

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.

APL



APPLICATION FOR ZONING AMENDMENT
City of Portland, Maine
Department of Planning and Urban Development
Portland Planning Board

1. Applicant Information:

Robert Baldacci, Jr.
Name Agent for Ocean Properties, Ltd.

183 Harlow Street
Address

Bangor, ME 04401

(207) 947-1271 (207) 942-5409
Phone **Fax**

2. Subject Property:

2393-2409 Congress Street
Address

237-A-1 (Partial)
Assessor's Reference (Chart-Block-Lot)

3. Property Owner: Applicant X Other

George M. Hutchins
Name

75 Dartmouth Street
Address

South Portland, ME 04106

(207) 767-1692 (207) 767-1694
Phone **Fax**

4. Right, Title, or Interest: Please identify the status of the applicant's right, title, or interest in the subject property:

Purchase and sale of real estate

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

5. Vicinity Map: Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

6. Existing Use:

Describe the existing use of the subject property: No use. Property is undeveloped.

7. Current Zoning Designation(s): I-M

8. Proposed Use of Property: Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

Applicant proposes to construct a 4-story hotel with associated parking and accessory structures.

9. Sketch Plan: On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.)

10. Proposed Zoning: Please check all that apply:

A. Zoning Map Amendment, from I-M to B-4

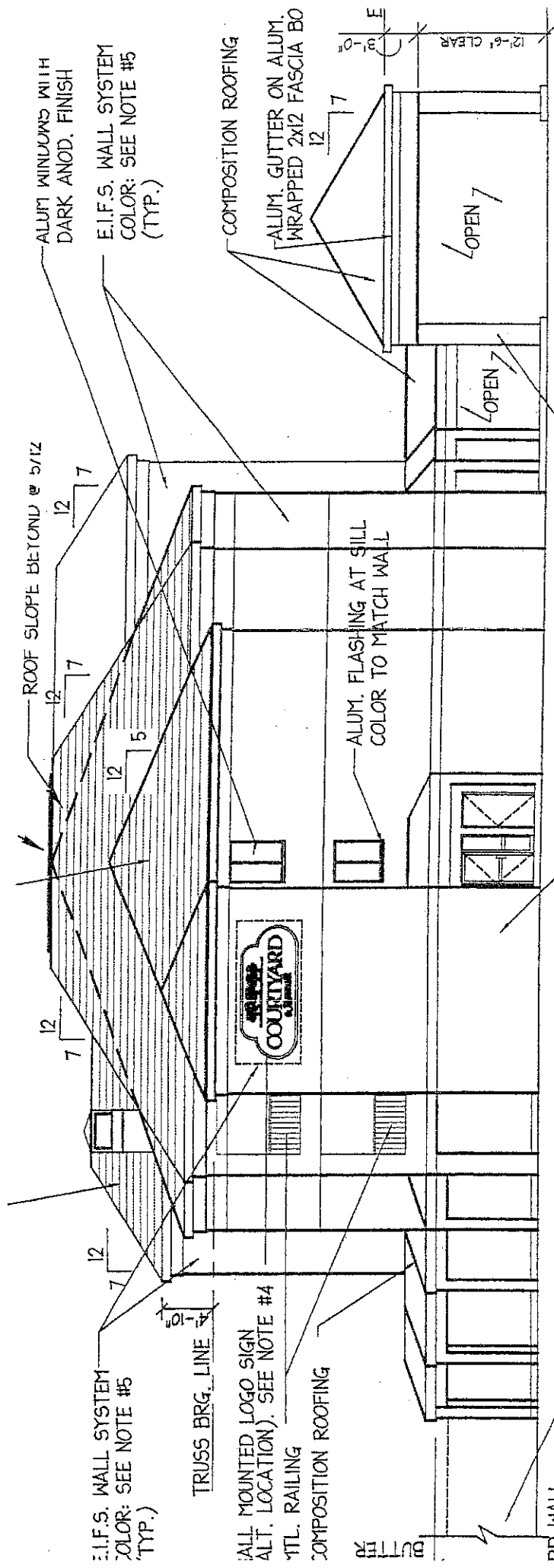
B. Zoning Text Amendment to Section 14-_____

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example), and language to be added is depicted with underline (example).

C. Conditional or Contract Zone

A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan and compatible with the surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)

A. Achmat



ALUM. WINDOWS WITH DARK ANOD. FINISH
 E.I.F.S. WALL SYSTEM COLOR: SEE NOTE #5 (TYP.)

COMPOSITION ROOFING
 ALUM. GUTTER ON ALUM. WRAPPED 2x12 FASCIA BO

ROOF SLOPE BEYOND @ 5/12

ALUM. FLASHING AT SILL COLOR TO MATCH WALL

E.I.F.S. WALL SYSTEM COLOR: NOTE #5 (TYP.)

E.I.F.S. WALL SYSTEM COLOR: SEE NOTE #5 (TYP.)

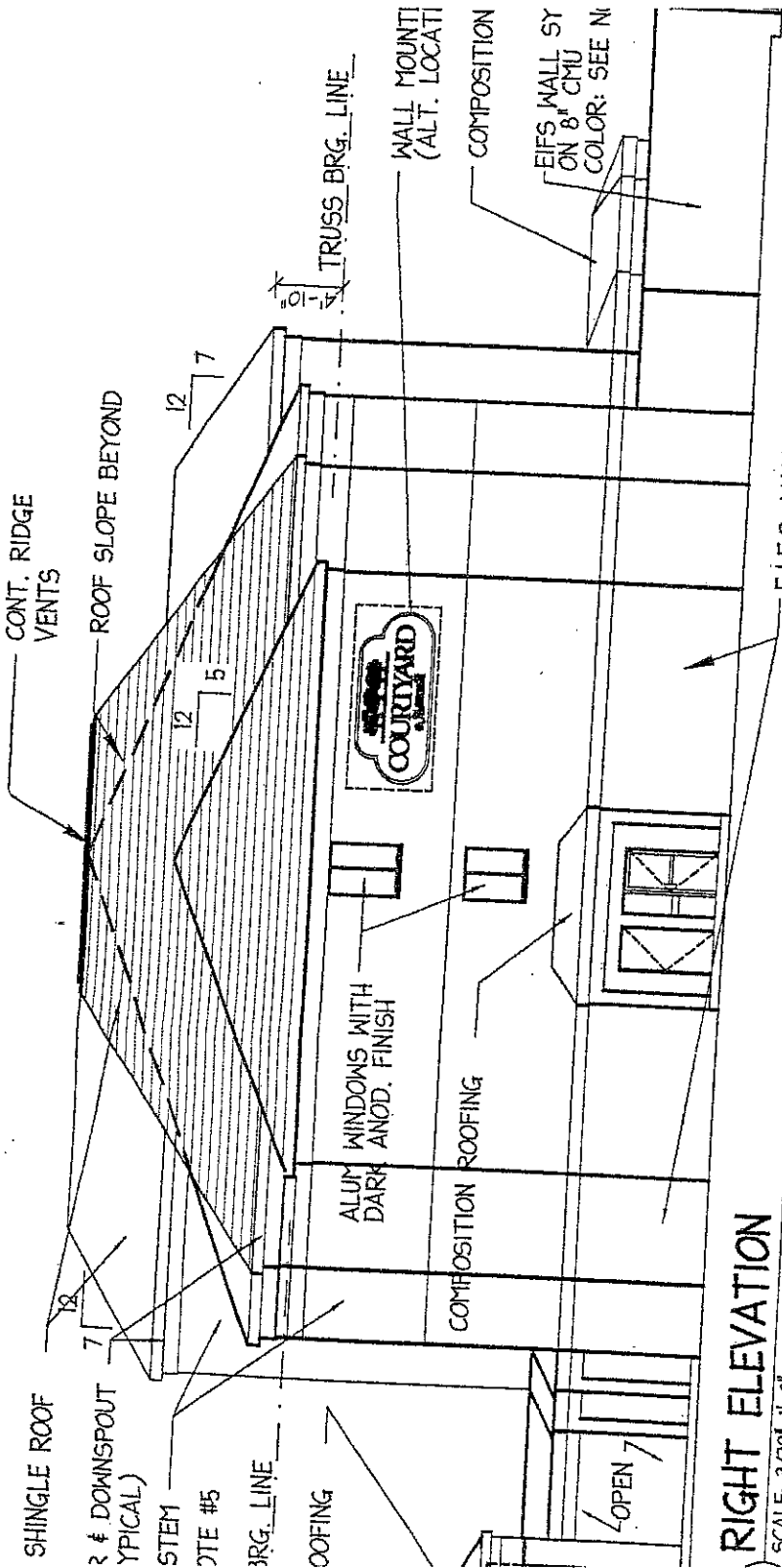
TRUSS BRG. LINE
 WALL MOUNTED LOGO SIGN (ALT. LOCATION). SEE NOTE #4
 TTL. RAILING
 COMPOSITION ROOFING

RD WALL
 IN FOR CLARITY

3 LEFT ELEVATION

SCALE: 3/32"=1'-0"

(TYP.)



RIGHT ELEVATION

SCALE: 3/32" = 1'-0"

EIFS WALL SYSTEM
COLOR: SEE NOTE #5
(TYP.)

SHINGLE ROOF
2 & DOWNSPOUT
(TYPICAL)
STEM
OTE #5
BRG. LINE
COOFING

ALUM
WINDOWS WITH
DARK ANOD. FINISH

COMPOSITION ROOFING

OPEN

COURTYARD

OEST ASSOCIATES, INC.

343 Gorham Road
South Portland, Maine 04106-2317
(207) 761-1770
Fax: (207) 774-1246
E-mail: mail@oest.com
www.oest.com

FAX

To:	Sarah Hopkins, Senior Planner Portland	Date:	October 13, 1999
Fax #:	756-8258	Pages:	4 (including this cover sheet)
From:	Anke Read-Segerius	Job #:	740.22.01
Subject:	Hutchcourt, 2282 Congress Street		
Remarks:	<input type="checkbox"/> Urgent <input checked="" type="checkbox"/> For your review <input type="checkbox"/> Reply ASAP <input type="checkbox"/> Please comment		

As you requested, please find attached the Deed with Covenant which includes references to the rights to use the private sewer system.

Greetings, Anke

EXHIBIT A

GRANTOR: George M. Hutchins
GRANTEE: Hutchcourt, L.L.C.
INSTRUMENT: Short Form Quitclaim Deed With Covenant
DATED: August 29, 1999

A parcel of land located on the southerly side of Congress Street, so-called, situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point, being a 5/8-inch rebar set on the southerly sideline of said Congress Street at the northeasterly corner of land, now or formerly, OK Properties, L.L.C. as described in Book 13360, Page 205;

Thence, N 87-16-55 E, along the southerly sideline of said Congress Street, 60.00 feet to a 5/8-inch rebar set;

Thence, S 02-47-33 E, along land, now or formerly, of Maine Turnpike Authority, 23.16 feet to a 5/8-inch rebar set;

Thence, S 75-33-34 E, along land of said Maine Turnpike Authority, 156.75 feet to a 6"x6" granite monument found;

Thence, S 87-05-36 E, along land of said Maine Turnpike Authority, 291.78 feet to a 6"x6" granite monument found;

Thence, S 02-49-23 W, along land of said Maine Turnpike Authority, 263.67 feet to a granite monument to be set;

Thence, S 86-47-41 W, along land of said Maine Turnpike Authority, 196.87 feet to a granite monument to be set;

Thence, N 84-26-24 W, along land of said Maine Turnpike Authority, 282.32 feet to a granite monument to be set;

Thence, N 02-26-47 W, along land of said Maine Turnpike Authority, 46.32 feet to a 3/4-inch rebar found capped, "#1118 A.L.H.," marking the southeasterly corner of land of aforesaid OK Properties L.L.C.;

EXHIBIT A

GRANTOR: George M. Hutchins
GRANTEE: Hutchcourt, L.L.C.
INSTRUMENT: Short Form Quitclaim Deed With Covenant
PAGE: 2

Thence, N 02-26-47 W, along land of said OK Properties L.L.C., 275.16 feet to the point of beginning.

The above-described parcel contains 3.24 acres, more or less.

Bearing are based on Grid North, NAD 83, West Zone.

