

Listed below are key characters (in bold) for searching within this file.

Hold down the control key and select the “f” key. Enter either a key character from the list below or document name and select enter for a list of documents containing the search word you entered.

**APL** – all documents behind this target sheet pertain to the original application submitted by the Applicant.

**REVIEW** – all documents behind this target sheet pertain to those documents submitted to and from staff as part of the project review.

**PBM1** – all documents behind this target sheet are any Planning Board memos with attachments that went to the Board.

**PBR1** - all documents behind this target sheet are any Planning Board reports with attachments that went to the Board.

**CC1** - all documents behind this target sheet are any City Council memos/reports that went to the City Council.

**DRC1** - all documents behind this target sheet are those pertaining to the post review of the project by the Development Review Coordinator.

**MISC1** - all documents behind this target sheet are those that may not be included in any of the categories above.

# REVIEW

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*Strengthening a Remarkable City, Building a Community for Life*

[www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning & Urban Development Department**

Penny St. Louis Littell, Director

JULY 23, 2009

**Planning Division**

Alexander Jaegerman, Director

Project Name: Maintenance Building; 2002 Congress Street; Brooklawn Memorial Park (Robert Sanford), Applicant  
Project ID: 09-79900004  
Project Address: 2002 CONGRESS STREET  
Planner: Shukria Wiar

Dear Applicant:

On July 23, 2009, the Portland Planning Authority approved a minor site plan for a maintenance building at 2002 Congress Street as submitted by the Robert Sanford on behalf of Brook Lawn Memorial Park and shown on the approved plan prepared by Macleod Structural Engineers and with a revision date of 03.17.2008 with the following conditions:

1. The lighting fixtures, as proposed, shall be full cutoff.

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.

**STANDARD CONDITIONS OF APPROVAL**

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

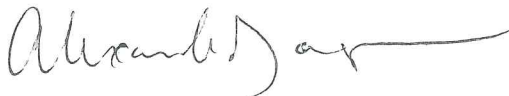
1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.

4. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.
5. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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

If you have any questions, please contact Shukria Wiar at 756-8083 or [shukriaw@portlandmaine.gov](mailto:shukriaw@portlandmaine.gov).

Sincerely,



Alexander Jaegerman  
Planning Division Director

Attachments:

1. Performance Guarantee Packet

**Electronic Distribution:**

Penny St. Louis Littell, Director of Planning and Urban Development

Alexander Jaegerman, Planning Division Director

Barbara Barhydt, Development Review Services Manager

Shukria Wiar, Planner

Philip DiPierro, Development Review Coordinator

Marge Schmuckal, Zoning Administrator

Tammy Munson, Inspections Division Director

Gayle Guertin, Inspections Division

Lisa Danforth, Inspections Division

Lannie Dobson, Inspections Division

Michael Bobinsky, Public Services Director

Kathi Earley, Public Services

Bill Clark, Public Services

David Margolis-Pineo, Deputy City Engineer

Todd Merkle, Public Services

Greg Vining, Public Services

John Low, Public Services

Jane Ward, Public Services

Keith Gautreau, Fire

Jeff Tarling, City Arborist

Tom Errico, Wilbur Smith Consulting Engineers

Dan Goyette, Woodard & Curran

Assessor's Office

Approval Letter File

**Hard Copy:** Project File

City of Portland  
 Development Review Application  
 Planning Division Transmittal form

**Application Number:** 09-79900004      **Application Date:** 6/29/09

**Project Name:** MAINTENANCE BUILDING

**Address:** 2002 Congress St      **CBL:** 211 - A-001-001

**Project Description:** Maintenance Building; 2002 Congress Street; Brooklawn Memorial Park, Applicant

**Zoning:** R1

**Other Reviews Required:**

**Review Type:** MINOR SITE PLAN

Brooklawn Memorial Park  
 2002 Congress Street  
 Portland Me 04102

Robert J Sanford Jr.  
 2 Cherryfield Ave  
 Saco Me 04072

**Distribution List:**

<input checked="" type="checkbox"/> Planner	Barbara Barhydt	<input checked="" type="checkbox"/> City Arborist	Jeff Tarling
<input checked="" type="checkbox"/> Zoning Administrator	Marge Schmuckal	<input checked="" type="checkbox"/> Design Review	Alex Jaegerman
<input checked="" type="checkbox"/> Traffic	Tom Errico	<input checked="" type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input checked="" type="checkbox"/> Inspections	Tammy Munson	<input checked="" type="checkbox"/> Sanitary Sewer	John Emerson
<input checked="" type="checkbox"/> Fire Department	Keith Gautreau	<input checked="" type="checkbox"/> Stormwater	Dan Goyette
<input checked="" type="checkbox"/> Parking	John Peverada	<input checked="" type="checkbox"/> Historic Preservation	Deb Andrews
<input checked="" type="checkbox"/> Engineering	David Margolis-Pineo	<input type="checkbox"/> Outside Agency	
<input checked="" type="checkbox"/> DRC Coordinator	Phil DiPierro		

**Preliminary Comments needed by:**

**Final Comments needed by:**



Development Review Application  
PORTLAND, MAINE  
Department of Planning and Urban Development,  
Planning Division and Planning Board

PROJECT NAME: Brooklawn Memorial Park Construction of Maintenance Bldg.

PROPOSED DEVELOPMENT ADDRESS:

2002 Congress St Portland, ME 04102

PROJECT DESCRIPTION:

Construction of 60' x 80' Maintenance building to  
be built on existing property

CHART/BLOCK/LOT: 211 Tax Map Block A Lot #001

CONTACT INFORMATION:

APPLICANT

Name: Brooklawn Mem Park

Address: 2002 Congress St  
Portland, ME 04102

Zip Code: 04102

Work #: 207-773-7679

Cell #: \_\_\_\_\_

Fax #: 207-780-1812

Home: N/A

E-mail: \_\_\_\_\_

PROPERTY OWNER

Name: David R Morgan

Address: 2002 Congress St  
Portland, ME

Zip Code: 04102

Work #: 207-773-7679

Cell #: \_\_\_\_\_

Fax #: 207-780-1812

Home: \_\_\_\_\_

E-mail: \_\_\_\_\_

BILLING ADDRESS

Name: Brooklawn Mem. Park

Address: 2002 Congress St  
Portland

Zip: 04102

Work #: 207-773-7679

Cell #: \_\_\_\_\_

Fax #: 207-780-1812

Home: \_\_\_\_\_

E-mail: \_\_\_\_\_

RECEIVED

JUN 29 2009

City of Portland  
Planning Division

~As applicable, please include additional contact information on the next page~

# PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area 4864 sq. ft.  
 Proposed Total Disturbed Area of the Site 4864 sq. ft.  
 (If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.)

Impervious Surface Area

Proposed Total Paved Area 0 sq. ft.  
 Existing Total Impervious Area \_\_\_\_\_ sq. ft.  
 Proposed Total Impervious Area \_\_\_\_\_ sq. ft.  
 Proposed Impervious Net Change \_\_\_\_\_ sq. ft.

