Director, thereunto duly authorized this 2nd day of October, 2002.


Witness

Hospice of Maine

By: Terence Cronin, Executive Director

State of Maine,
County of Cumberland,

October 2, 2002

Personally appeared before me Terence Cronin and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Hospice of Maine.

Before me,



James A. Hopkinson
Attorney-at-Law

EXHIBIT A

A certain lot or parcel of land situated southeasterly of, but not adjacent to Ocean Avenue, in the City of Portland, County of Cumberland and State of Maine and being bounded and described as follows:

Beginning at a point on the southwesterly line of land now or formerly of Ocean Avenue Medical Building Condominium, as described in a deed recorded in the Cumberland County Registry of Deeds in Book 8114, Page 294, said point being South 29° 25' 15" East a distance of One Hundred Six and 69/100 (106.69) feet from the southeasterly sideline of Ocean Avenue;

Thence South 29° 25' 15" East on said land and land now or formerly of Charles J. de Sieyes as described in a deed recorded in the Cumberland County Registry of Deeds in Book 8234, Page 252, a distance of One Hundred Forty-three and 31/100 (143.31) feet to an iron rod at the northerly sideline of Coburn Street or "C" Street;

Thence South 60° 34' 45" West along said Coburn Street a distance of One Hundred Forty-nine and 3/100 (149.03) feet to an iron pipe on the easterly sideline of Fernald Terrace;

Thence North 27° 30' 00" West along said Fernald Terrace a distance of One Hundred Forty-three and 39/100 (143.39) feet to a point;

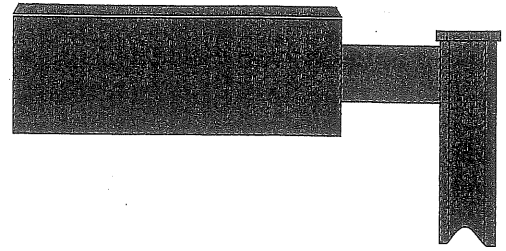
Thence North 60° 34' 45" East a distance of One Hundred Forty-four and 22/100 (144.22) feet to the point of beginning.

Also granting and conveying with quitclaim covenants only any and all right, title and interest in the ownership of the portion of Coburn Street as it abuts this parcel.

Hospice of Maine reserves for itself, its successors and assigns, the right and easement to install, inspect, maintain, repair, use, improve and replace any and all existing storm water drainage and water, sewer, gas, electric lines and associated pipes, lines, drains and improvements that exist over and across the above-described premises.

FORM 10 EB Style

GENERAL DESCRIPTION: The Gardco EB Style Form Ten products are rectilinear arm mounted sharp cutoff luminaires for high intensity discharge lamps up to 1000 watts. Housings are manufactured from mitered extruded aluminum and finished in an Architectural Class I anodizing. Each of these performance luminaires can accept one of six (6) interchangeable and rotatable precision optical systems.



ORDERING

Example: EB — 19 — 2 — 3 — 400MH — 120 — BRA — LF

PREFIX	SIZE	CONFIGURATION	PHOTOMETRIC DISTRIBUTION	WATTAGE	VOLTAGE	FINISH	OPTIONS
EB	14"		1 (Horizontal Lamp)	See Chart Below	120	BLA BRA NA SC	AD
	19"		3 (Horizontal Lamp)		208		CD
	26"		4X (Horizontal Lamp) ^{5,6}		240		AP
			Q (Horizontal Lamp)		277		AT
			FM (Horizontal Lamp)		480		HS
			VS (Vertical Lamp) ¹		QUAD		LF
							PCR
							POLY
							PTF
							QS
							SG

NOTES:

- 14" and 19" units are furnished with a non-yellowing acrylic sag lens. 26" units are furnished with sag glass lens.
Type VS not available with 14" mogul base.
14" Type VS limited to 175MH.
- Medium base lamp.
- 150HPS ballast operates 55 volt lamp.
- Not available in 480V. 1000W maximum.
- 19" housings only.
- Furnished with sag glass lens.
- Contact factory for availability.
- Supplied standard with 19" Type 4X and 26" Type VS optics.

WATTAGE:

	14"	19"	26"
100HPS	100HPS	250HPS	750HPS
100MV	100MV	250MV	750MH
100MH ²	100MH ²	250MH	1000HPS
150HPS ³	150HPS ³	400HPS	1000MV
175MH	175MH	400MV	1000MH
250MV	250MV	400MH	
250MH	250MH		

FINISH:

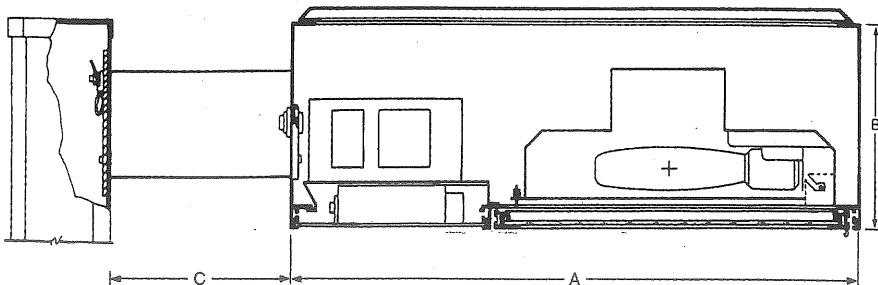
- BLA: Black Anodized
- BRA: Bronze Anodized
- NA: Natural Anodized
- SC: Special Color Paint (Specify)