The above-described parcel of land is subject to a 40 foot wide easement conveyed to Northern Utilities, Inc. dated July 31, 1968 and recorded in Book 3056, Page 224.

Meaning and intending to convey all of the premises acquired by the Grantor by quitclaim deed from Maine Turnpike Authority, dated October 22, 1998, recorded in Book 14515, Page 145; and also meaning and intending to convey a portion of the premises acquired by the Grantor by instrument dated August 21, 1984, recorded in Book 6551, Pages 121 and 125, and instrument dated October 29, 1965, recorded in Book 2931, Page 239.

Reference is made to a plan entitled, "Standard Boundary and Topographic Survey, Proposed Hotel Site, 2282 Congress Street, Portland, Maine," dated March, 1999, revised through August 16, 1999, prepared by OEST Associates, Inc., of South Portland, Maine.

Also conveying to the Grantee herein, its successors and assigns, the right in common with the Grantor and others to use, maintain, repair and replace the existing private sanitary sewer line which crosses Congress Street and extends northerly to the public sewer line.

OEST ASSOCIATES, INC.

343 Gorham Road
South Portland, Maine 04106-2317
(207) 761-1770
Fax: (207) 774-1246
E-mail: mail@oest.com
www.oest.com

FAX

To:	SARAH HOPKINS Portland Planning	Date:	Oct 6 '99
Fax #:	756-8258	Pages:	(including this cover sheet)
From:	ANKER RAPP. S.	Job #:	5
Subject:	HUTCHINSON TRAFFIC REPORT		
Remarks:	<input type="checkbox"/> Urgent <input checked="" type="checkbox"/> For your review <input type="checkbox"/> Reply ASAP <input type="checkbox"/> Please comment		



MEMORANDUM

Portland Office
July 9, 1999

To: Ms. Anke M. Read-Segerius, OEST Associates, Inc.
From: Thomas A. Errico, P.E., Senior Transportation Engineer, Wilbur Smith Associates
Subject: Traffic Assessment - Proposed Hotel - 2282 Congress Street, Portland, Maine

In response to your request we are pleased to submit this Memorandum evaluating traffic impacts associated with the proposed 90-room Hotel project located on Congress Street near Blueberry Road in Portland, Maine. As noted on the site plan dated May 4, 1999, one access drive is proposed and will be located on the south side of Congress Street approximately 140 feet west of Blueberry Road. Specifically this assessment details: site generated traffic from the site; traffic volumes on Congress Street and at the Congress Street/Blueberry Road intersection; access drive requirements; and the accident history on Congress Street in the vicinity of the site. I would like to note that the scope of work is based upon a field investigation conducted by Larry Ash, City of Portland Traffic Engineer and myself.

Trip Generation

According to discussions with you the proposed hotel will comprise of a business suites type hotel and therefore the following trip generation estimate accounts for that type of facility. According to data contained in the publication Trip Generation, Institute of Transportation, 6th Edition, the trip generation rates for a Business Hotel were developed from limited site samples and therefore are not appropriate. Accordingly, trip generation rates for a typical hotel (Land Use Code 310) were used and resulted in the following traffic estimates.

	AM PEAK HOUR		PM PEAK HOUR		DAILY	
	Enter	Exit	Enter	Exit	Enter	Exit
90-Room Hotel	35	25	31	33	401	401

As noted in the above table, the proposed project is expected to generate 60 vehicles (35 entering/25 exiting) during the AM peak hour, 64 vehicles (31 entering/33 exiting) during the PM peak hour, and 802 vehicles on a daily basis.

Page 2

Ms. Anke M. Read-Segerius

July 9, 1999

Congress Street Traffic Volumes

Intersection turning movement counts were conducted at the Congress Street/Blueberry Road intersection on Tuesday July 6, 1999 between 4:00 – 6:00PM and on Wednesday July 7, 1999 between 7:00 – 9:00AM. Results of the counts indicate the peak hours occurred between 7:15 – 8:15AM and 4:30 – 5:30PM.

To account for seasonal variation, traffic volumes may need to be adjusted to reflect Design Hour or 30th Highest Hour volume conditions. According to Maine Department of Transportation (MDOT) Weekly Group Mean Factors for Urban Group I Roads, traffic volumes during the first week of July represent design hour conditions. Accordingly no adjustment of the volumes is necessary.

Figure 1 present the 1999 AM and PM peak hour traffic volumes. Figure 2 presents the 1999 traffic volumes following construction of the proposed hotel.

Access Drive Requirements

Several issues were evaluated relative to the site drive including: sight distance, auxiliary turn lanes on Congress Street, and the driveway width and radii.

Sight Distance from the site was measured in the field and indicated that over 600 feet of sight is available in both directions. For a road with a posted speed limit of 40 mph, a minimum of 400 feet of sight distance is required according to guidelines in the publication, Access Management Improving the Efficiency of Maine Arterials, MDOT. Accordingly, adequate sight distance will be provided.

The need for auxiliary turn lanes was investigated according to guidelines contained in the MDOT Highway Design Guide. In respect to an exclusive right-turn lane entering the hotel site, warrants are not met. According to MDOT design criteria the need for a left-turn lane at the proposed site cannot be determined because the site-specific traffic volume conditions do not fall within the range of values developed by MDOT. According to traffic estimates the proposed project is expected to generate 16 left-turn vehicles during the AM and PM peak hours. This represent a car turning left into the site every 3.75 minutes. Based upon this level of traffic turning into the site, provision of a left-turn lane is not recommended. It should be noted that during field review of the project site vehicles waiting to turn left into the abutting property did not impede westbound through vehicles (the shoulder area was used to by-pass the turning vehicle). It should also be noted that traffic levels on Congress Street in the vicinity of the project site are expected to decline following the completion of the new Maine Turnpike Jetport Interchange.

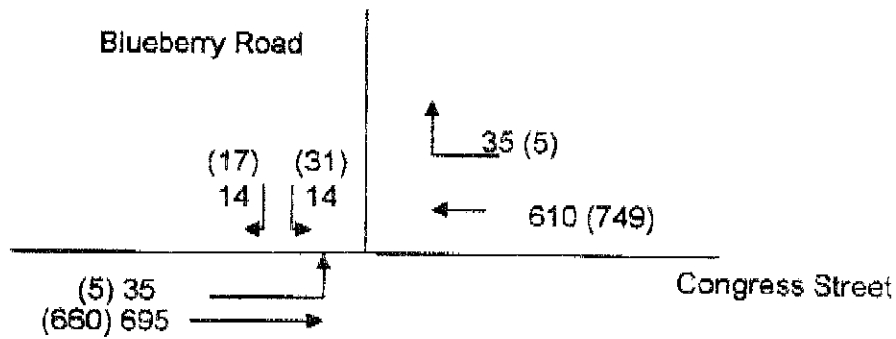
Page 3
Ms. Anke M. Read-Seegerius
July 9, 1999

According to the site plan one exit lane will be provided. Although it would be desirable to provide two exiting lanes (separate left and right turn lanes) one exiting lane should adequately handle the low volumes expected from the site. During the development of final site plan details it is recommended that the driveway radii be maximized to ensure right-turn vehicles entering and exiting the site do not significantly disrupt traffic on Congress Street.

Accident History

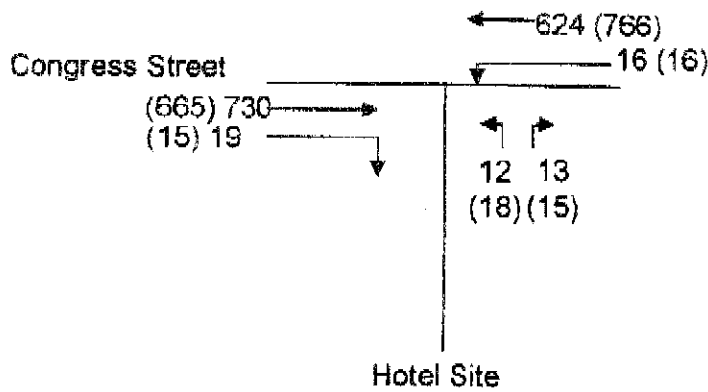
Accident data from the MDOT publication, High Accident Location Listing for 1995-1997 (the most recent available data) was reviewed relative to accident issues on Congress Street in the vicinity of the project. Review of the data indicates that Congress Street in vicinity of the project is not designated as a High Accident Location, and therefore is not considered to be problematic relative to accidents.

TAE:
cc:



1999 EXISTING TRAFFIC VOLUMES

Figure 1



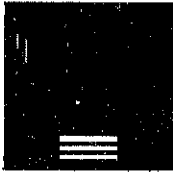
1999 BUILD TRAFFIC VOLUMES

Figure 2

PROPOSED HOTEL PROJECT 2282 CONGRESS STREET

WILBUR SMITH ASSOCIATES

XXX-AM Peak Hour
(xxx) PM Peak Hour



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 3
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Sarah Hopkins, Senior Planner

FROM: Steve Bushey, P.E. Development Review Coordinator

DATE: October 6, 1999

RE: Site Plan Review
Marriott Courtyard
2282 Congress Street

I have reviewed the Applicant's latest submission dated 9/14/99 for items outlined in a September 2, 1999 memorandum by Jim Wendel. I offer the following comments:

1. The Applicant has addressed items 1-16 outlined in Mr. Wendel's memorandum and the plans appear to meet the City Standards for stormwater management and erosion control.
2. The Applicant should review the proposed sanitary sewer service for minimum slope. The typical minimum slope for 8" pipe is 0.004 ft./ft. and for 10" pipe it is 0.0028 ft./ft. The Applicant should either try to steepen their slope from 0.0030 to 0.0040 or install 10" diameter pipe.

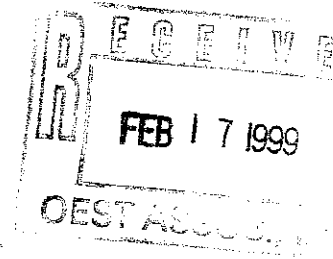
If you have any other questions, please call.

c: Tony Lombardo, Portland Public Works



10 February 1999

Anke Read-Segerius
Oest Associates, Inc.
343 Gorham Road
South Portland, ME 04106-2317



RE: Wetland Delineation at Hutchins Property, Congress Street, Portland, Maine.

Dear Anke:

At your request, Woodlot Alternatives, Inc. (Woodlot) performed a wetland delineation and GPS survey on the Hutchins Property, located on Outer Congress Street in Portland, Maine. Field work on this site was conducted on February 10, 1999. The site is bordered by Congress Street to the north, the newly constructed turnpike interchange to the south, and a Granite State Natural Gas pipeline to the east. The site consists of an upland knoll that slopes to the southeast into a forested wetland. Wetland boundaries were determined using the technical criteria of the U.S. Army Corps of Engineers (Corps) and the Maine Department of Environmental Protection (DEP). Specifics of wetland jurisdiction are further discussed below.

Site Description

The Hutchins property encompasses approximately 3.5 acres that includes forested upland and forested wetland. Uplands on the site are dominated by a dense canopy of white pine (*Pinus strobus*), along with white ash (*Fraxinus americana*), and shagbark hickory (*Carya ovata*). A moderate shrub layer includes Morrow's honeysuckle (*Lonicera morrowii*), Norway maple (*Acer platanoides*), and black cherry (*Prunus serotina*), and a moderate herbaceous layer includes evergreen woodfern (*Dryopteris intermedia*), Canada goldenrod (*Solidago canadensis*), and wild strawberry (*Fragaria virginiana*). Because this delineation was conducted in the winter, our assessment of herbaceous plant species was limited. Upland soils consist of well-drained sandy loams. Site topography is generally sloped, and drains to the southeast via overland runoff.