Building Area

Existing Building Footprint 0 sq. ft.  
 Proposed Building Footprint 4864 sq. ft.  
 Proposed Building Footprint Net change 4864 sq. ft.  
 Existing Total Building Floor Area 0 sq. ft.  
 Proposed Total Building Floor Area 4864 sq. ft.  
 Proposed Building Floor Area Net Change 4864 sq. ft.  
 New Building yes (yes or no)

Zoning

Existing \_\_\_\_\_  
 Proposed, if applicable Cemetery (R1) .  
Conditional use Maint. Bldg. Added.

Land Use

Existing \_\_\_\_\_  
 Proposed Cemetery  
Cemetery

Residential, if applicable

Proposed Number of Affordable Housing Units \_\_\_\_\_  
 Proposed Number of Residential Units to be Demolished \_\_\_\_\_  
 Existing Number of Residential Units N/A  
 Proposed Number of Residential Units \_\_\_\_\_  
 Subdivision, Proposed Number of Lots \_\_\_\_\_

Parking Spaces

Existing Number of Parking Spaces 6  
 Proposed Number of Parking Spaces 6  
 Number of Handicapped Parking Spaces \_\_\_\_\_  
 Proposed Total Parking Spaces 6

Bicycle Parking Spaces

Existing Number of Bicycle Parking Spaces \_\_\_\_\_  
 Proposed Number of Bicycle Parking Spaces N/A  
 Total Bicycle Parking Spaces \_\_\_\_\_

Estimated Cost of Project

225,001 -

**Please check all reviews that apply to the proposed development**

Design Review	<input checked="" type="checkbox"/>	Stormwater Quality	_____
Flood Plain Review	_____	Traffic Movement	_____
Historic Preservation	_____	Zoning Variance	<input checked="" type="checkbox"/>
Housing Replacement	_____	Historic District/Landmark	_____
14-403 Street Review	_____	Off Site Parking	_____



Shoreland \_\_\_\_\_  
 Site Location Act Local Review   
 Single Family Dwelling \_\_\_\_\_  
 2 Family Dwelling \_\_\_\_\_

Multi-Family Dwelling \_\_\_\_\_  
 B-3 Pedestrian Activity Review \_\_\_\_\_  
 Change of Use \_\_\_\_\_

**APPLICATION FEE:**

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<p><b>Major Development (more than 10,000 sq. ft.)</b></p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)  <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)  <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)  <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)  <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)  <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)  <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p><b>Plan Amendments</b></p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)  <input type="checkbox"/> Planning Board Review (\$500.00)</p> <p><b>Subdivision</b></p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + (applicable Major site plan fee)</p>
<p><b>Minor Site Plan Review</b></p> <p><input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)  <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p><b>Other Reviews</b></p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____ )  <input type="checkbox"/> Traffic Movement (\$1,000.00)  <input type="checkbox"/> Storm water Quality (\$250.00)  <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)  <input type="checkbox"/> Other _____</p>

**DEVELOPMENT REVIEW APPLICATION SUBMISSION**

Submissions shall include seven (7) packets with folded plans containing the following materials:

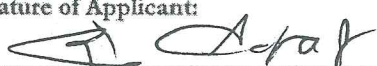
1. Seven (7) full size site plans that must be folded.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist (page 9) for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov) Copies of the ordinances may be purchased through the Planning Division.

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 Planning Authority and Code Enforcement'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.

This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

<p>Signature of Applicant:  </p>	<p>Date:          6.25.09</p>
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# Site Plan Checklist

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

2002 Congress St. Portland, ME 04102

B.M.P. Construction Maintenance Bldg.

**Project Name, Address of Project**

**Application Number**

(The form is to be completed by the Applicant or Designated Representative)

Check Submitted		Required Information	Section 14-525 (b,c)
Applicant	Staff		
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Name and address of applicant and name of proposed development	a
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Scale and north points	b
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Boundaries of the site	c
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Total land area of site	d
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Topography - existing and proposed (2 feet intervals or less)	e
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Plans based on the boundary survey including:	2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Existing soil conditions	a
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards ( <u>example page 11 of packet</u> )	d
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Location of on-site waste receptacles	e
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Public utilities	e
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Water and sewer mains	e
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Culverts, drains, existing and proposed, showing size and directions of flows	e
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Location and dimensions of on-site pedestrian and vehicular access ways	g
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Parking areas	g
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Loading facilities	g
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Design of ingress and egress of vehicles to and from the site onto public streets	g
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Curb and sidewalks	g
<input type="checkbox"/>	<input type="checkbox"/>	Landscape plan showing:	h
<input type="checkbox"/>	<input type="checkbox"/>	* Location of existing vegetation and proposed vegetation	h
<input type="checkbox"/>	<input type="checkbox"/>	* Type of vegetation	h
<input type="checkbox"/>	<input type="checkbox"/>	* Quantity of plantings	h
<input type="checkbox"/>	<input type="checkbox"/>	* Size of proposed landscaping	h
<input type="checkbox"/>	<input type="checkbox"/>	* Existing areas to be preserved	h
<input type="checkbox"/>	<input type="checkbox"/>	* Preservation measures to be employed	h
<input type="checkbox"/>	<input type="checkbox"/>	* Details of planting and preservation specifications	h
<input type="checkbox"/>	<input type="checkbox"/>	* Location and dimensions of all fencing and screening	i
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location and intensity of outdoor lighting system	j
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Location of fire hydrants, existing and proposed ( <u>refer to Fire Department checklist - page 11</u> )	k
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Written statements to include:	c
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Description of proposed uses to be located on site	cl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Quantity and type of residential, if any	cl
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Total land area of the site	c2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Total floor area, total disturbed area and ground coverage of each proposed Building and structure	c2
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* General summary of existing and proposed easements or other burdens	c3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Type, quantity and method of handling solid waste disposal	c4
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets ( <u>refer to the wastewater capacity application - page 12</u> )	c5
<input checked="" type="checkbox"/>	<input type="checkbox"/>	* Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	c6

### Example of Zoning Summary

1.	Property is located in the IM Zone (Moderate Impact Industrial)		
2.	Parcel Acreage: 1.37 AC (59,677.2 sf)		
	<b>Regulations</b>	<u>Required/Allowed</u>	<u>Provided</u>
	Min Lot Area	none	59,677.2 sf.
	Min Street Frontage	60 ft.	314.46 ft.
	Min Front Yard Setback	1 ft./1 ft. Building Height	72.04 ft.
	Min Rear Yard Setback	1 ft./1 ft. Building Height	35.66 ft.
	Min Side Yard Setback	1 ft./1 ft. Building Height	82.80 and 38.22
	Max Building Height	75 ft.	65 ft.
4.	Parking – Warehouse Distribution:	1 space/1000 sf.	10 spaces
5.	Maximum Impervious Surface Ratio:	75%	43%

### Portland Fire Department Checklist

A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews, which shall include:

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
7. Hydrant locations
8. Water main[s] size and location
9. Access to any fire department connections
10. Access to all structures [min. 2 sides]
11. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.
12. Elevators shall be sized to fit an 81" x 23" stretcher and two personnel.
13. Some structures may require Fire flows using annex H of NFPA 1