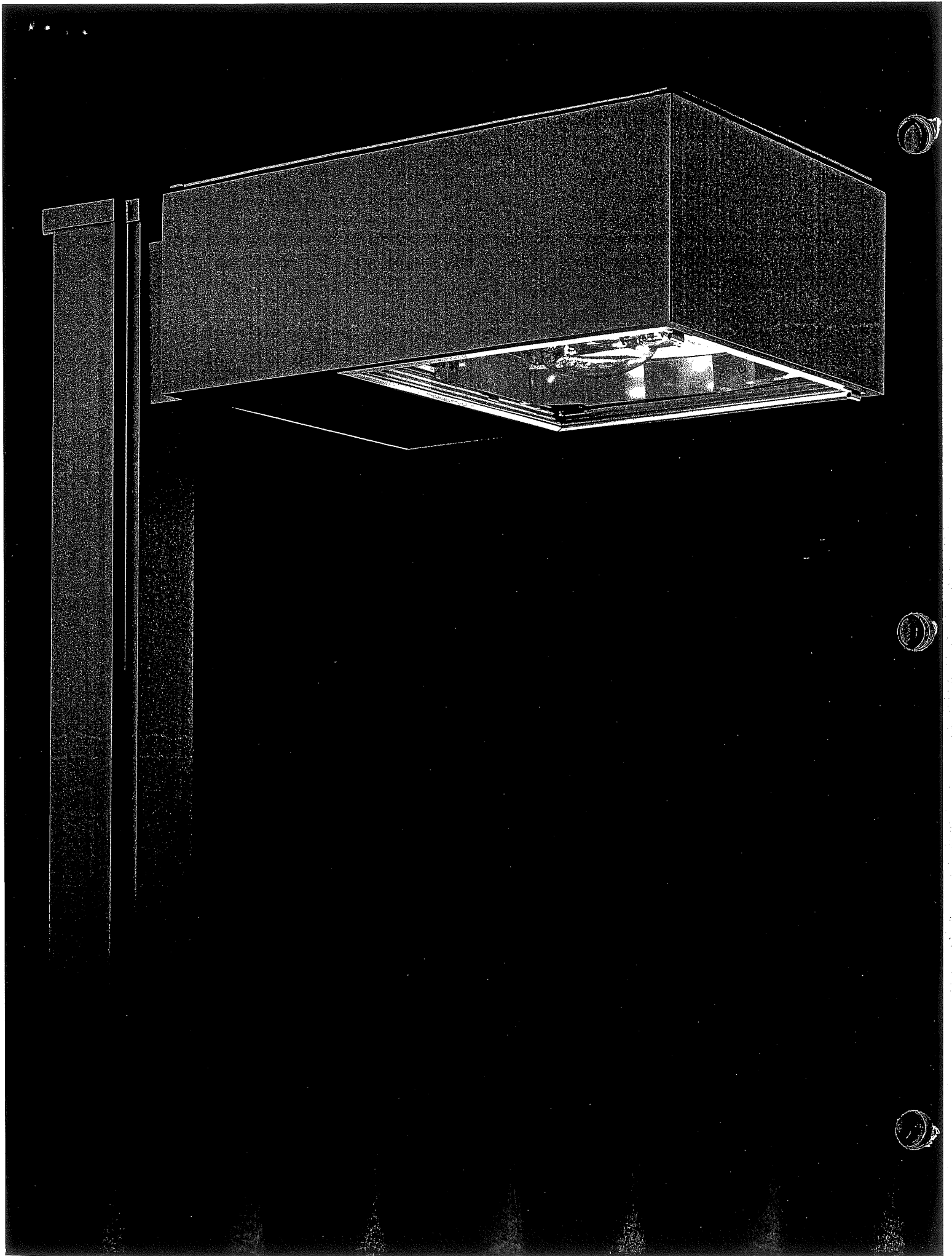
OPTIONS:

- AD: Amber Drop Diffuser (14" and 19" units only)
- CD: Clear Drop Diffuser (14" and 19" units only)
- AP: Adjustable Knuckle – Pole Mount
- AT: Adjustable Knuckle – Tenon Mount
- HS: Internal House Side Shield
- LF: In-Line Fusing
- PCR: Receptacle and Photocontrol⁴
- PC: Receptacle and Photocontrol⁴
- POLY: Polycarbonate Sag Lens (not available with Type 4X optics)
- PTF: Pole Top Fitter
- QS: Quartz Restrike⁷
- SG: Sag Glass Lens (in lieu of flat glass)⁸

DIMENSIONAL DRAWINGS

EB Style	Size	Width	EPAS			Approx. Weight Single Unit		
			Single Arm	Twin 180°	Quad			
14"	14"	21"	7"	6"	1.5	3.0	3.3	34 lbs
		356mm	533mm	178mm	152mm			
19"	19"	29"	10"	9"	2.6	5.2	5.5	71 lbs
		483mm	737mm	254mm	229mm			
26"	26"	39"	10"	12"	4.1	8.2	9.1	113 lbs
		660mm	991mm	254mm	305mm			





**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2002-0218
Application I. D. Number
10/09/2002
Application Date
Amendment to Plan - Pk. Lot Improv.
Project Name/Description

Ward Carol R
Applicant
185 Woodville Rd, Falmouth, ME 04105
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 871-0666 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

527 - 527 Ocean Ave, Portland, Maine
Address of Proposed Site
163 E003001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) Driveway

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning R3

Check Review Required:

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

Planning Approval Status:

Reviewer Kandi Talbot

- Approved Approved w/Conditions See Attached Denied

Approval Date 11/13/2002 Approval Expiration 11/13/2003 Extension to _____ Additional Sheets Attached

OK to Issue Building Permit Kandi Talbot 11/19/2002
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>11/19/2002</u> date	<u>\$23,763.00</u> amount	<u>11/15/2003</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

6.	SITE LIGHTING	_____	_____	_____	3	\$1,666	\$ 4,500
7.	EROSION CONTROL						
	Silt Fence	_____	_____	_____	110	\$2.00	\$ 220
	Check Dams	_____	_____	_____			
	Pipe Outlet Protection	_____	_____	_____	2	\$150	\$ 300
	Level Lip Spreader	_____	_____	_____	1	\$1,500	\$ 1,500
	Slope Stabilization	_____	_____	_____	200	\$3.00	\$ 600
	Geotextile	_____	_____	_____			
	Hay Bale Barriers	_____	_____	_____			
	CB Inlet Protection	_____	_____	_____			
8.	RECREATION AND AND OPEN SPACE AMENITIES	_____	_____	_____			
9.	LANDSCAPING (Attach breakdown of plant materials, quantities and unit costs)	_____	_____	_____	1	l.s.	\$ 1,000 <i>(For topsoil and crown vetch seed)</i>
10.	MISCELLANEOUS	_____	_____	_____			\$ 4,800 <i>(Site removals, site preparation restriping and signage)</i>
	TOTAL:	_____	_____	_____			\$23,763
	GRANDTOTAL:	_____	_____	_____			\$23,763

OK 11-19-02
J.R.