Wetland Description

A 1.25-acre forested wetland extends across the southern boundary of the property. The canopy of this wetland is dominated by white ash, white pine, and red maple (*Acer rubrum*), with white ash, gray birch (*Betula populifolia*), and elm (*Ulmus spp.*) in the understory. Dominant shrubs included common winterberry (*Ilex verticillata*), meadowsweet (*Spiraea alba*), and

STORMWATER MANAGEMENT PLAN

FOR

PROPOSED HOTEL SITE
2282 CONGRESS STREET
PORTLAND, MAINE

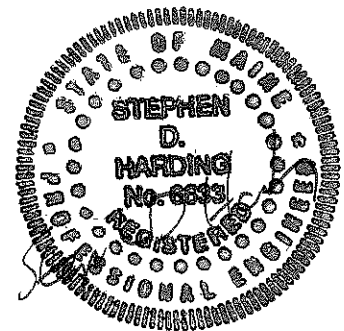
Prepared For

HUTCHCOURT, L.L.C.
BUILDING ONE, 1000 MARKET STREET
PORTSMOUTH, NEW HAMPSHIRE

PREPARED BY

OEST ASSOCIATES, INC.
343 GORHAM ROAD
SOUTH PORTLAND, MAINE

Revised September 1999
740.22.03



9/10/99

SURFACE WATER RUNOFF REPORT

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1.0 INTRODUCTION

The Stormwater Management Plan has been revised, per Jim Wendel's comments in his Site Plan Review memorandum submitted to Sarah Hopkins on September 2, 1999.

The hotel will be constructed on approximately 3.24 acres located next to the Maine Turnpike on Outer Congress St. in Portland, Maine. The existing lot is heavily wooded with a few open spaces and slopes in a southeasterly direction. The existing site drains southeasterly into the Maine Turnpike ditch. The runoff continues south until it crosses under the turnpike, then follows a drainage course to Long creek, and eventually flows to the Fore River. The development is not in the direct watershed of a waterbody most at risk, therefore, phosphorus control will not be a factor for this development. Based on our analysis of the Maine State flood maps, it was determined that there are no identified flood concerns for this site or for the surrounding properties.

It is projected that the completed development will consist of approximately 51% impervious area. Increases in the stormwater peak flow rates for the various storm events, due to the alteration of land cover, will be controlled an underground storage system. The stormwater will be controlled by utilizing four, 60" corrugated metal pipes for storage and will outlet the property in the same location as the pre-development flows. Total Suspended Solids (TSS) removal was taken into account for the entire site while designing the drainage structures. Using the estimated percent impervious area and the TSS sliding scale, a TSS removal efficiency was calculated.

2.0 ADJACENT AREAS

The areas which are immediately adjacent to the proposed project include the Maine Turnpike to the east, Jordans/Sysco Food Services to the west, the Maine Turnpike Authority and the EPX Group to the north, and the Maine Turnpike Connector (Under Construction) to the south.

3.0 METHODOLOGY

In order to assess the impact of the proposed construction on the stormwater characteristics of the site, computer modeling techniques using HydroCad's 5.01 software were used. This program incorporates the methodology outlined in the U.S. Department of Agriculture Soil Conservation Service's (SCS) Technical Release Number 20 (TR-20). Runoff was calculated for the 2, 10, and 25 year, 24 hour storm events.

Storm drain pipe sizes were designed utilizing the Flow Master software package created by Haestad's Methods. This program incorporates the methodology associated with Manning's Full Flow Equation. The 25 year storm event was used to size all structures.

4.0 PRECIPITATION

The storm events utilized in this study include the 2, 10, and 25 year, 24 hour storm events. The one day precipitation values for the proposed site are as follows:

- | | | |
|----|---------|------------|
| 1. | 2 Year | 3.0 Inches |
| 2. | 10 Year | 4.7 Inches |
| 3. | 25 Year | 5.5 Inches |

Portland is located in Cumberland County. Therefore, a type III distribution was utilized throughout this study.

5.0 SOILS

The site soils, as identified in the medium intensity Cumberland County Soil Survey by the U.S.D.A. Soil Conservation Service, consists of one main soil series located within the project limits. The 3.24 acre site consists of the Hollis series which is described as a fine, sandy soil. The Hollis series is classified by the SCS as hydrologic soils grouping C/D. For this analysis, Hollis was classified as a D soil in the areas in which wetlands were present, and a C soil for the remainder of the property.

The soil boundaries as taken from the Cumberland County soil survey are noted on drawing D-1 of the project drawings.

6.0 WETLANDS

The 3.24 acre site contains approximately 1.0 acre of identified wetlands. Of this 1.0 acre, .4 acres of wetlands will be impacted by the site development. A permit for the disturbance of the wetlands will be obtained from the Maine State Department of Environmental Protection and the U.S. Army Corps of Engineers.

7.0 ASSUMPTIONS

In order to estimate the stormwater runoff rates generated by the new project, the following assumptions were made:

1. It was assumed that the open space and wooded areas associated with this project were under "good" soils conditions.
2. In order to analyze the effects of the development of this project on the runoff characteristics of the site, the property boundary was taken as the limits of the pre and post development watershed conditions.
3. Time of concentration flow paths for the post-development condition was assumed to be channelized through the impervious areas within the subcatchment.

8.0 STUDY APPROACH

In order to analyze the impact of the proposed development on the site's stormwater characteristics, the pre-development project area was analyzed by assuming one Watershed area.

The post development Watershed was broken up into 2 subcatchments. The outlet point for the overall watershed was taken at the same location as the corresponding pre-development watershed. The stormwater runoff impact associated with converting approximately 51% of the site into impervious area was analyzed. It was determined that an underground storage system would be necessary to ensure that the peak flow rate off the site does not exceed the estimated pre-development peak rate. In addition to this, one stormwater treatment unit will be used to obtain the required TSS removal efficiency.

9.0 STORMWATER RUNOFF ANALYSIS

9.1 Watershed 1: Pre-Development Condition

Watershed 1 in pre-development consists of approximately 3.24 acres. At the present time, Watershed 1 drains in a southeasterly direction off the site into the Maine Turnpike ditch. The runoff continues south until it crosses under the turnpike, then follows a drainage course to Long creek, and eventually flows to

the Fore River.

9.2 Watershed 1: Post Development Condition

Watershed 1 in post-development consists of the same area as in pre-development, however, it contains 2 subcatchments. Subcatchment 2 consists of woods, brush, and grass and has an area of 1.24 acres. This subcatchments is being allowed to drain undetained and was accounted for in the post-development flow rate.

Subcatchment 1 consists of 2 acres and is mostly impervious with various landscaped areas mixed in. An underground storage system will be constructed under the parking lot within this watershed. The storage system will consist of four, 60" corrugated metal pipes that are fed by a 60" header pipe. The entire bed will have a surface area equal to 5100 sf. One stormwater treatment unit will be used to filter out any oil, grit, or other suspended solids prior to any stormwater entering the storage system. The pipe system will be designed to store the 25 year storm and will be throttled in the outlet control structure using orifices. All stormwater which exits the storage system and flows through the outlet pipe will be directed into a 16 foot long level lip spreader, resulting in a more environmentally friendly sheet flow. A 4" underdrain system will surround the pipe bed to ensure that the groundwater table remains below the bottom of the bed.

The estimated peak flows of post-development will be less than the pre-development flows, thereby mitigating any adverse impacts to downstream abutting properties, structures, or receiving drainage courses. All of the stormwater outlets the property in the same location as in the pre-development condition.

10.0 SUMMARY TABLE

SCS TR-20 METHOD ANALYSIS SUMMARY TABLE
(All Flows are in cubic feet per second (cfs))

Watershed	AREA (ACRES)	Peak Flow 2 year storm	Peak Flow 10 year storm	Peak Flow 25 year storm
Pre - W/S 1	3.24	1.49	3.81	5.03
Post - W/S 1*	3.24	1.37	3.79	4.88

* For Watershed 1 in post-development, a summation reach was used to combine the flows coming from each subcatchment.

11.0 TOTAL SUSPENDED SOLIDS (TSS)

To obtain the TSS removal efficiency necessary for this site, the impervious area was calculated and the sliding scale was used. The stormwater treatment unit will get 80% credit for TSS removal. The TSS removal efficiency required for the drainage area is 62%. The TSS removal efficiency that will be obtained on the property through effective treatment is 80%.

12.0 CONCLUSION

By utilizing an underground storage system, the increased stormwater peak rates associated with the construction of the hotel will be mitigated. Also, the effective use of one stormwater treatment unit will

achieve the required TSS removal for the site. Standard erosion control methods for temporary and permanent stabilization of the site will be employed to alleviate the potential for erosion and sedimentation.

The major outlet points for stormwater that exist in pre-development will not be altered with the construction of this hotel and the natural drainage patterns will be maintained as much as possible during the future development of the project.

DRAINAGE CALCULATIONS

PRE-DEVELOPMENT CONDITION

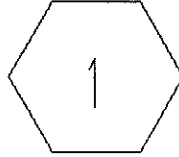
TYPE III 24-HOUR RAINFALL= 3.00 IN

Prepared by Applied Microcomputer Systems

9 Sep 99

HydroCAD 5.01 000722 (c) 1986-1998 Applied Microcomputer Systems

WATERSHED ROUTING =====



SUBCATCHMENT 1 = Watershed 1, Pre development ->

TYPE III 24-HOUR RAINFALL= 3.00 IN

Prepared by Applied Microcomputer Systems

9 Sep 99

HydroCAD 5.01 000722 (c) 1986-1998 Applied Microcomputer Systems

RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 3.00 IN, SCS U.H.

RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--				WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	3.24	39.0	1%98	7%73	61%70	31%77	73	-	1.49	12.55	.21

TYPE III 24-HOUR RAINFALL= 3.00 IN

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SUBCATCHMENT 1

Watershed 1, Pre development

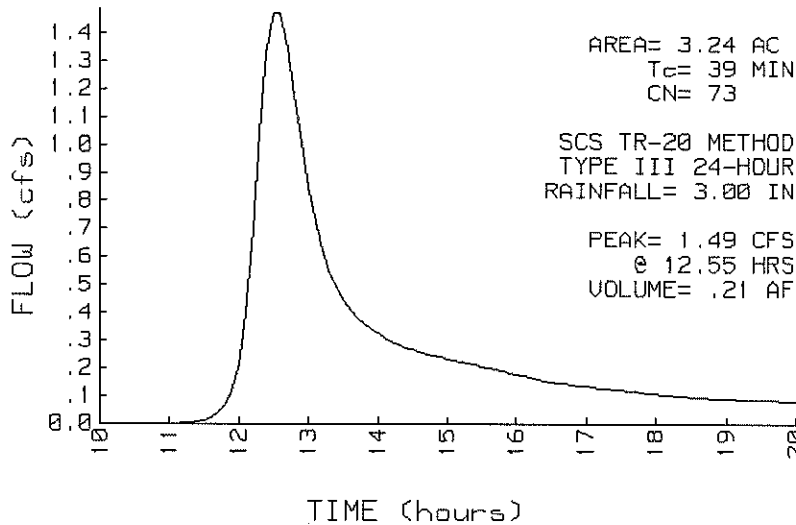
PEAK= 1.49 CFS @ 12.55 HRS, VOLUME= .21 AF

ACRES	CN	
.02	98	Impervious Surfaces
.24	73	Brush-Weeds-Grass, D
1.98	70	Woods, C
1.00	77	Woods, D
3.24	73	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.00 IN
 SPAN= 10-20 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW n=.6 L=150' P2=3 in s=.033 '/'	Segment ID: 1-2	34.7
SHALLOW CONCENTRATED/UPLAND FLOW Woodland Kv=5 L=340' s=.068 '/' V=1.3 fps	Segment ID: 2-3	4.3
Total Length= 490 ft		Total Tc= 39.0

SUBCATCHMENT 1 RUNOFF
 Watershed 1, Pre development



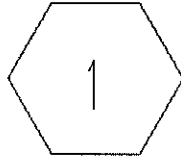
TYPE III 24-HOUR RAINFALL= 4.70 IN

Prepared by Applied Microcomputer Systems

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WATERSHED ROUTING =====



SUBCATCHMENT 1 = Watershed 1, Pre development ->

RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 4.70 IN, SCS U.H.

RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--				WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	3.24	39.0	1%98	7%73	61%70	31%77	73	-	3.81	12.51	.50

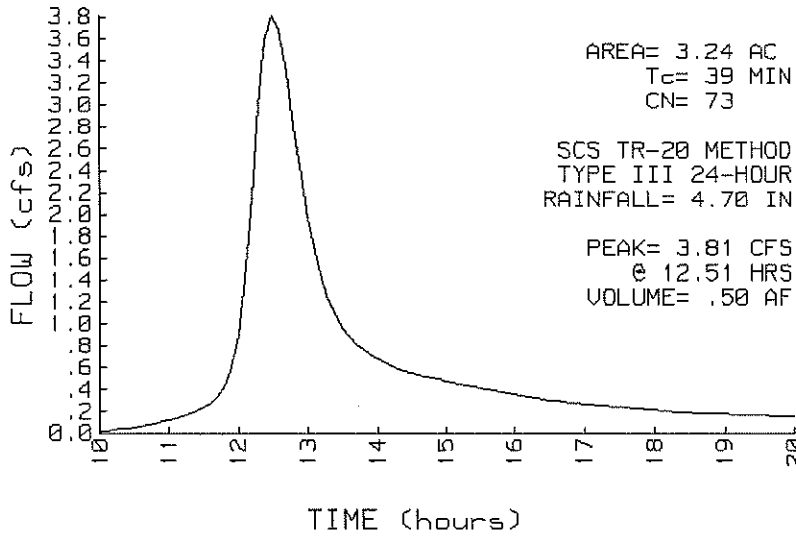
SUBCATCHMENT 1 **Watershed 1, Pre development**

PEAK= 3.81 CFS @ 12.51 HRS, VOLUME= .50 AF

ACRES	CN		SCS TR-20 METHOD
.02	98	Impervious Surfaces	TYPE III 24-HOUR
.24	73	Brush-Weeds-Grass, D	RAINFALL= 4.70 IN
1.98	70	Woods, C	SPAN= 10-20 HRS, dt=.1 HRS
1.00	77	Woods, D	
3.24	73		

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: 1-2	34.7
n=.6 L=150' P2=3 in s=.033 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: 2-3	4.3
Woodland Kv=5 L=340' s=.068 '/' V=1.3 fps		
	Total Length= 490 ft	Total Tc= 39.0

SUBCATCHMENT 1 RUNOFF
 Watershed 1, Pre development



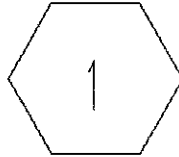
TYPE III 24-HOUR RAINFALL= 5.50 IN

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WATERSHED ROUTING =====



SUBCATCHMENT 1 = Watershed 1, Pre development ->

TYPE III 24-HOUR RAINFALL= 5.50 IN

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RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 5.50 IN, SCS U.H.

RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--				WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	3.24	39.0	1%98	7%73	61%70	31%77	73	-	5.03	12.51	.66

TYPE III 24-HOUR RAINFALL= 5.50 IN

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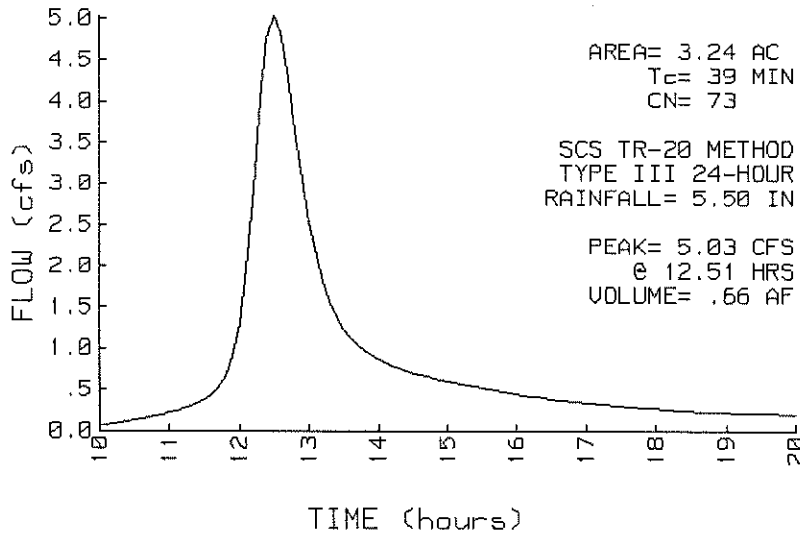
SUBCATCHMENT 1 **Watershed 1, Pre development**

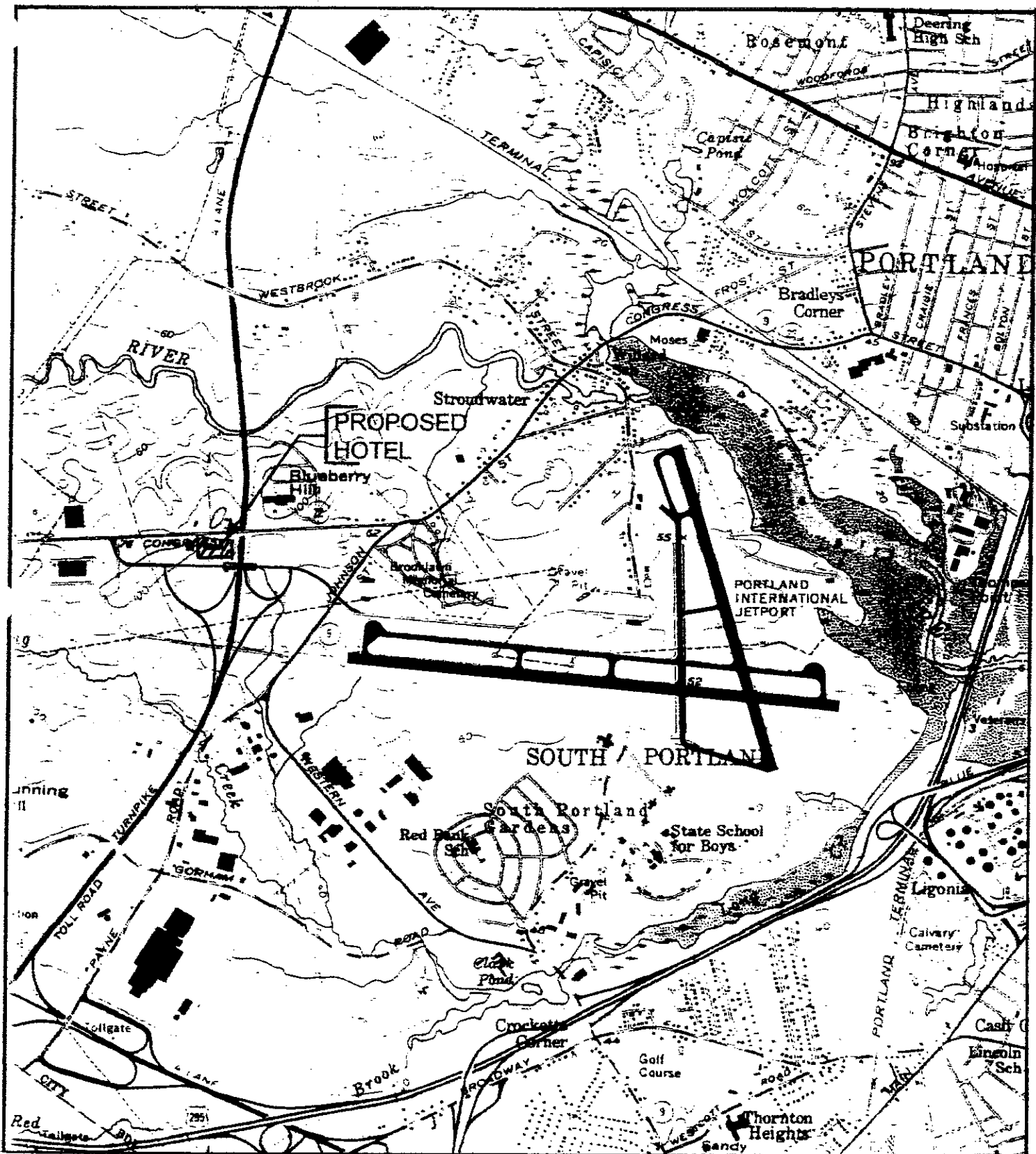
PEAK= 5.03 CFS @ 12.51 HRS, VOLUME= .66 AF

ACRES	CN		SCS TR-20 METHOD
.02	98	Impervious Surfaces	TYPE III 24-HOUR
.24	73	Brush-Weeds-Grass, D	RAINFALL= 5.50 IN
1.98	70	Woods, C	SPAN= 10-20 HRS, dt=.1 HRS
1.00	77	Woods, D	
3.24	73		

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: 1-2	34.7
n=.6 L=150' P2=3 in s=.033 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: 2-3	4.3
Woodland Kv=5 L=340' s=.068 '/'	V=1.3 fps	
	Total Length= 490 ft	Total Tc= 39.0

SUBCATCHMENT 1 RUNOFF
Watershed 1, Pre development





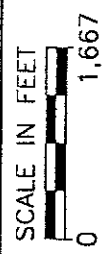
OEST Associates, Inc.

343 Gorham Road • South Portland, ME 04106

PROPOSED HOTEL
 2282 CONGRESS STREET
 PORTLAND, MAINE

SCALE: 1" = 2000'±

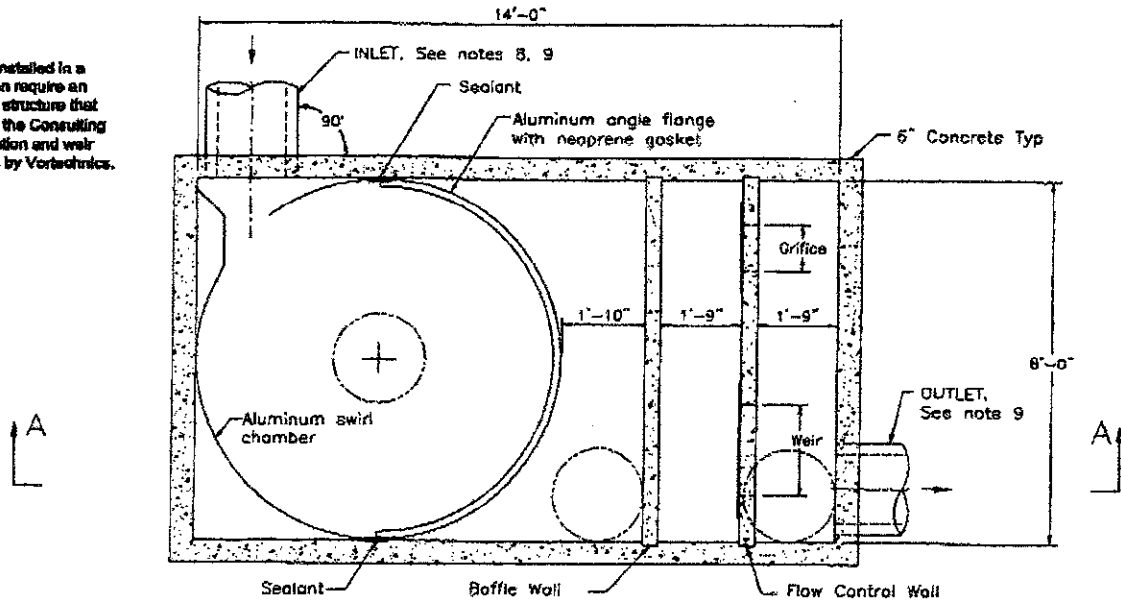
FROM USGS MAP (7.5') PORTLAND WEST MAINE