### **Additional Submission for Subdivisions:**

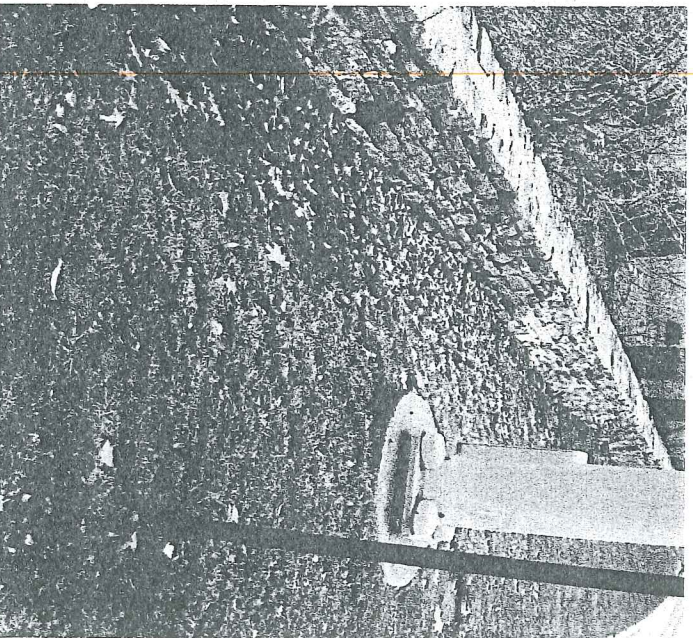
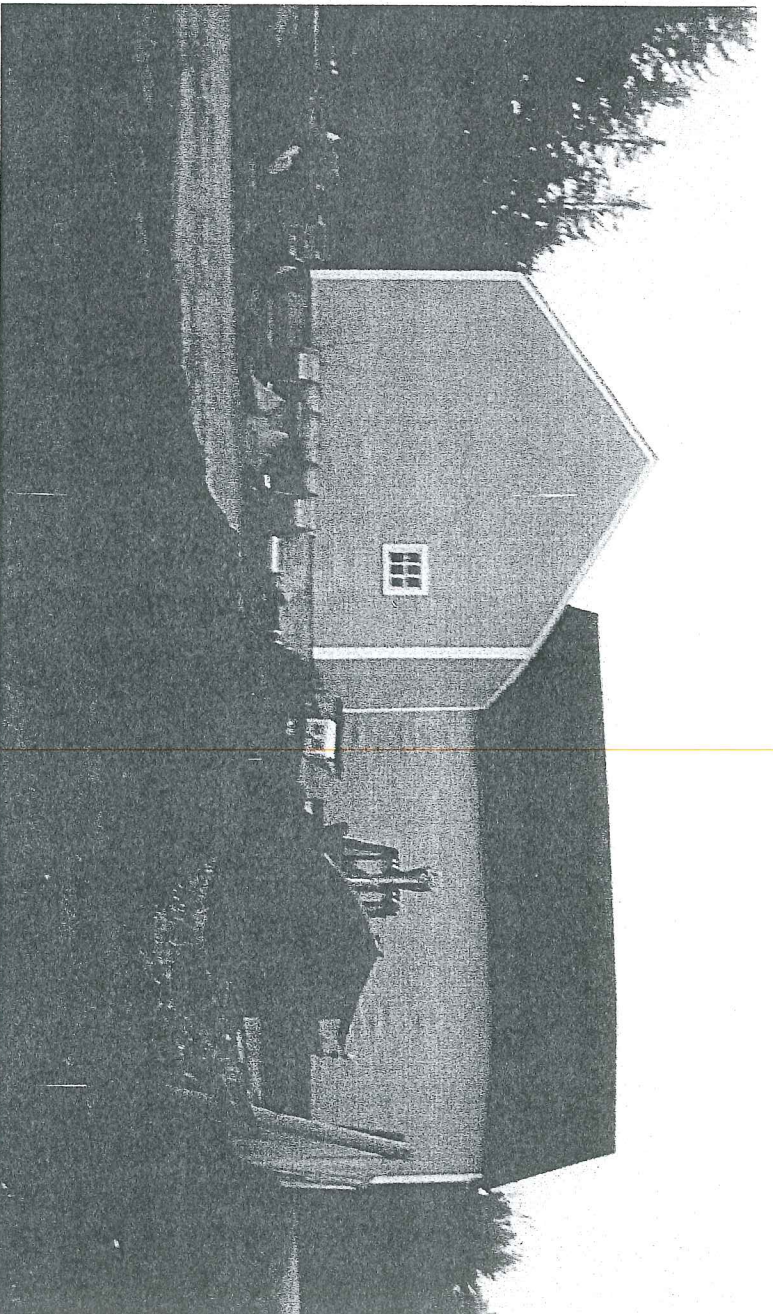
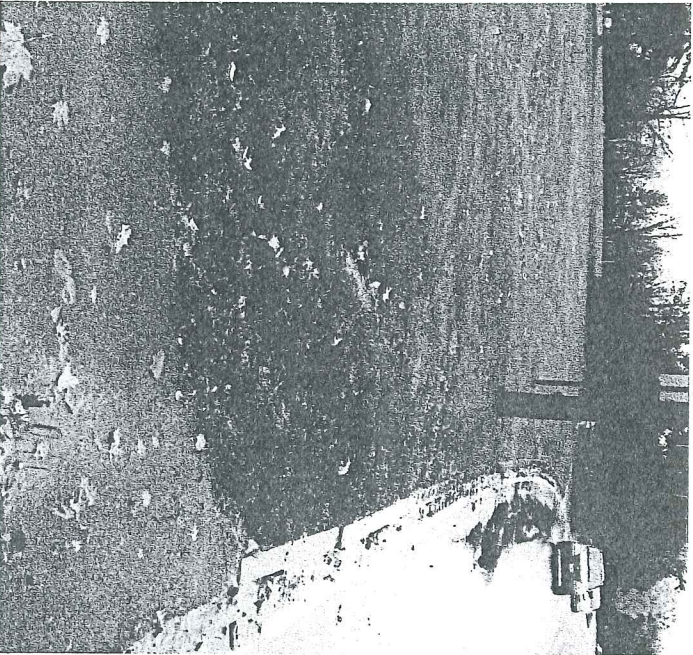
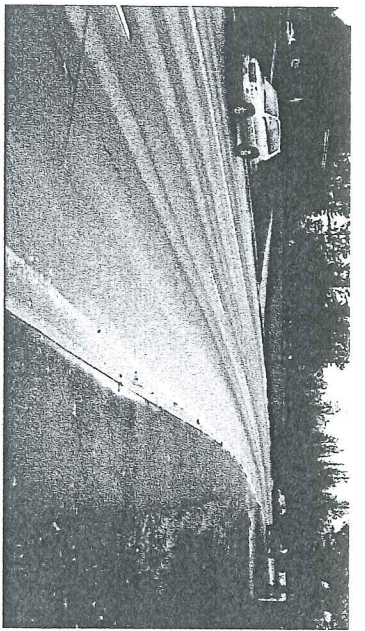
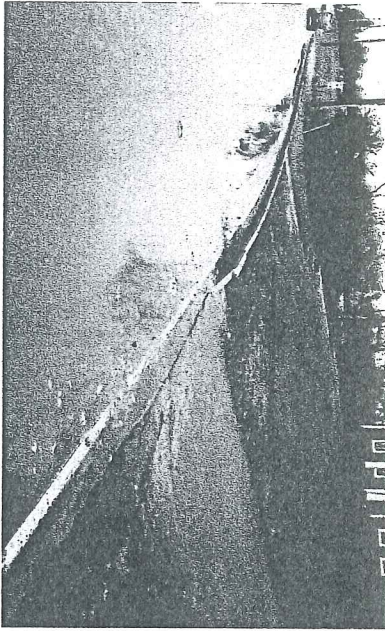
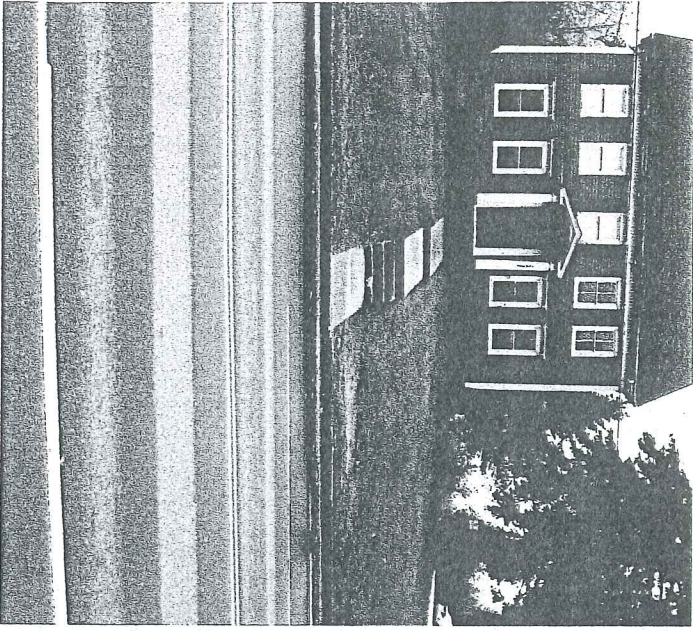
#### Street Names and Street Numbering for Proposed Subdivisions