INSPECTION FEE (to be filled out by the City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals	_____ <u>Ø</u> _____	_____ <u>475.26</u> _____	_____ <u>475.26</u> _____
<u>or</u>			
B: Alternative Assessment	_____	_____	_____
Assessed by:	_____ <u>J.R.</u> _____ (name)	_____ <u>J.R.</u> _____ (name)	_____ <u>J.R.</u> _____

CITY OF PORTLAND
PERFORMANCE GUARANTEE
with the City of Portland

Developer's Tax Identification Number: Chart # 163, Block E, Lot # 3, 8, 9

Developer's Name and Mailing Address: DR. CAROL R. WARD
185 WOODVILLE ROAD
FALMOUTH, MAINE 04105

City Account Number: ¹ _____

Treasurer's Report of Receipts Number: ¹ _____

Project Job Number: ¹ ID # 2002-0218, CBL # 163-E-003
(from Site Plan Application form)

Application of DR. CAROL WARD [Applicant] for DRIVEWAY / 535 OCEAN AVE. [Insert street/Project Name] at 535 OCEAN AVENUE [Address], Portland, Maine.

The City of Portland (hereinafter the "City") will hold the sum of \$ 23,763 [amount of performance guarantee] on behalf of DR. CAROL WARD [Applicant] in a non-interest bearing account established with the City. This account shall represent the estimated cost of installing SITE IMPROVEMENTS [insert: subdivision and/ or site improvements (as applicable)] as depicted on the subdivision/site plan, approved on 11/13/02 [date] as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65. It is intended to satisfy the Applicant's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development.

The City, through its Director of Planning and Development and in his sole discretion, may draw against this Escrow Account in the event that:

1. the Developer has failed to satisfactorily complete by 11/15/03 [date: within two years] the work on the improvements contained within the SITE IMPROVEMENTS [insert: subdivision and/ or site improvements (as applicable)] approval, dated 11/13/02 [insert date]; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to post the ten percent (10%) Defect Guarantee required by Portland Code of Ordinances Chapter 14 §§501 and 525; or
4. the Developer has failed to notify the City for inspections in conjunction with the installation of improvements noted in paragraph one.

The Director of Planning and Development may draw on this guarantee, at his option, either thirty days prior to the expiration date contained herein, or s/he may draw against this escrow for a period not to exceed ninety (90) days after the expiration of this commitment; provided that the Applicant will give the City written notice, by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Room 110, Portland, Maine) of the expiration of this escrow within sixty (60) days prior thereto. Otherwise, drafts may be submitted by the City of Portland no later than ninety (90) days following such notice, whenever given.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize the City to reduce the available amount of the escrowed money by a specified amount.

This Escrow will automatically expire upon the earlier of:

1. the written notification from Portland's Director of Planning and Development that said work contained within the SITE IMPROVEMENTS [insert: subdivision and/ or site improvements as applicable] approval and as required by Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 has been completed in accordance with the City of Portland's specifications; or
2. the expiration date of 10/15/03 [date may not fall between October 30 and April 15] or any automatically extended date as specified herein.

Seen and Agreed to: [Applicant]

By: 

Attach Letter of Approval and Estimated Cost of Improvements to this form.

Distribution

1. This information will be completed by Planning Staff.
2. The account number can be obtained by calling Paul Colpitts, ext. 8665.
3. The Agreement will be executed with one original and one copy.
4. The original and copy, each signed by the Developer, will be delivered to the Finance Office, together with a copy of the Report of Receipts form.
5. The Director of Finance will sign the copies, retain the original for their files and deliver the other signed copy to the Planning Office.

6.	SITE LIGHTING	_____	_____	_____	3	\$1,666	\$ 4,500
7.	EROSION CONTROL						
	Silt Fence	_____	_____	_____	110	\$2.00	\$ 220
	Check Dams	_____	_____	_____			
	Pipe Outlet Protection	_____	_____	_____	2	\$150	\$ 300
	Level Lip Spreader	_____	_____	_____	1	\$1,500	\$ 1,500
	Slope Stabilization	_____	_____	_____	200	\$3.00	\$ 600
	Geotextile	_____	_____	_____			
	Hay Bale Barriers	_____	_____	_____			
	CB Inlet Protection	_____	_____	_____			
8.	RECREATION AND AND OPEN SPACE AMENITIES	_____	_____	_____			
9.	LANDSCAPING (Attach breakdown of plant materials, quantities and unit costs)	_____	_____	_____	1	l.s.	\$ 1,000 <i>(For topsoil and crown vetch seed)</i>
10.	MISCELLANEOUS	_____	_____	_____			\$ 4,800 <i>(Site removals, site preparation restriping and signage)</i>
	TOTAL:	_____	_____	_____			\$23,763
	GRANDTOTAL:	_____	_____	_____			\$23,763

INSPECTION FEE (to be filled out by the City)

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

**Planning and Development Department
SUBDIVISION/SITE DEVELOPMENT**

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 11/11/02

Name of Project: 535 Ocean Avenue – Site Improvements

Address/Location: 535 Ocean Avenue

Developer: Dr. Carol Ward

Form of Performance Guarantee: _____

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

TO BE FILLED OUT BY APPLICANT:

		PUBLIC			PRIVATE		
<u>Item</u>		<u>Quantity</u>	<u>Unit Cost</u>	<u>Subtotal</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Subtotal</u>
1.	STREET/SIDEWALK						
	Road				<u>100 tons</u>	<u>\$42.00</u>	\$ <u>4,200</u>
	Bitum. Curbing				<u>85 l.f.</u>	<u>\$4.50</u>	\$ <u>383</u>
	Sidewalks						
	Esplanades						
	Monuments						
	Street Lighting						
	Street Opening						
	Other				<u>1</u>	<u>l.s.</u>	\$ <u>1,000</u>
					<i>(Resealing existing lot)</i>		
2.	EARTHWORK						
	Cut						
	Fill				<u>200 c.y.</u>	<u>\$17.75</u>	\$ <u>3,550</u>
3.	SANITARY SEWER						
	Manholes						
	Piping						
	Connections						
	Main Line Piping						
	House Sewer Piping						
	Pump Stations						
	Other						
4.	WATER MAINS						
5.	STORM DRAINAGE						
	Manholes						
	Catchbasins						
	Piping				<u>57' (12")</u>	<u>\$30</u>	\$ <u>1,710</u>
	Detention Basins						
	Stormwater Quality Units						
	Other						

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

November 13, 2002

Dr. Carole Ward
535 Ocean Avenue
Portland, ME 04103

RE: Driveway, 535 Ocean Avenue
ID #2002-0218, CBL #163-E-003

Dear Mr. King:

On November 13, 2002, the Portland Planning Authority granted minor site plan approval connector driveway located at 535 Ocean Avenue.

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

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

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
5. 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. 8822. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Kandice Talbot at 874-8901.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Program Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jodine Adams, Inspections
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File
Correspondence File
Michael King, Mohr & Seredin Landscape Architects, 18 Pleasant Street, Portland, ME 04101

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

November 4, 2002

Mr. Michael King
Mohr & Seredin Landscape Architects, Inc.
18 Pleasant Street
Portland, ME 04101

RE: Parking Lot Driveway, 519-535 Ocean Avenue
ID #2002-0218, 163-E-003

Dear Mr. King:

After review of the October 29, 2002 submittal for the parking lot driveway proposed on 519-535 Ocean Avenue, the following comments have been generated:

1. Applicant is proposing a hay bale inlet protection device, which requires that it be secured with stakes driven into the ground. We recommend that a device intended for a paved area inlet be utilized, such as a Silt Sac^R.
2. Upon further review, it is believed that the proposed level lip spreader/plunge pool combo would disturb more area than is necessary. The Development Review Coordinator is recommending that the plunge pool/level lip spreader combo be replaced with a simple plunge pool whose outlet "lip" is 10' wide with 0% slope across it and directed into the more stable wooded area/buffer located just southwest of the proposed vegetated receiving area shown on the plan. This would simplify construction and future maintenance/inspection requirements. Level spreader lip lengths are sized for quantity to accept 0.25 cfs per foot of lip for the 10-year storm. The proposed condition flow quantity for the project is only 0.59 cfs for the 25-year storm.
3. A "pavement joint" detail must be added to the detail sheet.
4. A photometric plan shall be submitted showing that the light fixtures proposed will not spillover onto abutting properties and meet the City's lighting standards.
5. Staff understands that the applicant will not be using a financial institution to finance this project, but will be privately financing the project. However, a requirement of our ordinance states that the applicant must provide financial capacity. If the applicant does not wish to contact a financial institution to provide a financial capacity letter, than the applicant must show that the funds are available by providing a bank statement or something to that nature which shows that the applicant has adequate funds to complete the project.

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

November 13, 2002

Dr. Carole Ward
535 Ocean Avenue
Portland, ME 04103

RE: Driveway, 535 Ocean Avenue
ID #2002-0218, CBL #163-E-003

Dear Mr. King:

On November 13, 2002, the Portland Planning Authority granted minor site plan approval connector driveway located at 535 Ocean Avenue.

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

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

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

from Sarah
Landscape Marge
firm Steve Mohr?
Mohr + Smedini Mike?

2006

535 Ocean Ave

Carrollward
ex bldg ext - drs offices → medical complex
business condo.

Payson further
surr. by paper streets

55,000
49,000
w/o road.

RS behind - what to do (3 remnant lots)

Paper st para. to Ocean 1/2 each way? Owen Haskell. about 1997.
loss of frontage.

Carroll reserved rights in med condo.

at side is unabandoned road + so is frontage.

Proposed subdiv 7-8 units (families could be condos.)

PW kept utilities rights
Portland Trails they will check.

Mr Bray Traffic Eng. looking at issue of adequacy of parking. - parking will determine no. of units could be good shared parking

Couple of issues:

dumpster - just need something parking as above utilities from corner.
small inc in drainage + uphill.
neighbors connectivity ? trails
context ? trail to park

Stephen
Mack

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

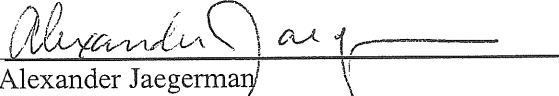
John N. Lufkin
Economic Development

TO: Duane Kline, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: January 26, 2004
SUBJECT: Request for Reduction in Performance Guarantee
535 Ocean Avenue Parking Lot Improvements
ID# 2002-0218 Lead CBL #163-E-003
(Ward, Carol)

Please reduce the Escrow Account # 710-0000-233-44-00 for the parking lot improvements at 535 Ocean Avenue.

Original Sum	\$ 23,763.00
First Reduction	\$ 17,003.70
<u>Reduction Amount</u>	\$ 4,383.00
Remaining Sum	\$ 2,376.30

This is the second reduction for the project.

Approved: 
Alexander Jaegerman
Planning Division Director

cc: Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Todd Merkle, Public Works
Code Enforcement
file

O:\PLAN\CORRESP\DRC\PERFORM\535OCEAN2.DOC

August 13, 2003

Dr. Carol Ward
185 Woodville Road
Falmouth, Maine 04105

Re: 535 Ocean Avenue, amended site plan
Lead CBL (163E003) ID# (2002-0218)

Dear Dr. Ward,

Upon an inspection of the above stated site, the following items remain:

1. Striping of parking spaces incomplete.
2. Sign installations incomplete.
3. Slope stabilization incomplete.
4. Light pole locations: There appears to be a discrepancy between the approved site plan and the actual pole locations. Two poles were placed in the paved areas, and appear to be situated within the parking spaces. Please clarify.