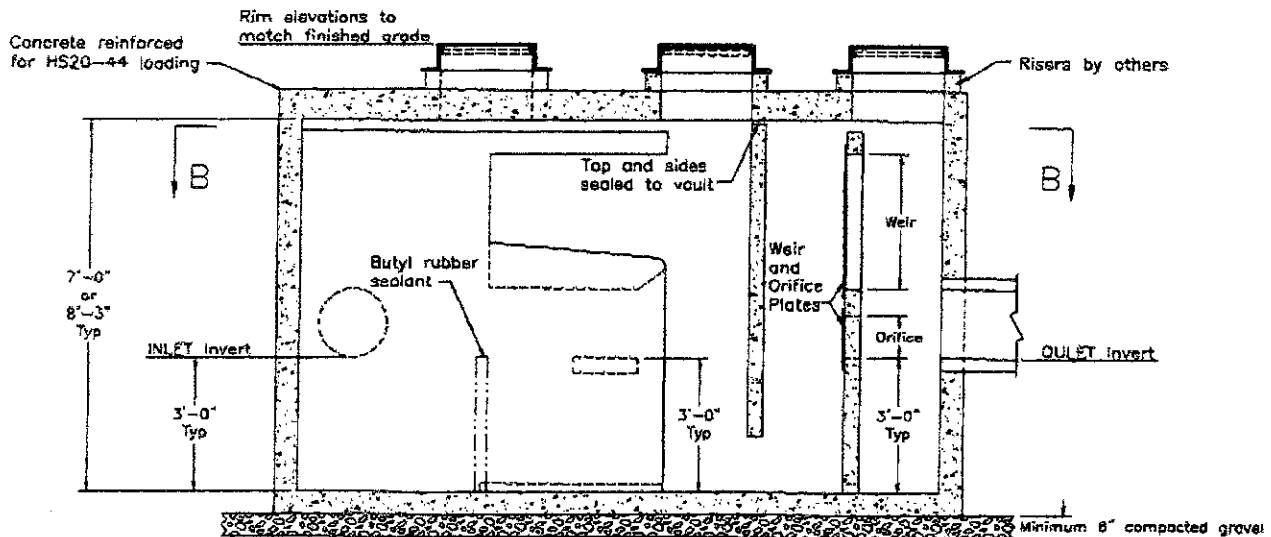
FROM U.S.D.A. S.C.S. IN COOPERATION WITH MAINE AGRICULTURAL EXPERIMENT STATION ISSUED AUG. 1974 SOIL SURVEY, CUMBERLAND COUNTY, MAINE, SHEET NOS. 81, 82, 85, & 86

<p>OEST ASSOCIATES, INC. 343 GORHAM ROAD SOUTH PORTLAND, MAINE 04106 (207)761-1770 FAX (207)774-1246</p>	<p>PROPOSED HOTEL SITE 2282 Congress Street Portland, Maine SOILS MAP</p>	<p>applicant: HUTCHCOURT, L.L.C. Building One, 1000 Market St. Portsmouth, NH 03801</p>
<p>DATE: 7/7/99</p>		<p>SCALE: 1"=1,667'±</p>

NOTE:
 Vortechs Systems installed in a bypass configuration require an upstream diversion structure that shall be detailed by the Consulting Engineer with elevation and weir width data provided by Vortechs.



PLAN VIEW B - B



SECTION A - A

NOTES:

1. Stormwater Treatment System (SWTS) shall have:
 Peak treatment capacity: 11 cfs
 Sediment storage: 4 cu yd
 Oil storage: 1,200 gallons
 Sediment chamber dia: 8' min
2. SWTS shall be contained in one rectangular structure
3. SWTS shall remove 80% of annual TSS loading
4. SWTS shall retain floatables and trapped sediment up to and including peak treatment capacity
5. SWTS inverts in and out shall be at the same elevation
6. SWTS shall not be compromised by effects of downstream tailwater
7. SWTS shall have no internal components that obstruct maintenance access
8. Inlet pipe must be perpendicular to the structure
9. Pipe orientation may vary; see site plan for size and location
10. Purchaser shall not be responsible for assembly of unit
11. Manhole frames and perforated covers supplied with system, not installed
12. Purchaser to prepare excavation and provide lifting equipment

This CADD file is for the purpose of specifying stormwater treatment equipment to be furnished by Vortechs, Inc. and may only be transferred to other documents exactly as provided by Vortechs. Title block information, excluding the Vortechs logo and the Vortechs Stormwater Treatment System designation and patent number, may be deleted if necessary. Revisions to any part of this CADD file without prior coordination with Vortechs shall be considered unauthorized use of proprietary information.



41 Evergreen Drive
 Portland, ME 04103
 Tel.: 207-878-3662
 Fax: 207-878-8507

STANDARD DETAIL
 STORMWATER TREATMENT SYSTEM
 VORTECHS™ MODEL 7000 U.S. PATENT No. 5,759,415
 PROPRIETARY INFORMATION - NOT TO BE USED FOR CONSTRUCTION PURPOSES

DATE: 09/09/99 SCALE: 1/4" = 1'-0" FILE NAME: STD7K DRAWN BY: AP/NDG CHECKED BY: KJM

Vortechs™

STORMWATER TREATMENT SYSTEM

The Vortechs System requires minimal routine maintenance; however, it is important that the system be properly inspected and cleaned when necessary in order to function at its best. The rate at which the system collects pollutants will depend more heavily on site activities than the size of the unit, e.g., heavy winter sanding will cause the grit chamber to fill more quickly but regular sweeping will slow accumulation.

Inspection

Inspection is the key to effective maintenance and it is easily performed. In the first year of operation, frequent inspections of the accumulated sediment volume within the aluminum grit chamber are necessary to establish an appropriate maintenance plan. Vortechs recommends seasonal inspections during the first year. Inspections should be performed more often in the winter months in climates where sanding operations may lead to rapid accumulations, or in equipment washdown areas. After the first year, the inspection schedule should be reviewed and modified according to experience. It is very useful to keep a record of each inspection. A simple form for doing so is provided.

The Vortechs System only needs to be cleaned when inspection reveals that it is nearly full; specifically, when sediment depth has accumulated to within six inches of the dry-weather water level. This determination can be made by taking 2 measurements with a stadia rod or similar measuring device: one measurement is the distance from the manhole opening to the top of the sediment pile and the other is the distance from the manhole opening to the water surface. If the difference between the two measurements is less than six inches the system should be cleaned out. Note: to avoid underestimating the volume of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Finer, silty particles at the top of the pile typically offer less resistance to the end of the rod than larger particles toward the bottom of the pile.

In Vortechs installations where the risk of large petroleum spills is small, liquid contaminants will not accumulate as quickly as sediment. Under normal conditions, systems should be pumped out when the floating scum layer reaches 3 to 6 inches in depth. Vortechs Systems can be designed to trap catastrophic spill events, providing for oil storage of up to 3 feet.

Cleaning

Cleanout of the Vortechs System with a vacuum truck is generally the most effective and convenient method. Cleanout should not occur within 6 hours of a rain event to allow for the entire collection system to drain down. Properly maintained Vortechs Systems will only require evacuation of the grit chamber portion of the system, in which case only the manhole cover nearest to the system inlet need be opened to remove water and contaminants.

In some cases, it may be necessary to pump out all chambers. An important maintenance feature built into Vortechs Systems is that floatables remain trapped after a cleaning. In virtually any conventional system, the portion of floatable material left on the floor after pump-out can escape under the baffle that is exposed by the cleaning. In the Vortechs System, a pocket of water between the grit chamber and the outlet panel keeps the bottom of the baffle submerged, so that all floatables remain trapped when the system begins to fill up again. Therefore, in the event of cleaning other chambers it is imperative that the grit chamber be drained first. Manhole covers should be securely seated following cleaning activities, to ensure that surface runoff does not leak into the unit from above.



Vortechs™

STORMWATER TREATMENT SYSTEM

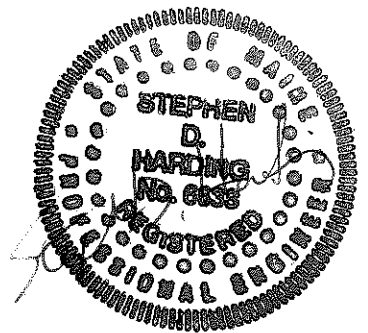
Inspection & Maintenance Log

Model:			Location:		
Date	Water Depth to Sediment ¹	Floatable Layer Thickness ² (approx)	Maintenance Performed	Maintenance Personnel	Comments

¹ The water depth to sediment is determined by taking two measurements with a stadia rod; one measurement is the distance from the manhole opening to the top of the sediment pile and the other is the distance from the manhole opening to the water surface. If the difference between the two measurements is less than six inches the system should be cleaned out.

² The system should be cleaned out if the floating layer of trapped debris is 3-6" in depth.

POST-DEVELOPMENT CONDITION



9/10/99

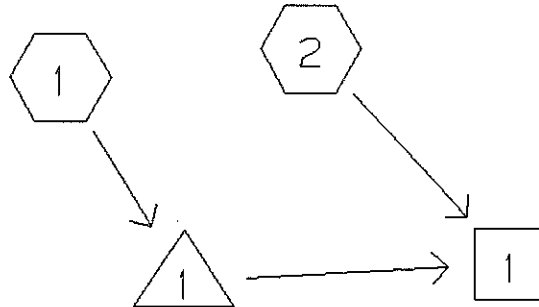
TYPE III 24-HOUR RAINFALL= 3.00 IN

Prepared by Applied Microcomputer Systems

9 Sep 99

HydroCAD 5.01 000722 (c) 1986-1998 Applied Microcomputer Systems

WATERSHED ROUTING =====



- SUBCATCHMENT 1 = Watershed 1, Post Development -> POND 1
- SUBCATCHMENT 2 = Watershed 2, Post Development -> REACH 1
- REACH 1 = Phantom reach for flowrate summation ->
- POND 1 = Pipe Storage -> REACH 1

TYPE III 24-HOUR RAINFALL= 3.00 IN

Prepared by Applied Microcomputer Systems

9 Sep 99

HydroCAD 5.01 000722 (c) 1986-1998 Applied Microcomputer Systems

RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 3.00 IN, SCS U.H.

RUNOFF SPAN = 10-50 HRS, dt= .10 HRS, 401 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--	WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	2.00	2.8	83%98 18%74	94	-	5.39	12.00	.36
2	1.24	32.2	19%73 50%77 31%74	75	-	.72	12.44	.10

TYPE III 24-HOUR RAINFALL= 3.00 IN

Prepared by Applied Microcomputer Systems

9 Sep 99

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REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)	n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	-	100.0	10.0	.25 .25	.024	10	.0001	.6	.3	1.37

TYPE III 24-HOUR RAINFALL= 3.00 IN

Prepared by Applied Microcomputer Systems

9 Sep 99

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POND ROUTING BY STOR-IND METHOD

POND NO.	START	FLOOD	PEAK	PEAK	----- PEAK FLOW -----				---Qout---	
	ELEV. (FT)	ELEV. (FT)	ELEV. (FT)	STORAGE (AF)	Qin (CFS)	Qout (CFS)	Qpri (CFS)	Qsec (CFS)	ATTEN. (%)	LAG (MIN)
1	80.5	85.5	83.1	.16	5.39	.66			88	34.1

TYPE III 24-HOUR RAINFALL= 3.00 IN

Prepared by Applied Microcomputer Systems

9 Sep 99

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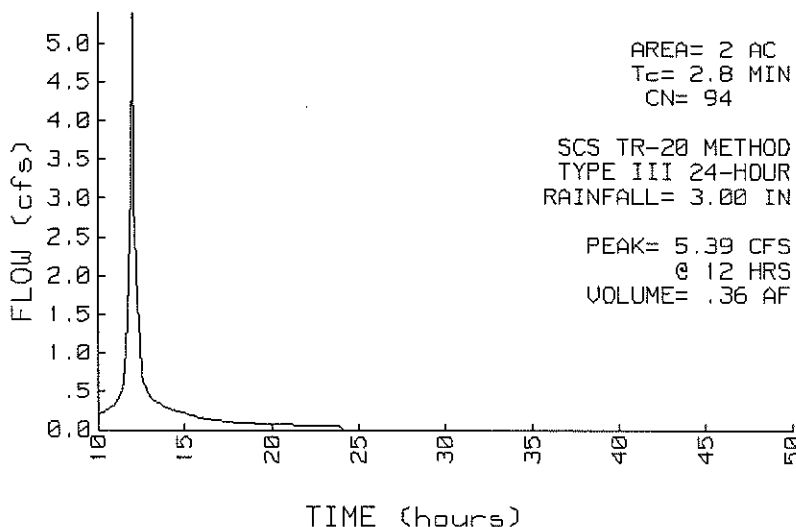
SUBCATCHMENT 1 Watershed 1, Post Development