##### **Notice to Developers of New Subdivisions**

Effective January 1, 1998, the City of Portland requests that developers of new subdivisions submit information regarding the origin of the name of any new street(s) created within the City limits. This information shall be submitted to the Planning Division with all other related application materials and shall include information regarding the person or subject for which all new streets are being named. In the case of a person, the full name should be submitted, as well as their vocation, relationship to the developer or the area, or other pertinent information.

##### **Street Numbering Assignments**

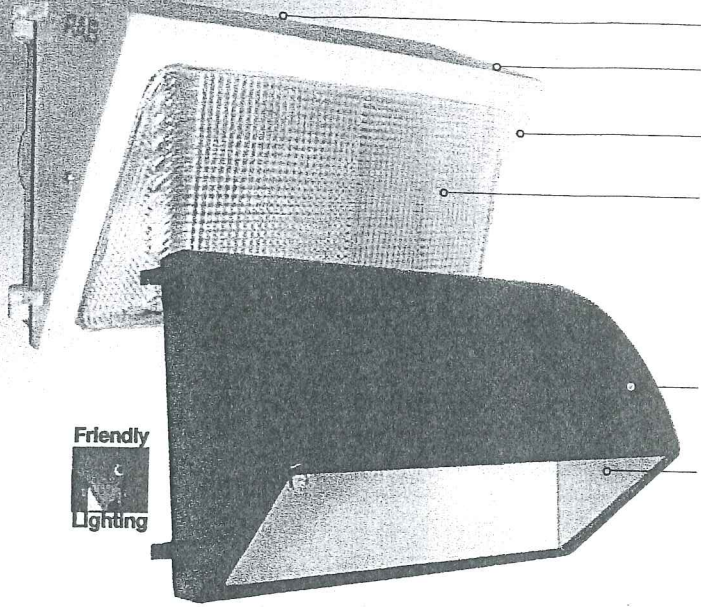
The assignment of official street addresses is the sole responsibility of the Department of Public Services. These assignments proceed by a set of guidelines and are done from submitted site plans whenever possible. For Enhanced 9-1-1 purposes, they need to be as accurate as possible and, depending on size and site layout, the creation of new street names may be required. Despite addresses listed on such things as the check sheet for site plan approval, building inspection documents or tax maps, it is requested you contact the Department of Public Services for your official address(es). Please call, Leslie Kaynor, GIS Surveyor at (207) 874-8346.



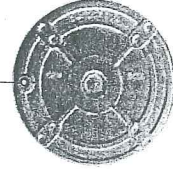
# WALLPACKS

## WP2

Mid size Wallpack for up to 150 watt HPS,  
175 watt Metal Halide and 84 watt Fluorescent.  
Converts to a cutoff fixture with WP2C Retrofit Kit.



- Photocell mounting hole
- Hinged door frame opens and remains captive for easy relamping
- Precision die cast aluminum housing with durable polyester powder coat paint
- Glass refractor
- Drilling template for easy box mounting
- Silicone gasket remains in place during relamping
- Top, side and back conduit openings
- Cutoff Glare Shield for Friendly Lighting
- Long life lamp included
- Glass lens



**PULSE★START**  
Metal Halide  
Lamps and ballasts for energy savings & longer lamp life.

### Product Information

	Watts	Lamp Type	Lamp Base	Ballast	Starting Amps / Operating Amps				Input Watts	Lamp ANSI	Initial Lumens	Lamp Hours
					120V	208V	240V	277V				
<b>High Pressure Sodium</b> Lamp supplied with fixture	70	ED17	Med	R-HPF120V	.9 / .8				86	S62	6,400	24,000
	70	ED17	Med	HX-HPF QT	.8 / .9	.5 / .5	.4 / .4	.4 / .4	91	S62	6,400	24,000
	100	ED17	Med	R-NPF 120V	3.1 / 2.1				115	S54	9,500	24,000
	100	ED17	Med	R-HPF 120V	1.5 / 1.1				115	S54	9,500	24,000
	100	ED17	Med	HX-HPF QT	1.5 / 1.1	.8 / .7	.7 / .6	.6 / .5	115	S54	9,500	24,000
	150	ED17	Med	R-NPF120V	4.5 / 3.2				170	S55	16,000	24,000
<b>Metal Halide</b> Lamp supplied with fixture PSX = Pulse Start	70	ED17	Med	HX-NPF 120V	2 / 1.7	1.2 / 1.0	1 / .9	.9 / .8	188	S55	16,000	24,000
	PSX 70	ED17	Med	HX-NPF 120V	2.5 / 2.1				94	M98	5,600	15,000
	PSX 100	ED17	Med	HX-HPF QT	1.2 / 1.2	.7 / .7	.7 / .8	.6 / .5	129	M90	9,000	15,000
	PSX 125	ED17/HBU	Med	CWA-HPF QT	.9 / 1.3	.5 / .8	.4 / .7	.4 / .6	150	M150	12,000	15,000
	PSX 150	ED17/U	Med	CWA-HPF QT	1.3 / 1.6	1 / 1	.7 / .8	.6 / .7	190	M102	14,000	15,000
	150	ED17	Med	HX-HPF 120V	1.1 / 1.6				185	M107	12,500	10,000
	150	ED17	Med	CWA-HPF QT	1.1 / 1.6	.6 / .9	.5 / .8	.5 / .7	185	M107	12,500	10,000
	175	ED17	Med	CWA-HPF 120V	1.3 / 1.8				210	M57	13,500	10,000
	175	ED17	Med	CWA-HPF QT	1.3 / 1.8	.8 / 1.1	.7 / .9	.6 / .8	210	M57	13,500	10,000
	42	Triple	GX24q-4	Electronic QT	.4	.3	.2	.2	46		3,200	10,000
84	Triple	GX24q-4	Electronic QT	.8	.5	.5	.4	93		6,400	10,000	