These items need to be addressed before the City can accept a defect guarantee and release the original performance guarantee.

Sincerely,

Jay Reynolds
Development Review Coordinator

cc: Alex Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Program Manager
Correspondence File

January 10, 2004
185 Woodville
Falmouth, Maine. 04105

Department of Planning and Development
City Congress St.,
Portland, Maine 04101

attn: Jay Reynolds, Development Review Director

re: 535 Ocean Avenue, amended site plan
Lead CBL (163E003) ID#(2002-0218)


Dear Mr. Reynolds:

It has come to my attention that we have not been reimbursed for completion of our staff parking lot. Addressing your points of 8/13/03:

1. Striping of spaces is complete, although with the snow not always visible.

2. You mention "Sign installation"- to what signs are you referring? The staff all know where the lot is and don't need directions. Patients don't use that lot.

3. We have planted bushes on the slope beside the access driveway, and they are pretty obvious despite the snow. The original lot slope was planted with "bamboo" that is extremely vigorous, and seems to need no extra help. I actually tried to kill it, in vain.

4. The light poles were installed prior to paving, and the energetic paving team paved around their bases. Knowing this was a concern of yours, when we had the striping done, we made sure that the leading edge of the spaces very clearly started medial to the bases of the lightpoles (see diagram). 

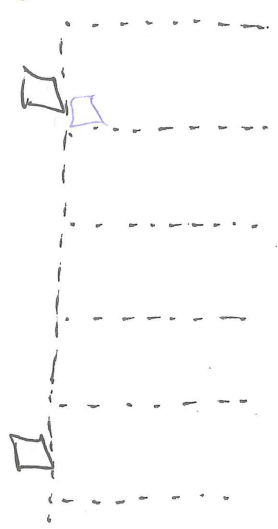
I sincerely hope this satisfies your requirements., and would appreciate return of our \$6,759.30.

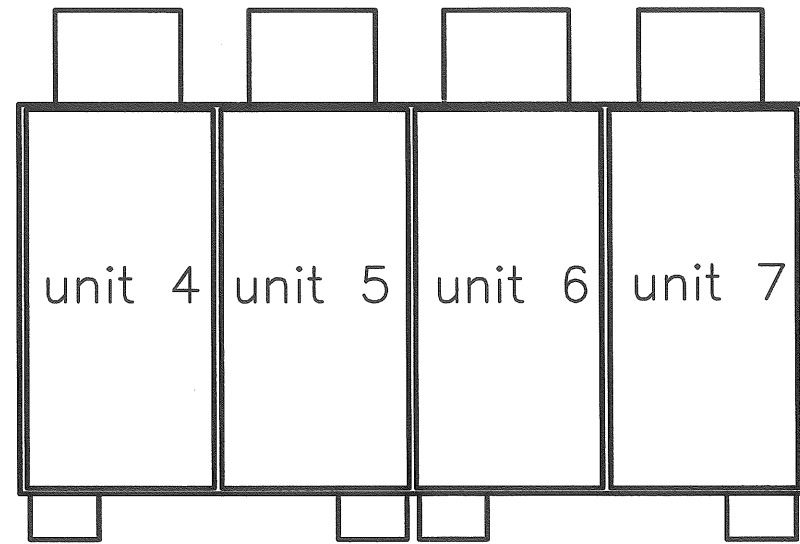
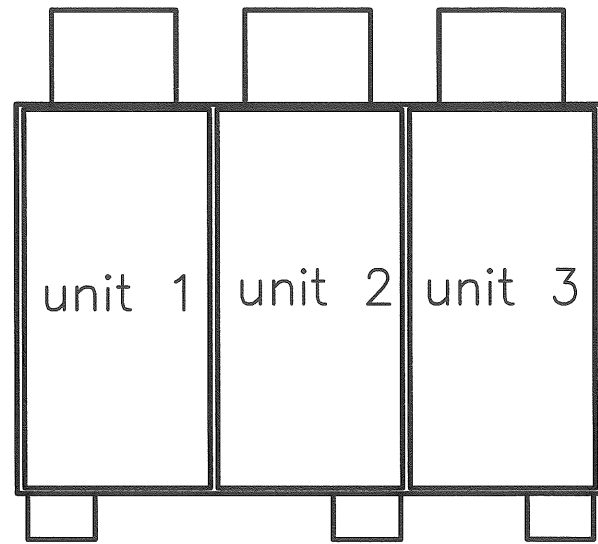
Thank you.

Sincerely,

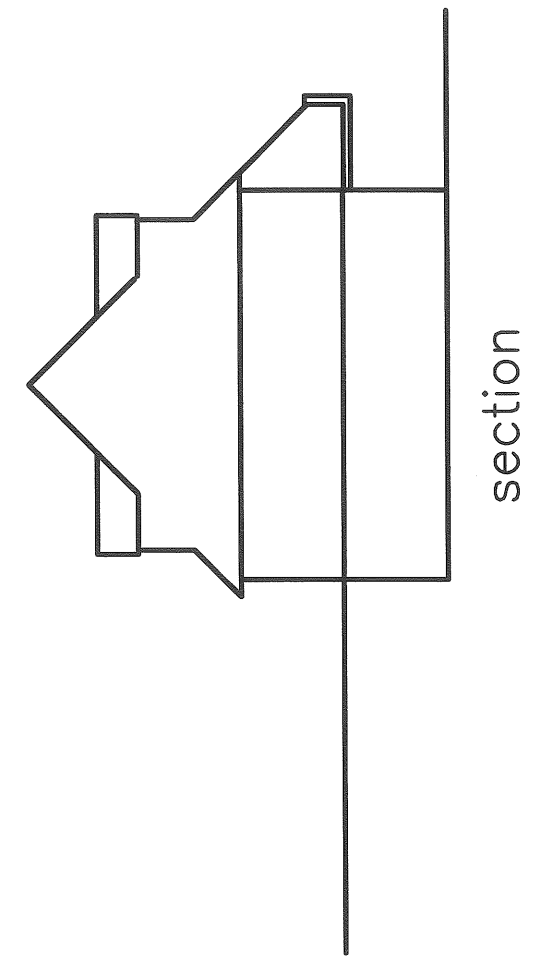

Carol R. Ward, M.D.