PEAK= 5.39 CFS @ 12.00 HRS, VOLUME= .36 AF

ACRES	CN		SCS TR-20 METHOD
1.65	98	Impervious Surfaces	TYPE III 24-HOUR
.35	74	Grass, C, Good	RAINFALL= 3.00 IN
2.00	94		SPAN= 10-50 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: 1-2	.3
Smooth surfaces n=.011 L=20'	P2=3 in s=.02 '/'	
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: 2-3	1.3
Paved Kv=20.3282 L=260'	s=.027 '/' V=3.34 fps	
CIRCULAR CHANNEL	Segment ID: 3-4	.5
12" Diameter a=.79 sq-ft Pw=3.1'	r=.25'	
s=.005 '/' n=.022 V=1.9 fps	L=61' Capacity=1.5 cfs	
CIRCULAR CHANNEL	Segment ID: 4-5	.7
15" Diameter a=1.23 sq-ft Pw=3.9'	r=.313'	
s=.025 '/' n=.022 V=4.92 fps	L=200' Capacity=6 cfs	
Total Length= 541 ft		Total Tc= 2.8

SUBCATCHMENT 1 RUNOFF
Watershed 1, Post Development



TYPE III 24-HOUR RAINFALL= 3.00 IN

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SUBCATCHMENT 2

Watershed 2, Post Development

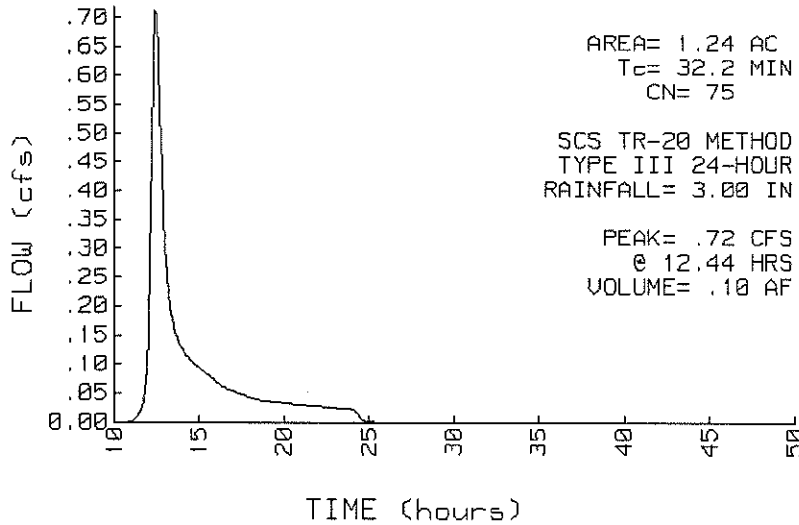
PEAK= .72 CFS @ 12.44 HRS, VOLUME= .10 AF

ACRES	CN	
.24	73	Brush-Weeds-Grass, D, Good
.62	77	Woods, D, Good
.38	74	Grass, C, Good
1.24	75	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 3.00 IN
 SPAN= 10-50 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: 1-2	32.2
n=.6 L=130'	P2=3 in s=.03 '/'	

SUBCATCHMENT 2 RUNOFF
 Watershed 2, Post Development



TYPE III 24-HOUR RAINFALL= 3.00 IN

Prepared by Applied Microcomputer Systems

9 Sep 99

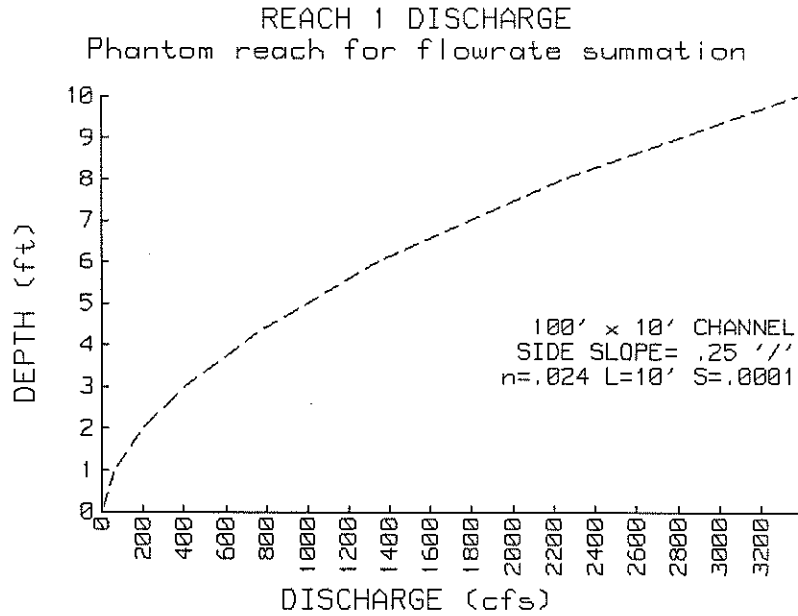
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REACH 1

Phantom reach for flowrate summation

Qin = 1.37 CFS @ 12.45 HRS, VOLUME= .46 AF
 Qout= 1.37 CFS @ 12.46 HRS, VOLUME= .46 AF, ATTEN= 0%, LAG= .6 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)		STOR-IND+TRANS METHOD
0.0	0.0	0.00	100' x 10' CHANNEL	PEAK DEPTH= .02 FT
1.0	104.0	62.70	SIDE SLOPE= .25 '/'	PEAK VELOCITY= .6 FPS
2.0	216.0	201.85	n= .024	TRAVEL TIME = .3 MIN
3.0	336.0	402.75	LENGTH= 10 FT	SPAN= 10-50 HRS, dt=.1 HRS
4.3	504.0	749.20	SLOPE= .0001 FT/FT	
6.0	744.0	1342.91		
8.0	1056.0	2245.06		
10.0	1400.0	3372.14		



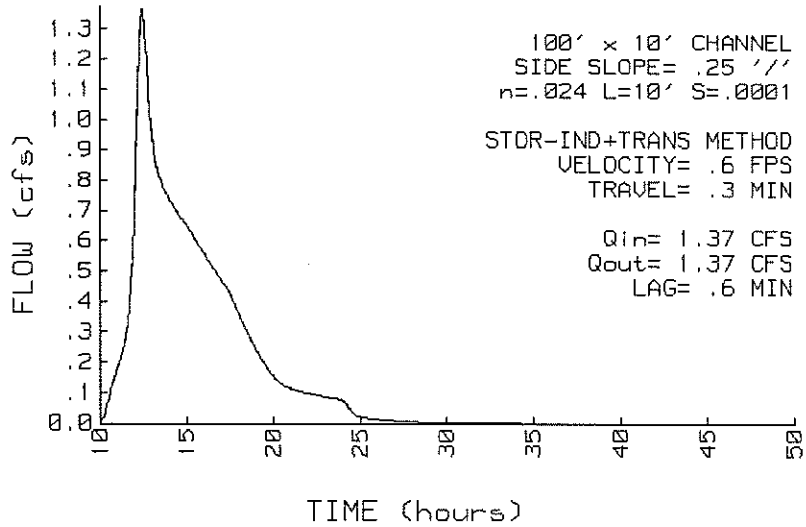
TYPE III 24-HOUR RAINFALL= 3.00 IN

Prepared by Applied Microcomputer Systems

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REACH 1 INFLOW & OUTFLOW
Phantom reach for flowrate summation



TYPE III 24-HOUR RAINFALL= 3.00 IN

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POND 1 Pipe Storage

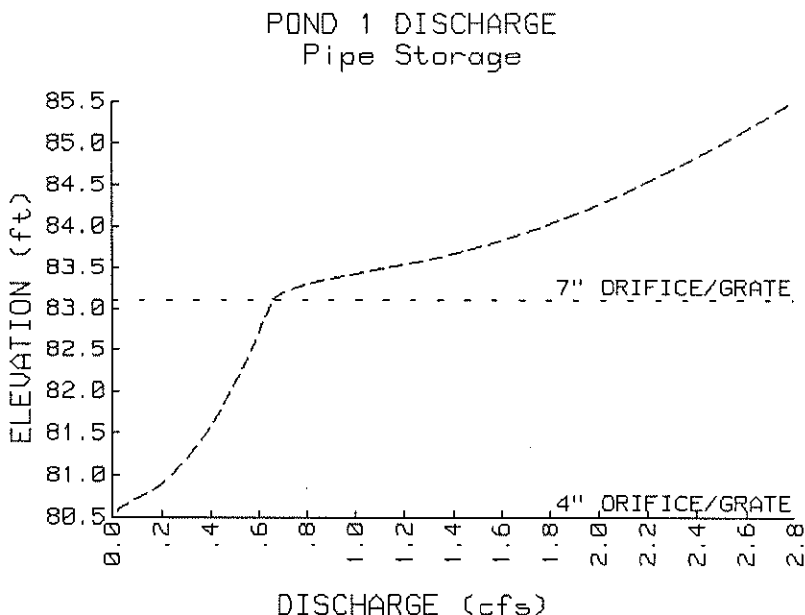
Q_{in} = 5.39 CFS @ 12.00 HRS, VOLUME= .36 AF
 Q_{out} = .66 CFS @ 12.57 HRS, VOLUME= .36 AF, ATTEN= 88%, LAG= 34.1 MIN

ELEVATION (FT)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
80.5	0	0	PEAK STORAGE = 7081 CF
81.5	1870	1870	PEAK ELEVATION= 83.1 FT
82.5	3128	4998	FLOOD ELEVATION= 85.5 FT
83.5	3400	8398	START ELEVATION= 80.5 FT
84.5	3128	11526	SPAN= 10-50 HRS, dt=.1 HRS
85.5	1870	13396	Tdet= 123.2 MIN (.36 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	80.5'	4" ORIFICE/GRATE Q=.6 PI r ² SQR(2g) SQR(H-r)
2	P	83.1'	7" ORIFICE/GRATE Q=.6 PI r ² SQR(2g) SQR(H-r)

POND 1 TOTAL DISCHARGE (CFS) vs ELEVATION

FEET	0.0	.1	.2	.3	.4	.5	.6	.7	.8	.9
80.5	0.00	.02	.08	.15	.20	.24	.28	.31	.33	.36
81.5	.38	.41	.43	.45	.47	.48	.50	.52	.54	.55
82.5	.57	.58	.60	.61	.63	.64	.66	.70	.80	.95
83.5	1.13	1.31	1.45	1.57	1.67	1.77	1.86	1.95	2.03	2.10
84.5	2.18	2.25	2.31	2.38	2.44	2.51	2.57	2.62	2.68	2.74
85.5	2.79									



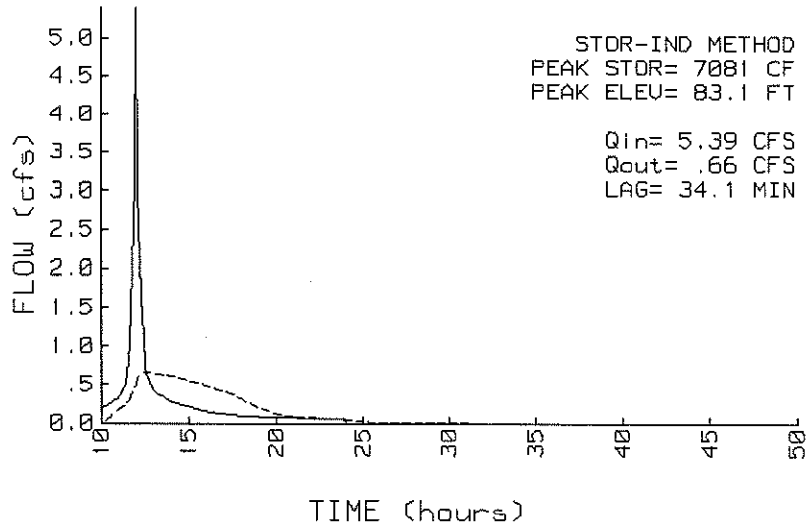
TYPE III 24-HOUR RAINFALL= 3.00 IN

Prepared by Applied Microcomputer Systems

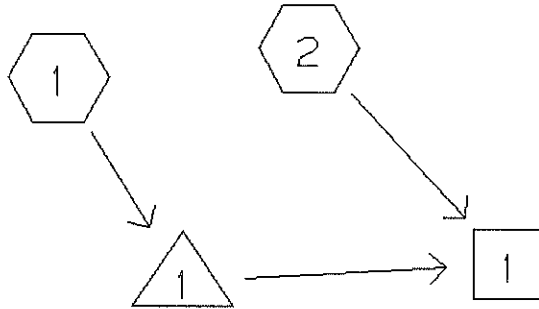
9 Sep 99

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POND 1 INFLOW & OUTFLOW
Pipe Storage



WATERSHED ROUTING =====



- SUBCATCHMENT 1 = Watershed 1, Post Development -> POND 1
- SUBCATCHMENT 2 = Watershed 2, Post Development -> REACH 1
- REACH 1 = Phantom reach for flowrate summation ->
- POND 1 = Pipe Storage -> REACH 1

TYPE III 24-HOUR RAINFALL= 4.70 IN

Prepared by Applied Microcomputer Systems

9 Sep 99

HydroCAD 5.01 000722 (c) 1986-1998 Applied Microcomputer Systems

RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 4.70 IN, SCS U.H.