**Compact Fluorescent**  
Lamp supplied with fixture



**Factory Installed Options**  
Add suffix to catalog number

- Button Photocell Specify Photocell voltage
- Swivel Photocell Specify Photocell voltage
- Single fusing for 120 and 277 volt
- Double fusing for 208 and 240 volt
- Tamperproof screws



### Accessories

- Corrosion protected Wire Guard
- Clear Polycarbonate Shield
- Shade Glare Shield - Curved
- Shade Glare Shield - Rectangular



QT = Quad Tap = 120 / 208 / 240 / 277 volts

### Specifications

#### UL Listing:

Suitable for wet locations. HID fixtures can be wired with 90°C supply wiring if supply wires are routed 3" away from ballast.

#### Housing:

Die cast aluminum, 1/2" NPS tapped holes top, both sides and back for conduit or photocell. Hinged refractor frame. Continuous silicone rubber gasket.

#### Reflector:

Specular anodized aluminum, removable for installation. Symmetrical light pattern maximizes distance between fixtures.

#### WP2 Cutoff Lens:

Tempered glass

#### WP2 Refractor:

Prismatic optics designed to minimize glare and throw light down and out. Heat resistant borosilicate glass.

#### Socket:

HID: 4kv Pulse Rated porcelain socket with nickel plated screw shell and spring loaded center contact.  
CFL: Plug-in type GX24q-4 base Thermoplastic

#### Finish:

Chip and fade resistant metallic architectural bronze or bright white epoxy powder coating.

**Installation Manuals, Wiring Diagrams and Photometrics 24/7**  
[www.rabweb.com](http://www.rabweb.com) > click "PRODUCTS"

#### Patents:

The designs of RAB fixtures are protected under U.S. and international intellectual property laws.

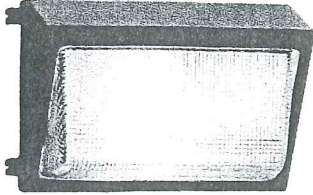
### Photometrics

See page 164 for WP2 Photometrics

## WP2

Mid size wallpack for 70 to 150 watts HPS, 70-175 watt Metal Halide or 84 watts (2x42) Compact Fluorescent. All aluminum precision die cast construction with tempered glass refractor. Lamp included.

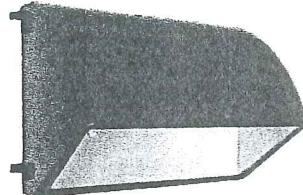
Finish:  Architectural Bronze  
 White



## WP2 Cutoff Retrofit Kit

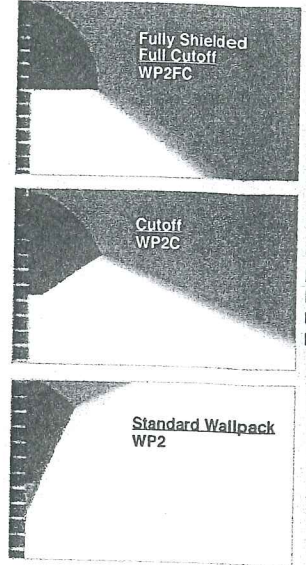
Convert existing RAB WP2 HID wallpacks to cutoff beam spread. Kit includes: cutoff shield, reflector, socket bracket & aluminum strip for additional degrees of cutoff. Easy 5 minute field installation.

Finish:  Architectural Bronze  
 White



See pages 70-71 for complete WP2C and WP2FC fixtures

Pick the Cutoff You Need



WALLPACKS

## Catalog Numbers

Bronze	White
WP2SH70	WP2SH70W
WP2SH70QT	WP2SH70QTW
WP2SN100	WP2SN100W
WP2SH100	WP2SH100W
WP2SH100QT	WP2SH100QTW
WP2SN150	WP2SN150W
WP2SH150QT	WP2SH150QTW
WP2H70	WP2H70W
WP2H100QT	WP2H100QTW
WP2H125PSQ	WP2H125PSQW
WP2H150PSQ	WP2H150PSQW
WP2H150	WP2H150W
WP2H150QT	WP2H150QTW
WP2H175	WP2H175W
WP2H175QT	WP2H175QTW
WP2F42	WP2F42W
WP2F84	WP2F84W
/PC	/PC
/PCS	/PCS
/F	/F
/FF	/FF
/TP	/TP
GDWP2W	GDWP2W
GDWP2P	GDWP2P
SHC2A	SHC2W
SHR2A	SHR2W

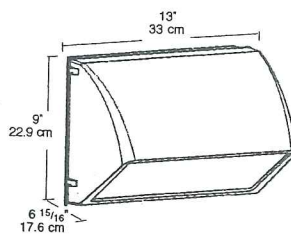
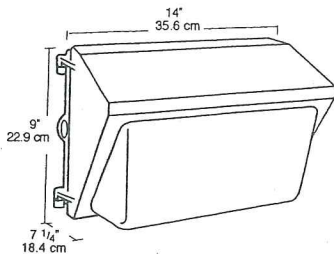
Bronze	White
WP2CORK	WP2CORKW

## Replacement Lamps

Replacement Lamps	Replacement Ballasts
LHPS70	BHPSH70
LHPS70	BHPSH70QT
LHPS100	BHPSN100
LHPS100	BHPSH100
LHPS100	BHPSH100QT
LHPS150	BHPSN150
LHPS150	BHPSH150QT
LMH70	BMHN70
LMH100	BMHH100QT
LMH125PS	BMH125PSQ
LMH150PS	BMH150PSQ
LMH150	BMHH175*
LMH150	BMHH175QT
LMH175	BMHH175
LMH175	*BMHH175QT
LCFL42	BCFL42QT

\* 175 watt Ballasts are used for 150 w MH lamp.