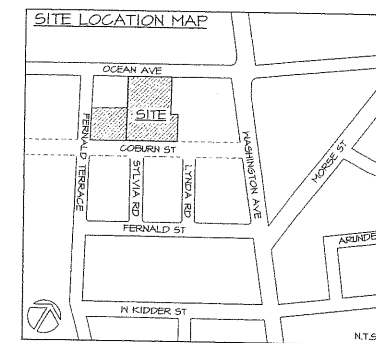
cc: Alex Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Program Manager,
Lee Urban, Director of Planning and Development





scale: $1/16'' = 1'-0''$

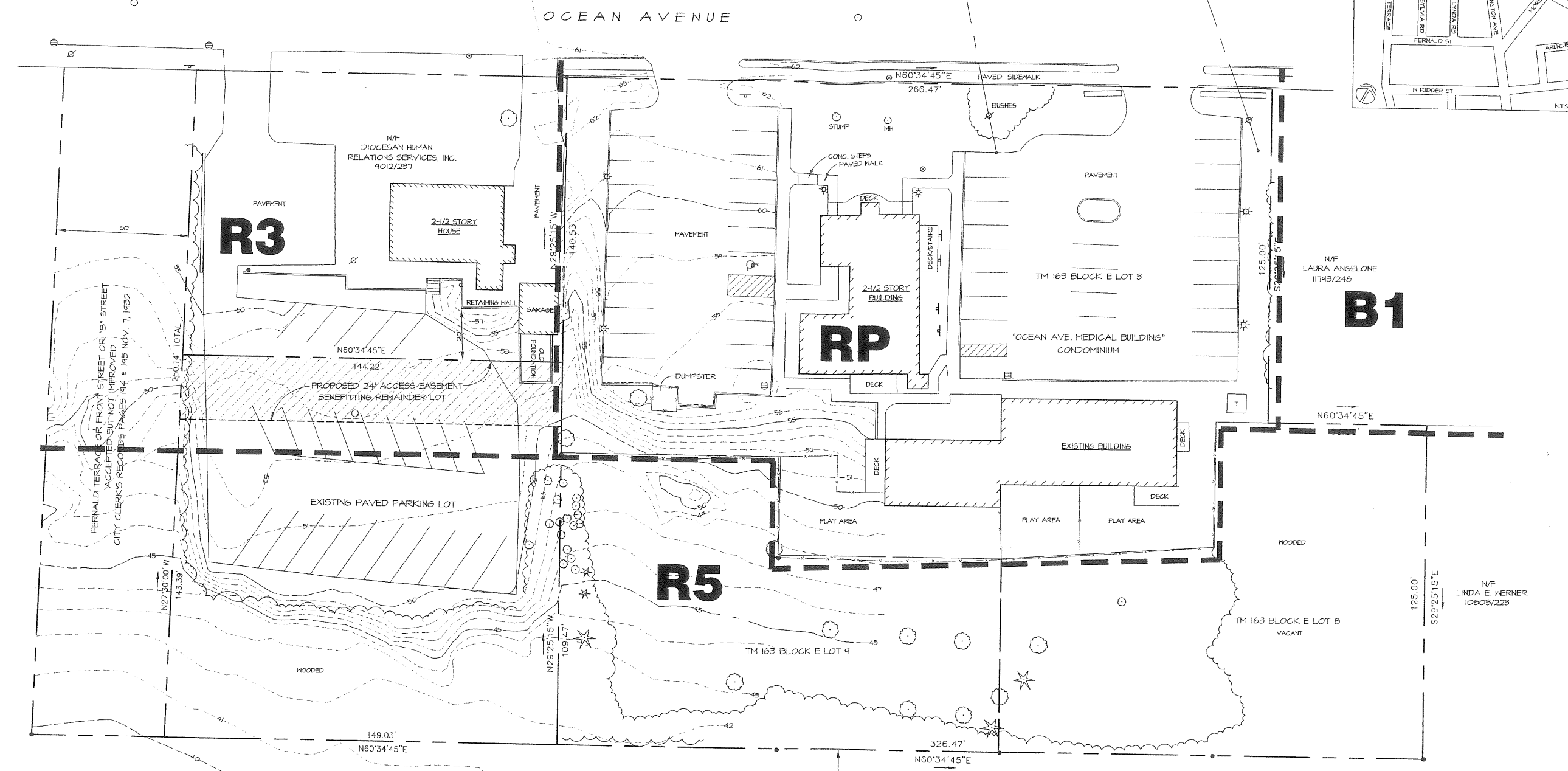




MOHR & SEREDIN
Landscape Architects, Inc.
18 Pleasant Street, Portland, Maine 04101
ph: 1.207.871.0003
fax: 1.207.871.1419

Applicant:
DR. CAROL WARD
185 Woodville Road
Falmouth, Maine 04105
phone: 207-871-0666

535 OCEAN AVENUE
PARKING LOT IMPROVEMENTS
Portland, Maine

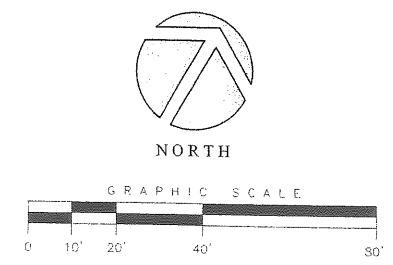


PLAN REFERENCES:
1. "PLAN OF LAND IN PORTLAND, MAINE FOR D H R S, INC." DATED JANUARY 7, 1991 BY OWEN HASKELL, INC.
2. "OCEAN AVE. MEDICAL BUILDING DECLARATION OF CONDOMINIUM" RECORDED IN PLAN BOOK 167, PAGE 44.