RUNOFF SPAN = 10-50 HRS, dt= .10 HRS, 401 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--	WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	2.00	2.8	83%98 18%74	94	-	8.93	12.00	.60
2	1.24	32.2	19%73 50%77 31%74	75	-	1.74	12.41	.23

TYPE III 24-HOUR RAINFALL= 4.70 IN

Prepared by Applied Microcomputer Systems

9 Sep 99

HydroCAD 5.01 000722 (c) 1986-1998 Applied Microcomputer Systems

REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)	n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	-	100.0	10.0	.25 .25	.024	10	.0001	.6	.3	3.81

TYPE III 24-HOUR RAINFALL= 4.70 IN

Prepared by Applied Microcomputer Systems

9 Sep 99

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POND ROUTING BY STOR-IND METHOD

POND NO.	START	FLOOD	PEAK	PEAK	----- PEAK FLOW -----				---Qout---	
	ELEV. (FT)	ELEV. (FT)	ELEV. (FT)	STORAGE (AF)	Qin (CFS)	Qout (CFS)	Qpri (CFS)	Qsec (CFS)	ATTEN. (%)	LAG (MIN)
1	80.5	85.5	84.3	.25	8.93	2.05			77	22.9

TYPE III 24-HOUR RAINFALL= 4.70 IN

Prepared by Applied Microcomputer Systems

9 Sep 99

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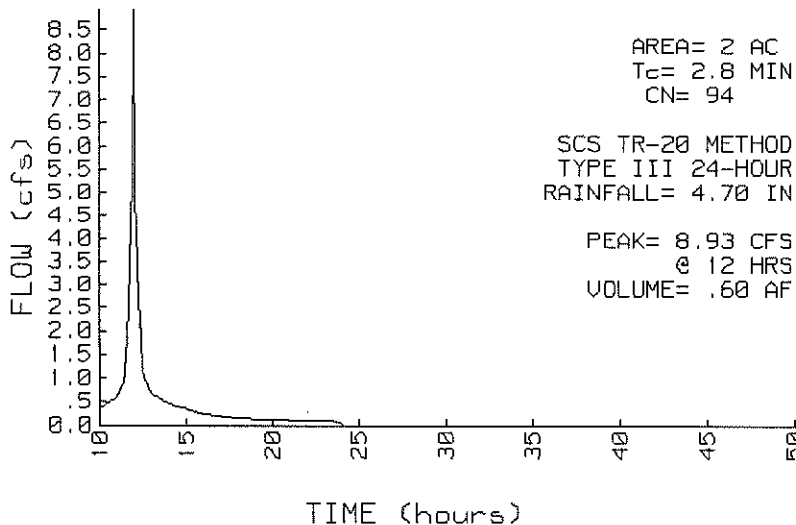
SUBCATCHMENT 1 Watershed 1, Post Development

PEAK= 8.93 CFS @ 12.00 HRS, VOLUME= .60 AF

ACRES	CN		SCS TR-20 METHOD
1.65	98	Impervious Surfaces	TYPE III 24-HOUR
.35	74	Grass, C, Good	RAINFALL= 4.70 IN
2.00	94		SPAN= 10-50 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: 1-2	.3
Smooth surfaces n=.011 L=20' P2=3 in s=.02 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: 2-3	1.3
Paved Kv=20.3282 L=260' s=.027 '/' V=3.34 fps		
CIRCULAR CHANNEL	Segment ID: 3-4	.5
12" Diameter a=.79 sq-ft Pw=3.1' r=.25'		
s=.005 '/' n=.022 V=1.9 fps L=61' Capacity=1.5 cfs		
CIRCULAR CHANNEL	Segment ID: 4-5	.7
15" Diameter a=1.23 sq-ft Pw=3.9' r=.313'		
s=.025 '/' n=.022 V=4.92 fps L=200' Capacity=6 cfs		
Total Length= 541 ft		Total Tc= 2.8

SUBCATCHMENT 1 RUNOFF
Watershed 1, Post Development



TYPE III 24-HOUR RAINFALL= 4.70 IN

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SUBCATCHMENT 2

Watershed 2, Post Development

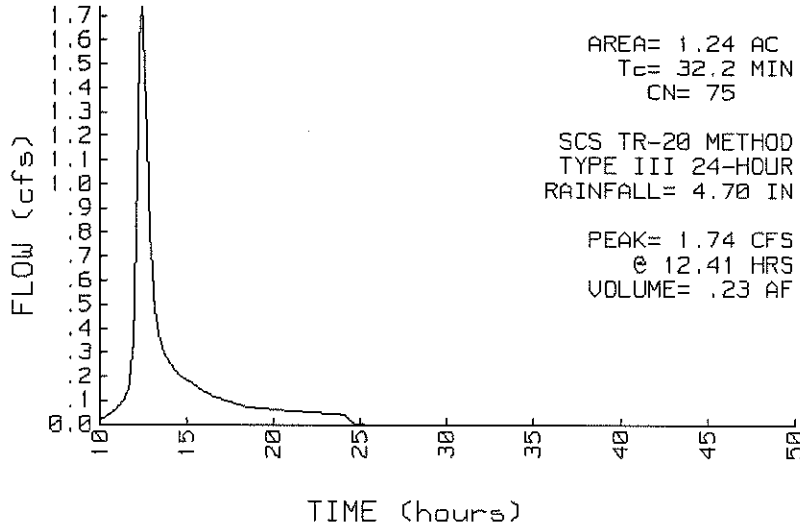
PEAK= 1.74 CFS @ 12.41 HRS, VOLUME= .23 AF

ACRES	CN	
.24	73	Brush-Weeds-Grass, D, Good
.62	77	Woods, D, Good
.38	74	Grass, C, Good
1.24	75	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 4.70 IN
 SPAN= 10-50 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW n=.6 L=130' P2=3 in s=.03 '/'	Segment ID: 1-2	32.2

SUBCATCHMENT 2 RUNOFF
 Watershed 2, Post Development



TYPE III 24-HOUR RAINFALL= 4.70 IN

Prepared by Applied Microcomputer Systems

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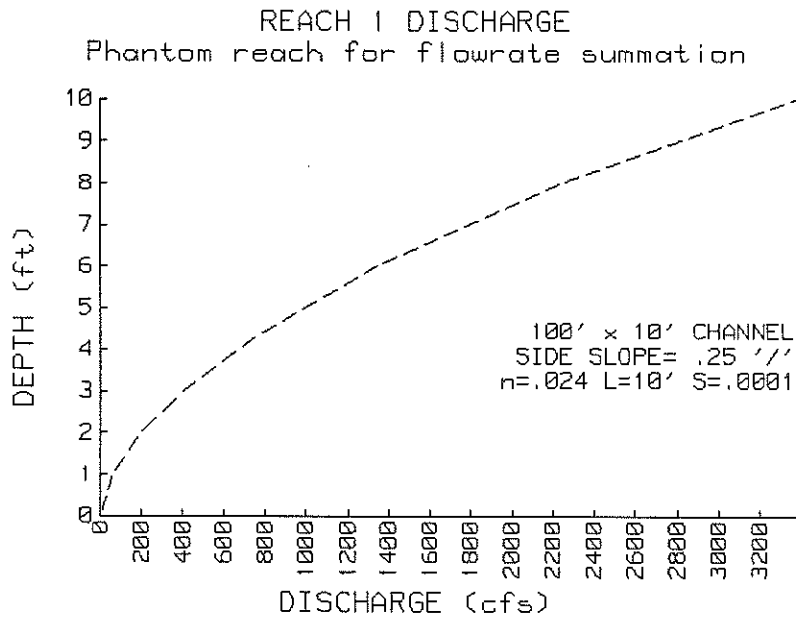
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REACH 1

Phantom reach for flowrate summation

Qin = 3.79 CFS @ 12.41 HRS, VOLUME= .83 AF
 Qout= 3.81 CFS @ 12.41 HRS, VOLUME= .83 AF, ATTEN= 0%, LAG= .4 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)		STOR-IND+TRANS METHOD
0.0	0.0	0.00	100' x 10' CHANNEL	PEAK DEPTH= .06 FT
1.0	104.0	62.70	SIDE SLOPE= .25 '/'	PEAK VELOCITY= .6 FPS
2.0	216.0	201.85	n= .024	TRAVEL TIME = .3 MIN
3.0	336.0	402.75	LENGTH= 10 FT	SPAN= 10-50 HRS, dt=.1 HRS
4.3	504.0	749.20	SLOPE= .0001 FT/FT	
6.0	744.0	1342.91		
8.0	1056.0	2245.06		
10.0	1400.0	3372.14		



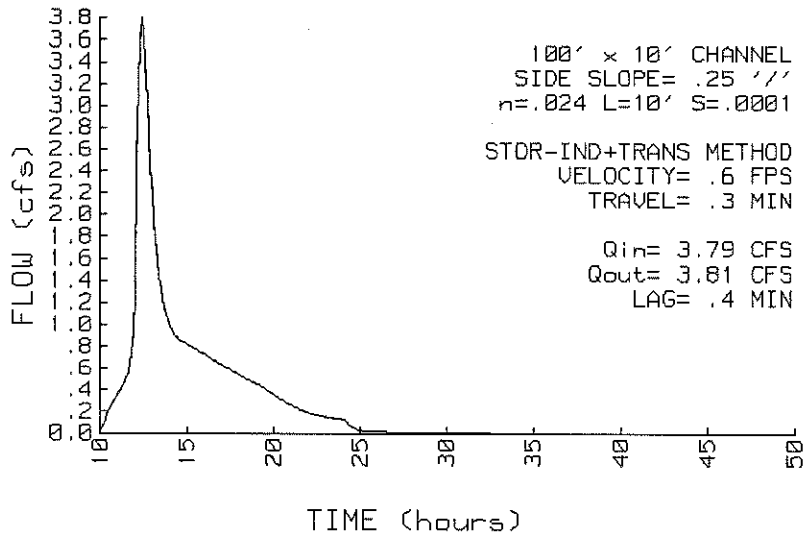
TYPE III 24-HOUR RAINFALL= 4.70 IN

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REACH 1 INFLOW & OUTFLOW
Phantom reach for flowrate summation



TYPE III 24-HOUR RAINFALL= 4.70 IN

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POND 1 Pipe Storage

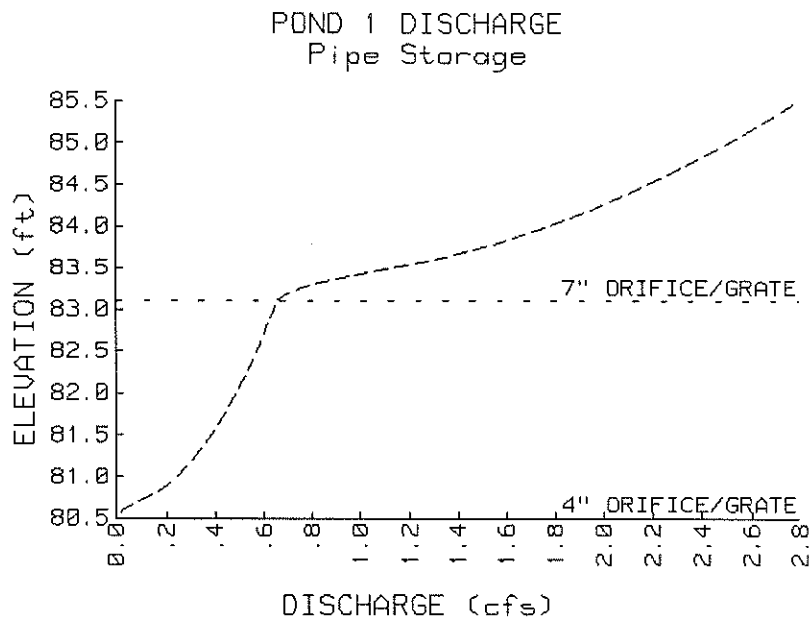
Q_{in} = 8.93 CFS @ 12.00 HRS, VOLUME= .60 AF
 Q_{out} = 2.05 CFS @ 12.38 HRS, VOLUME= .60 AF, ATTEN= 77%, LAG= 22.9 MIN