## Dimensions



SIDEWALKS



Pointer 43:39:03.307N 70:19:14.42W elev 63ft

Image © 2007 Maine Office of GIS  
© 2007 Europa Technologies

Streaming 1111111 100%

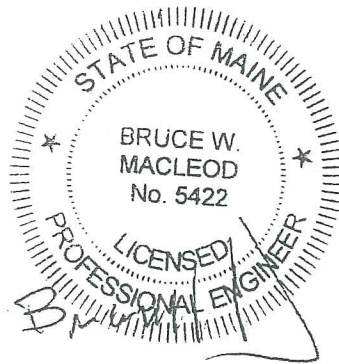
Google

Eye alt 3170ft



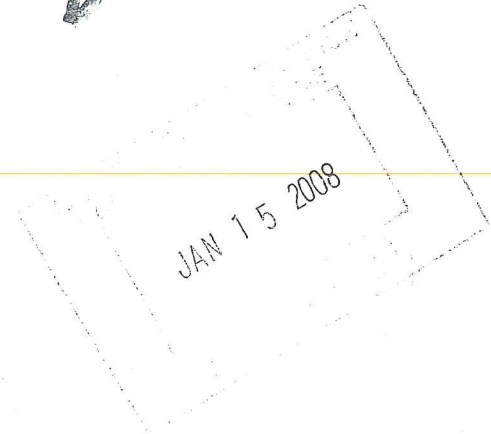
RUNOFF CALCULATIONS

BROOKLAWN MEMORIAL PARK  
NEW MAINTENANCE BUILDING  
2002 CONGRESS STREET  
PORTLAND, MAINE



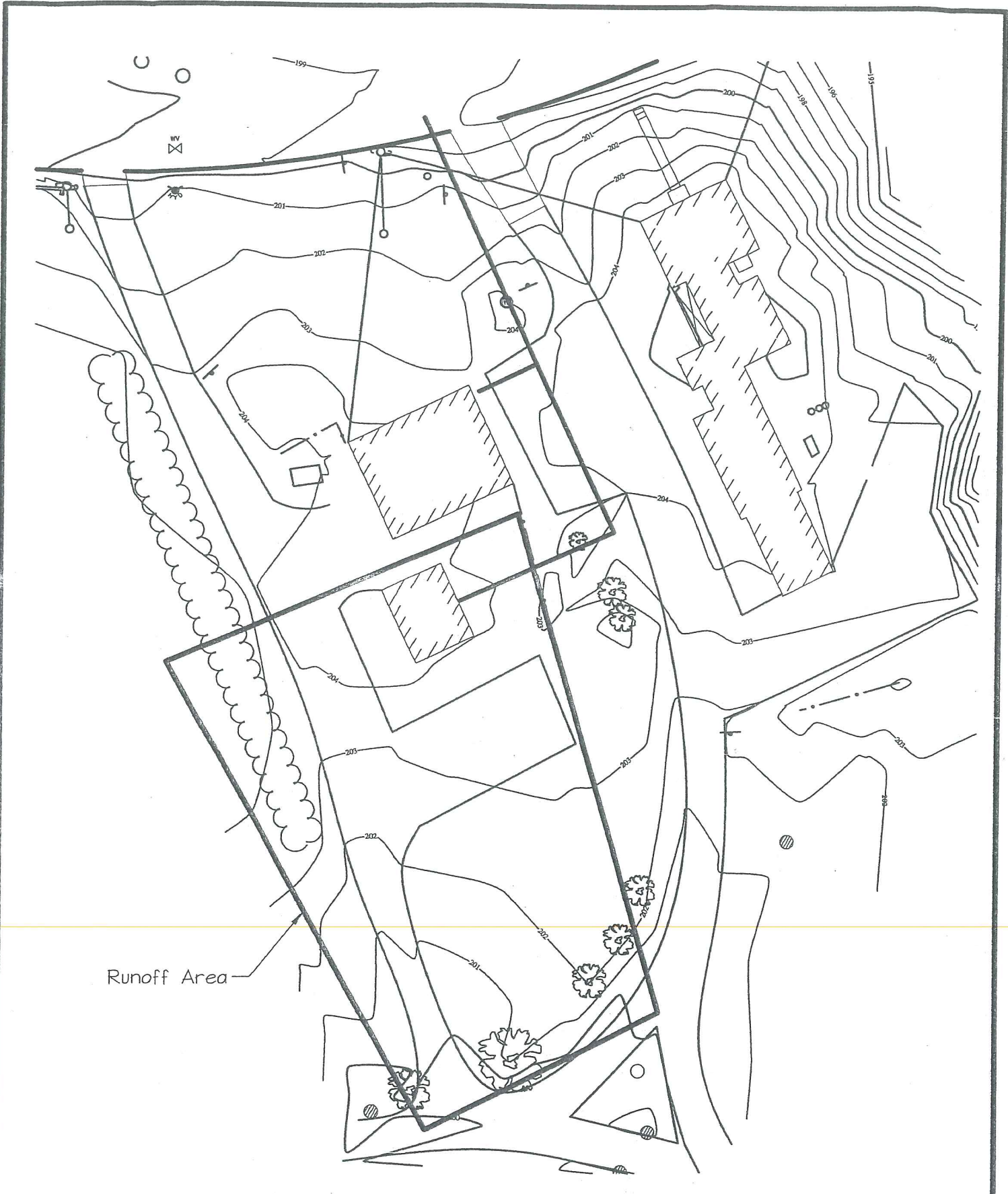
*2/1/08*

January 8, 2008



PAGE 1-6





SHEET TITLE:		PORTLAND		BROOKLAWN MEMORIAL PARK		MAINE	
RUNOFF AREA							
MacLeod Structural Engineers, PA				DRN/CHK BY: BWM	SCALE: AS NOTED	PROJ. NO: 2007-264	
404 Main Street - Gorham, Maine 04038 - Phone (207) 839-0980				ISSUED:	DATE: 1/08/08	SKETCH: SK1	

①

WinTR-55 Current Data Description

--- Identification Data ---

User: bwm Date: 1/11/2008  
 Project: Brooklawnl Units: English  
 SubTitle: existing Areal Units: Acres  
 State: Maine  
 County: Cumberland Se  
 Filename: C:\Documents and Settings\Bruce\Application Data\WinTR-55\brklawnl\_1.w55

--- Sub-Area Data ---

Name	Description	Reach	Area( ac)	RCN	Tc
sal	lawn, gravel drive	Outlet	0.56	83	0.1

Total area: .56 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.0	4.0	4.7	5.5	6.0	6.7	2.5

Storm Data Source: Cumberland Se County, ME (NRCS)  
 Rainfall Distribution Type: Type II  
 Dimensionless Unit Hydrograph: <standard>



2

bwm

Brooklawnl  
existing  
Cumberland Se County, Maine

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.0	4.0	4.7	5.5	6.0	6.7	2.5

Storm Data Source: Cumberland Se County, ME (NRCS)  
Rainfall Distribution Type: Type II  
Dimensionless Unit Hydrograph: <standard>

3

bwm

Brooklawn1  
existing  
Cumberland Se County, Maine

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
sal	.56	0.100	83	Outlet	lawn, gravel drive
-----					
Total Area:	.56 (ac)				



5

bwm

Brooklawn1  
existing  
Cumberland Se County, Maine

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
sal	Open space; grass cover > 75%	(good) C	.24	74
	Gravel (w/ right-of-way)	C	.32	89
	Total Area / Weighted Curve Number		.56	83
			===	==

bwm

Brooklawnl  
existing  
Cumberland Se County, Maine

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)
------------------------------------	-------------------------------------------------------

-----  
SUBAREAS

sal	3.11
-----	------

REACHES

OUTLET	3.11
--------	------

WinTR-55 Current Data Description

--- Identification Data ---

User: bwm Date: 1/11/2008  
Project: Brooklawnl Units: English  
SubTitle: post-development Areal Units: Acres  
State: Maine  
County: Cumberland Se  
Filename: C:\Documents and Settings\Bruce\Application Data\WinTR-55\brklawn2\_2.w55

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
sal	lawn, gravel drive, bldg Outlet		0.56	86	0.1

Total area: .56 (ac)