PLAN NOTES:
1. OWNER OF RECORD: CAROL R. WARD, 185 WOODVILLE ROAD, FALMOUTH, MAINE 04105
4043/255 (UNITS 1 AND 5)
4043/256 (UNIT 2)
1451/315 (UNIT 3)
4026/284 (BACK LOTS)
2. PARCELS ARE SHOWN AS LOTS 3, 8 AND 9 BLOCK E ON THE CITY OF PORTLAND'S ASSESSOR'S MAP 163.
3. BEARINGS ARE PER PLAN REFERENCE 1.
4. ELEVATIONS ARE BASED ON CITY DATUM. BENCH MARK 15 P.K. NAIL SET IN POWER POLE #54, NORTHERLY SIDE OF OCEAN AVENUE ELEVATION 55.03'.

LEGEND

IRON PIPE OR ROD FOUND	●
UTILITY POLE	⊗
LIGHT POLE	⊙
MANHOLE	⊖
CATCH BASIN	⊕
SIGN	⊠
WATER VALVE	⊗
HYDRANT	⊙
DECIDUOUS TREE	⊙
CONIFEROUS TREE	⊙
FENCE	—
CURB	—
OVERHEAD WIRES	—
1' CONTOUR	—
ZONE LINE	—



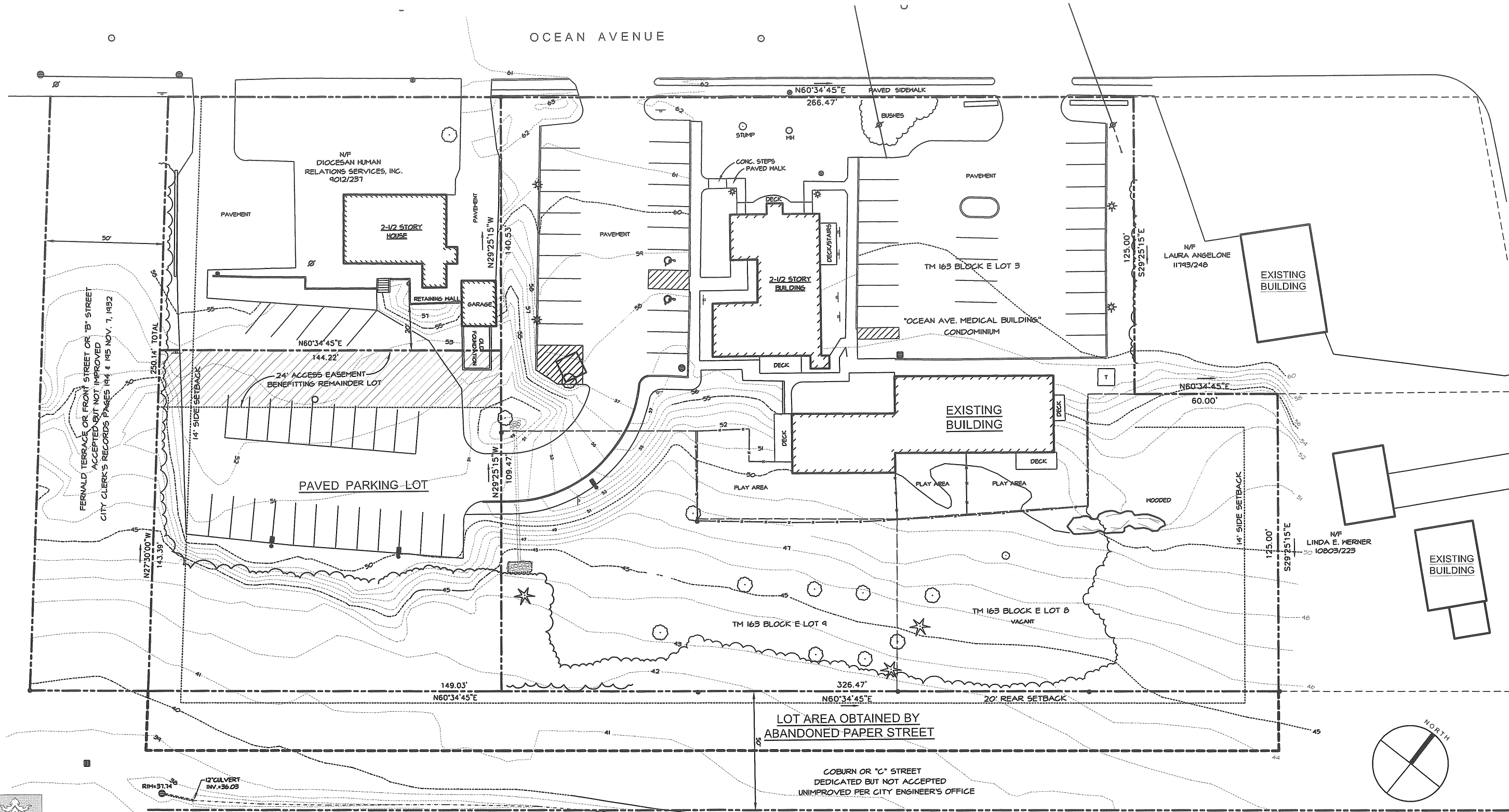
Title:
EXISTING CONDITIONS PLAN

No.	Date	Revision
1	10/29/02	Planning Staff Review
2	11/6/02	Planning Staff Review