--- Storm Data ---

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.0	4.0	4.7	5.5	6.0	6.7	2.5

Storm Data Source: Cumberland Se County, ME (NRCS)  
Rainfall Distribution Type: Type II  
Dimensionless Unit Hydrograph: <standard>



2

bwm

Brooklawn1  
post-development  
Cumberland Se County, Maine

Storm Data

Rainfall Depth by Rainfall Return Period

2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)	1-Yr (in)
3.0	4.0	4.7	5.5	6.0	6.7	2.5

Storm Data Source: Cumberland Se County, ME (NRCS)  
Rainfall Distribution Type: Type II  
Dimensionless Unit Hydrograph: <standard>

1

bwm

Brooklawn1  
post-development  
Cumberland Se County, Maine

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
sal	.56	0.100	86	Outlet	lawn, gravel drive, bldg
Total Area:	.56 (ac)				

bwm

Brooklawn1  
post-development  
Cumberland Se County, Maine

Sub-Area Time of Concentration Details

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings' s n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
sal							
SHEET	99	0.0267	0.060				0.072
SHALLOW	50	0.0267	0.050				0.005
Time of Concentration							0.1

10

bwm

Brooklawnl  
post-development  
Cumberland Se County, Maine

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number
sal	Open space; grass cover > 75% (good)	C	.19	74
	Paved parking lots, roofs, driveways	C	.11	98
	Gravel (w/ right-of-way)	C	.26	89
	Total Area / Weighted Curve Number		.56	86
			===	==

(12)

bwm

Brooklawnl  
post-development  
Cumberland Se County, Maine

Watershed Peak Table

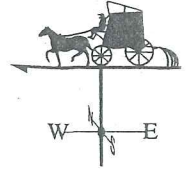
Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period 25-Yr (cfs)
-----	
SUBAREAS	
sal	3.34
REACHES	
OUTLET	3.34

NO SIGNIFICANT INCREASE IN PEAK FLOW;  
THIS, ON-SITE DETENTION IS NOT REQUIRED.



225 DOUGLASS STREET  
P.O. BOX 3553  
PORTLAND, ME 04104-3553  
P: 207.774.5961  
F: 207.761.8307  
WWW.PWD.ORG

PORTLAND  
WATER DISTRICT



March 25, 2008

Brooklawn Memorial Park  
2002 Congress Street  
Portland, ME 04102

Attn: Dave Morgan

Re: Ability to serve with PWD water

Dear Mr. Morgan :

This letter is to confirm that there should be an adequate supply of clean and healthful water to serve the domestic needs of the proposed building/house at 2002 Congress Street in Portland. According to District records, there is a 12" water main on the south side of the street as well as a hydrant located in front of the property.

The current data from the nearest hydrant is shown below.

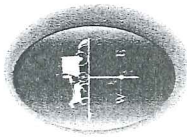
Hydrant Location: Congress St 500' east of Johnson Rd  
Hydrant Number: POD-HYD001395  
Static Pressure: 74  
Residual Pressure: 54  
Flow: 1233  
Last Tested: 6/19/1991

Please notify your mechanical engineer of these results so that they can design your system to best fit the noted conditions. Also, please contact your local fire department to determine if the fire service capacity is sufficient for your needs. If the District can be of further assistance in this matter, please let us know.

Sincerely,  
Portland Water District

David W. Coffin, PLS  
Engineering Supervisor  
[dcoffin@pwd.org](mailto:dcoffin@pwd.org)





Portland Water District  
Hydrant and the flow test data if existing

WATER-PORTLAND/DEERING (Area: 27)

Pres. Zone	Activity	Insp. #	Insp. Date	Date Completed	Static Psi	Res. Psi	Flow Hyd.	Coef.	Pito 1 Press.	Pito 2 Press.	Flow @.20	Flow gpm	Inspection Comments
<b>ISF: Total 1</b>													
<b>POD-HYD01395 CONGRESS ST</b>													
267	STATIC	30370	04/07/2003	04/07/2003	80	0				0	0.00	0	
	HYTEST	21740	06/19/1991		74		POD-HYD01395	0.90	54.00		0.00	1233	
		21739	06/18/1991		70				50.00			1186	
		21738	08/14/1986		79				62.00			1321	

Total for WATER-PORTLAND/DEERING: 1

Grand Total: 1

SHEET 214-B

385426

374328

61156

No 211

1942 1940 1938 1936 1934 1932 1930 1928 1926 1924 1922 1920 1918

358'

109.67'

SHEET 212-D

CITY OF PORTLAND  
ASSESSOR'S PLAN

↑ SHEET 210-A SCALE 1" = 50' ±





May 15, 2009

City of Portland  
Planning Board  
Zoning Board of Appeals  
389 Congress Street  
Portland, ME. 04101

To Whom It May Concern:

Please accept this letter as an introduction to Robert Sanford Jr. Mr. Sanford has been retained to represent Brooklawn Memorial Park, and David R. Morgan, its owner on all matters regarding the acquisition of zoning approvals, site approvals and other necessary applications including building permits to construct a maintenance building at Brooklawn Memorial Park.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to be "David R. Morgan". The signature is fluid and cursive, with the first name being the most prominent.

David R. Morgan





City of Portland  
Planning & Development Dept.  
389 Congress St.  
Portland, Me 04101

Re: Brooklawn Memorial Park Construction of Maintenance Building.

Att: Planning Division:

We at Brooklawn Memorial Park are requesting permission to construct a 4864Sq. Ft. Maintenance Building on our property located at 2002 Congress Street.

We have applied for, and been approved by the Zoning Board of Appeals for a conditional use application. Copy of application and approval is enclosed.

We also have previously submitted and been approved for a minor site plan on May 01,2008. This application is the same design and drawings that were submitted last year.

This new maintenance building will be located behind our existing building and will be used for storage of our equipment and associated tools and markers. The proposed building will not generate any more traffic or activity on the grounds of the cemetery. This building will have no parking issues or areas nor does it have any sidewalk access or foot traffic nearby. It will have no pavement or running water. It will be surrounded by an existing gravel driveway and a grassy area that will be maintained.

We have included a detailed site plan as well as runoff calculations along with photos of the property and a tax map. Also are details of the lighting specs and a letter from the Portland Water District addressing water and hydrant issues.

At this time we ask for the planning department approval so we may move forward with permitting and building.

Sincerely,

  
Robert Sanford



# CITY OF PORTLAND, MAINE

---

## ZONING BOARD OF APPEALS

Peter Coyne  
Philip Saucier-chair  
Deborah Rutter  
Jill E. Hunter  
Gordan Smith-secretary  
William Getz  
Sara Moppin

June 22, 2009

David Morgan  
Brooklawn Memorial Park  
2002 Congress Street  
Portland, ME 04102

RE: 1994-2044 Congress Street  
CBL: 211 A001, 209A A015, 211 A004, 214 A001 and 214 A004  
ZONE: R1 and B4

Dear Mr. Morgan:

As you know, at the June 18, 2009 meeting, the Zoning Board voted 7-0 to grant your Conditional Use Appeal for one year.

Enclosed please find a copy of the board's decision.

The inspections office still needs an approved minor site plan, which is applied for in the planning department, located on the fourth floor. This will allow the inspections office to accept your new construction permit application to build the new maintenance building for the cemetery. Enclosed is an application for your new construction. You have 12 months from the date of June 18, 2009, referenced under section 14-474 (f) to apply for the new construction permit, or your Zoning Board approval will expire.