Job # 491
Date: Oct. 9, 2002
Scale: 1" = 20'
Drawn: MK

Dwg. No.
I.1.0

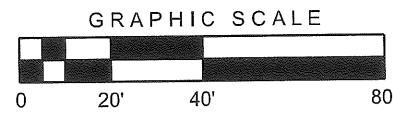
OCEAN AVENUE



18 Pleasant Street, Portland, Maine 04101
 ph: 1.207.871.0003
 fax: 1.207.871.1419

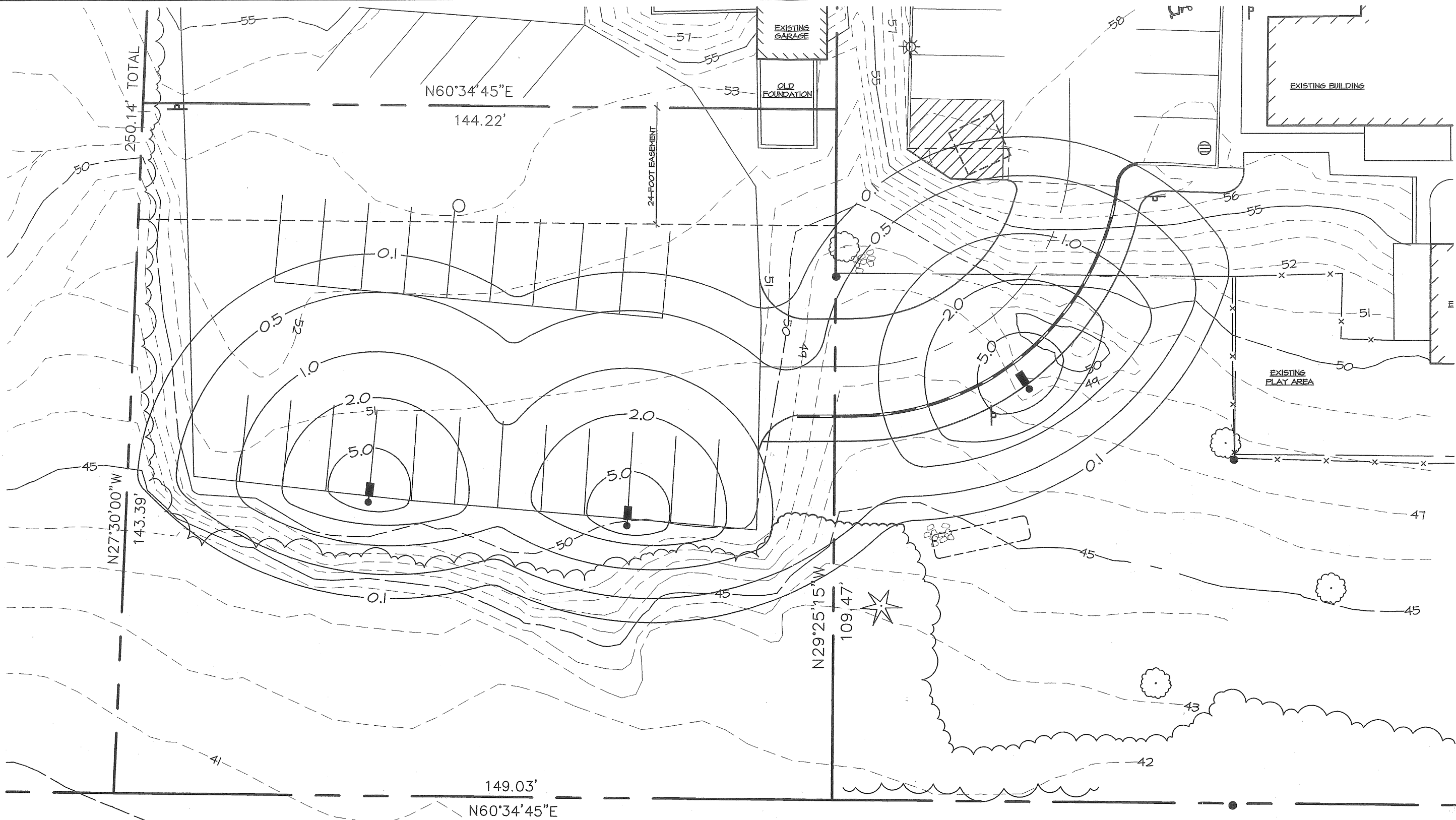
Ocean Avenue Residential Development

Portland, Maine



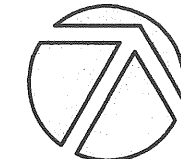
Existing Conditions Plan

February 8, 2006

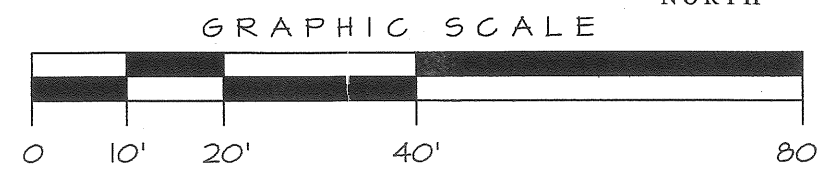



LIGHTING AND PHOTOMETRICS NOTES:

1. ALL PROPOSED LIGHTS SHALL BE 100-WATT METAL HALIDE LIGHT FIXTURES MOUNTED AT A HEIGHT OF 15-FEET. LIGHTS SHALL 'FORM 10 -- EB STYLE' BY GARDCO LIGHTING (OR APPROVED EQUAL.)
2. ALL LIGHTS SHALL CONTAIN INTERNAL HOUSE SIDE CUT-OFF SHIELD.
3. ALL UNITS IN THE ABOVE PLAN ARE SHOWN AS FOOTCANDLES.
4. PHOTOMETRIC DATA SOURCES ARE THE IESNA DATA FILES PROVIDED BY THOMAS-GARDCO LIGHTING, SAN LEANDRO, CALIFORNIA (1-800-227-0758).



NORTH



<p>TITLE: Photometric Plan</p> <p>EXHIBIT: SK-L1</p>	<p>SITE PLAN AMENDMENT -- 535 OCEAN AVENUE</p> <p>535 Ocean Avenue Portland, ME</p> <p>DATE: 10/30/02</p> <p>SCALE: 1" = 20'</p>
 <p>MOHR & JEREPIN Landscape Architects, Inc.</p> <p>18 Pleasant Street, Portland, Maine 04101 Ph: 1.207.871.0093 Fax: 1.207.871.1419</p>	