Appeals from decisions of the Board may be filed in Superior Court, pursuant to 30-A M.R.S.A. section 2691 (2) (G).

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,



Gayle Guertin  
Office Assistant

CC: Robert Langford JR., owner  
file

# CITY OF PORTLAND, MAINE

---

## ZONING BOARD OF APPEALS

R-1 Residential Zone (Cemetery Use):

### Conditional Use Appeal

### DECISION

Date of public hearing: June 18, 2009

Name and address of applicant: Brooklawn Memorial Park  
2002 Congress Street  
Portland, Maine 04102

Location of property under appeal: 1994-2002 Congress Street

#### For the Record:

Names and addresses of witnesses (proponents, opponents and others):

Robert Sanford, for Applicant

---

Exhibits admitted (e.g. renderings, reports, etc.):

Findings of Fact and Conclusions of Law:

Applicant is proposing to replace its maintenance barn with a new 60' x 80' building. The building will be located at the back end of the lot, on property that was merged with the cemetery in 1937.

A. Conditional Use Standards pursuant to Portland City Code §14-68(c)(2):

1. The use applied for is a cemetery use.

Satisfied  Not Satisfied

Reason and supporting facts:

Self-evident, per application

B. Conditional Use Standards pursuant to Portland City Code §14-474(c)(2):

1. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

Yes  No

Reason and supporting facts:

Proposed structure is the kind normally used for storage at this site. One-story building w/out plumbing has no distinct characteristics in location/size/appearance.

2. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area.

Yes  No

Reason and supporting facts:

no increase in workforce / traffic / use of site

3. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

Yes \_\_\_ No

Reason and supporting facts:

No Apparent difference between this and any other storage facility

**Conclusion:** (check one)


\_\_\_ Option 1: The Board finds that the standard described in section A above has been satisfied and that not all of the conditions (1 through 3) described in section B above are present, and therefore GRANTS the application.

\_\_\_ Option 2: The Board finds that the standard described in section A above has been satisfied, and that while not all of the conditions (1 through 3) described in section B above are present, ~~certain additional conditions must be imposed to minimize adverse effects on other property in the neighborhood,~~ and therefore GRANTS the application SUBJECT TO THE FOLLOWING CONDITIONS:

Approval good for Term of 1 year.

\_\_\_ Option 3: The Board finds that the standard described in section A above has NOT all been satisfied and/or that all of the conditions (1 through 3) described in section B above are present, and therefore DENIES the application.

Dated: 6/12/09

  
Board Chair

July 7, 2009  
R-1

# Site Plan Checklist

## Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

Jenn - the #09 -  
\* 99 799 0084  
190

Brooklawn Memorial Park Cont. of Maint Bldg

**Project Name, Address of Project**

**Application Number**

(The form is to be completed by the Applicant or Designated Representative)

Check Submitted		Required Information	Section 14-525 (b,c)
Applicant	Staff		
See sheet	7	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
7	7	Name and address of applicant and name of proposed development	a
7	7	* Scale and north points	b
	7	* Boundaries of the site	c
	7	* Total land area of site	d
	7	* Topography - existing and proposed (2 feet intervals or less)	e
		Plans based on the boundary survey including:	2
		* Existing soil conditions	a
	7	* Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
		* Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
	7	* Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 11 of packet)	d
	7	* Location of on-site waste receptacles	e
	7	* Public utilities	e
	7	* Water and sewer mains	e
	7	* Culverts, drains, existing and proposed, showing size and directions of flows	e
	7	* Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
	7	* Location and dimensions of on-site pedestrian and vehicular access ways	g
	7	* Parking areas	g
	7	* Loading facilities	g
	7	* Design of ingress and egress of vehicles to and from the site onto public streets	g
	7	* Curb and sidewalks	g
		Landscape plan showing:	h
		* Location of existing vegetation and proposed vegetation	h
		* Type of vegetation	h
		* Quantity of plantings	h
		* Size of proposed landscaping	h
		* Existing areas to be preserved	h
		* Preservation measures to be employed	h
		* Details of planting and preservation specifications	h
		* Location and dimensions of all fencing and screening	i
		Location and intensity of outdoor lighting system	j
		Location of fire hydrants, existing and proposed (refer to Fire Department checklist - page 11)	k
		Written statements to include:	c
		* Description of proposed uses to be located on site	cl
		* Quantity and type of residential, if any	cl
		* Total land area of the site	c2
		* Total floor area, total disturbed area and ground coverage of each proposed Building and structure	c2
		* General summary of existing and proposed easements or other burdens	c3
		* Type, quantity and method of handling solid waste disposal	c4
		* Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets (refer to the wastewater capacity application - page 12)	c5
		* Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	c6

keeping old maintenance area

not screened - CK location

no sidewalk - covered - low to me?

not submitted

I did not see with statement over them did get it out of the field to make

_____	_____	* An estimate of the time period required for completion of the development	7
_____	_____	* A list of all state and federal regulatory approvals to which the development may be subject to. the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction.	8
_____	_____	* Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.	
_____	_____	* Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.	
_____	_____	* A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.	
_____	_____	A jpeg or pdf of the proposed site plan, if available.	
_____	_____	Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.	

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities
- erosion and sedimentation controls to be used during construction
- a parking and/or traffic study
- emissions
- a wind impact analysis
- an environmental impact study
- a sun shadow study
- a study of particulates and any other noxious
- a noise study





Planning & Development Department  
Portland City Hall  
389 Congress St  
Portland, Me 04101

Re: Minor site plan application/Sidewalk waiver request

The Cemetery sits between two entrances to the airport, and is surrounded by an industrial area and the airport on all sides. Congress St. was recently widened by the City to accommodate airport traffic. During that construction the city did not see the need to add sidewalks to the side of the street that the cemetery occupies. In fact the land that the city taken by the widening leaves little or no room for sidewalks to be construction.

Also since our proposed building will not incur any foot traffic at all we hereby request a waiver from this requirement.

Thank you for your consideration.

  
Bob Sanford  
Agent



**From:** "Dan Goyette" <DGoyette@woodardcurran.com>  
**To:** "Shukria Wiar" <SHUKRIAW@portlandmaine.gov>  
**Date:** 7/15/2009 1:51:56 PM  
**Subject:** 2002 Congress St

Shukria,

I have no comments for the above mentioned project. Please let me know if you have any questions.

Daniel Goyette, PE

41 Hutchins Drive  
Portland, Maine 04102  
Phone: 800-426-4262  
Fax: 207-774-6635  
Email: [dgoyette@woodardcurran.com](mailto:dgoyette@woodardcurran.com)

July 17, 2009

To: Shukria Wiar

From: David Margolis-Pineo

Re: Public Services Review Comments – 2002 Congress Street, Building Addition

It is my understanding that this project is a renewal of an expired application. The original approval granted the applicant a waiver for the installation of a sidewalk. Public Services still agree to that waiver and have no additional comments on this project.

SHEET 214-B

CONGRESS

SHEET 216-B

STREET

No 211



SHEET 209A-A

CITY OF PORTLAND  
ASSESSOR'S PLAN  
SHEET 210-A SCALE 1" = 50' ±

SHEET 212-D