ELEVATION (FT)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
80.5	0	0	PEAK STORAGE = 11004 CF
81.5	1870	1870	PEAK ELEVATION= 84.3 FT
82.5	3128	4998	FLOOD ELEVATION= 85.5 FT
83.5	3400	8398	START ELEVATION= 80.5 FT
84.5	3128	11526	SPAN= 10-50 HRS, dt=.1 HRS
85.5	1870	13396	Tdet= 115 MIN (.6 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	80.5'	4" ORIFICE/GRATE Q=.6 PI r ² SQR(2g) SQR(H-r)
2	P	83.1'	7" ORIFICE/GRATE Q=.6 PI r ² SQR(2g) SQR(H-r)

POND 1 TOTAL DISCHARGE (CFS) vs ELEVATION

FEET	0.0	.1	.2	.3	.4	.5	.6	.7	.8	.9
80.5	0.00	.02	.08	.15	.20	.24	.28	.31	.33	.36
81.5	.38	.41	.43	.45	.47	.48	.50	.52	.54	.55
82.5	.57	.58	.60	.61	.63	.64	.66	.70	.80	.95
83.5	1.13	1.31	1.45	1.57	1.67	1.77	1.86	1.95	2.03	2.10
84.5	2.18	2.25	2.31	2.38	2.44	2.51	2.57	2.62	2.68	2.74
85.5	2.79									



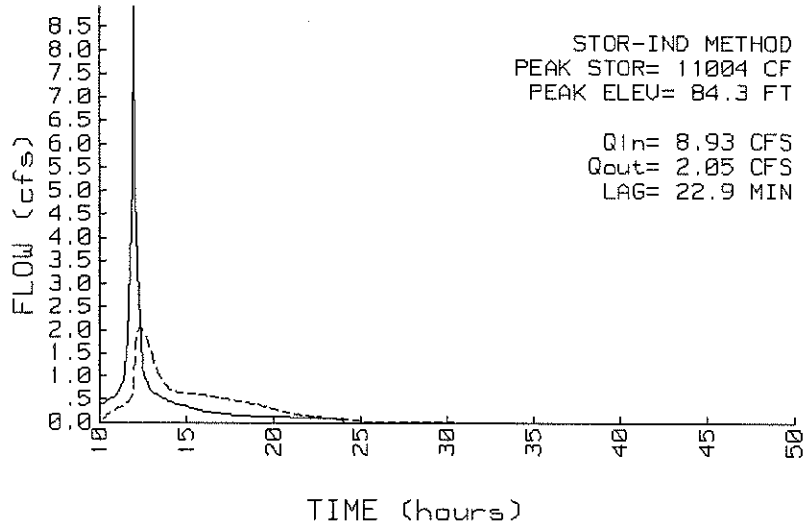
TYPE III 24-HOUR RAINFALL= 4.70 IN

Prepared by Applied Microcomputer Systems

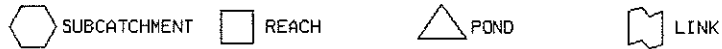
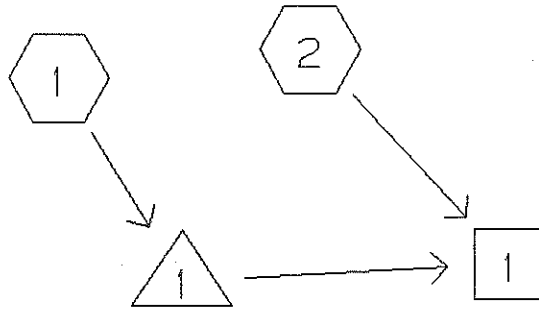
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POND 1 INFLOW & OUTFLOW
Pipe Storage



WATERSHED ROUTING =====



- SUBCATCHMENT 1 = Watershed 1, Post Development -> POND 1
- SUBCATCHMENT 2 = Watershed 2, Post Development -> REACH 1
- REACH 1 = Phantom reach for flowrate summation ->
- POND 1 = Pipe Storage -> REACH 1

TYPE III 24-HOUR RAINFALL= 5.50 IN

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RUNOFF BY SCS TR-20 METHOD: TYPE III 24-HOUR RAINFALL= 5.50 IN, SCS U.H.

RUNOFF SPAN = 10-50 HRS, dt= .10 HRS, 401 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--	WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	2.00	2.8	83%98 18%74	94	-	10.57	12.00	.71
2	1.24	32.2	19%73 50%77 31%74	75	-	2.26	12.41	.29

TYPE III 24-HOUR RAINFALL= 5.50 IN

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REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)	n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	-	100.0	10.0	.25 .25	.024	10	.0001	.6	.3	4.85

TYPE III 24-HOUR RAINFALL= 5.50 IN

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POND ROUTING BY STOR-IND METHOD

POND NO.	START	FLOOD	PEAK	PEAK	----- PEAK FLOW -----				---Qout---	
	ELEV. (FT)	ELEV. (FT)	ELEV. (FT)	STORAGE (AF)	Qin (CFS)	Qout (CFS)	Qpri (CFS)	Qsec (CFS)	ATTEN. (%)	LAG (MIN)
1	80.5	85.5	85.2	.29	10.57	2.62			75	21.5

TYPE III 24-HOUR RAINFALL= 5.50 IN

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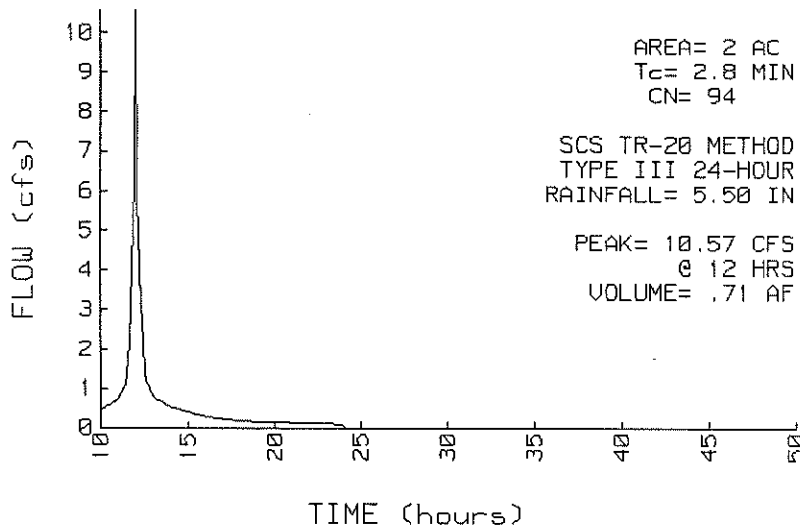
SUBCATCHMENT 1 Watershed 1, Post Development

PEAK= 10.57 CFS @ 12.00 HRS, VOLUME= .71 AF

ACRES	CN		SCS TR-20 METHOD
1.65	98	Impervious Surfaces	TYPE III 24-HOUR
.35	74	Grass, C, Good	RAINFALL= 5.50 IN
2.00	94		SPAN= 10-50 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: 1-2	
Smooth surfaces n=.011 L=20'	P2=3 in s=.02 '/'	.3
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: 2-3	
Paved Kv=20.3282 L=260' s=.027 '/'	V=3.34 fps	1.3
CIRCULAR CHANNEL	Segment ID: 3-4	
12" Diameter a=.79 sq-ft Pw=3.1' r=.25'		.5
s=.005 '/'	n=.022 V=1.9 fps L=61' Capacity=1.5 cfs	
CIRCULAR CHANNEL	Segment ID: 4-5	
15" Diameter a=1.23 sq-ft Pw=3.9' r=.313'		.7
s=.025 '/'	n=.022 V=4.92 fps L=200' Capacity=6 cfs	
Total Length= 541 ft		Total Tc= 2.8

SUBCATCHMENT 1 RUNOFF
Watershed 1, Post Development



TYPE III 24-HOUR RAINFALL= 5.50 IN

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SUBCATCHMENT 2

Watershed 2, Post Development

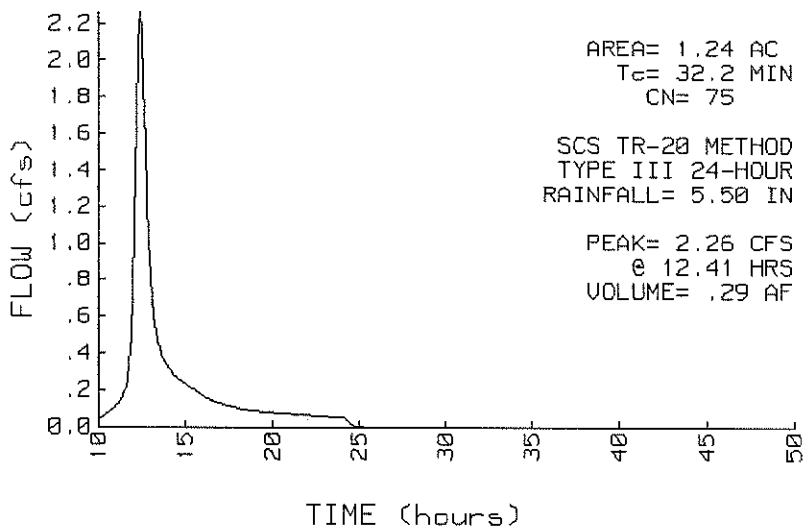
PEAK= 2.26 CFS @ 12.41 HRS, VOLUME= .29 AF

ACRES	CN	
.24	73	Brush-Weeds-Grass, D, Good
.62	77	Woods, D, Good
.38	74	Grass, C, Good
1.24	75	

SCS TR-20 METHOD
 TYPE III 24-HOUR
 RAINFALL= 5.50 IN
 SPAN= 10-50 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW n=.6 L=130' P2=3 in s=.03 '/'	Segment ID: 1-2	32.2

SUBCATCHMENT 2 RUNOFF
 Watershed 2, Post Development

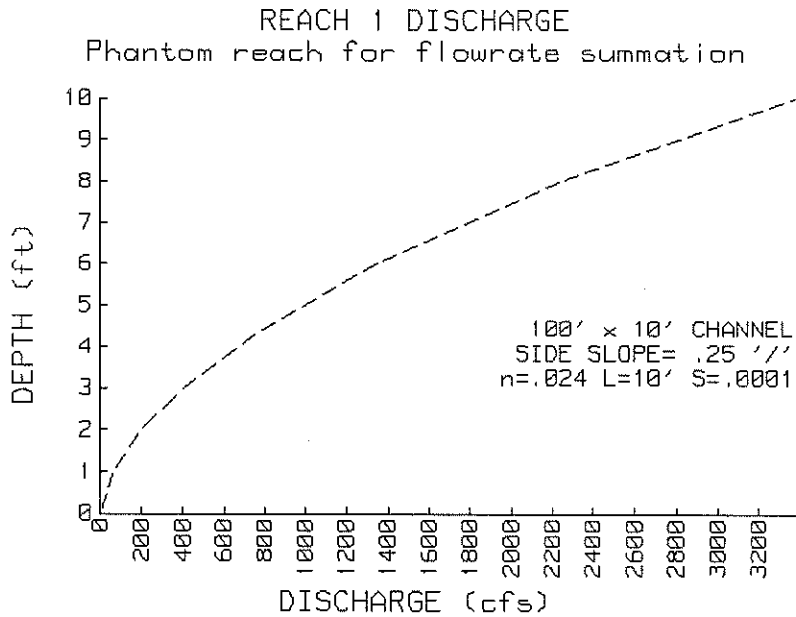


REACH 1

Phantom reach for flowrate summation

Qin = 4.88 CFS @ 12.39 HRS, VOLUME= 1.01 AF
 Qout= 4.85 CFS @ 12.40 HRS, VOLUME= 1.01 AF, ATTEN= 0%, LAG= .6 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)	100' x 10' CHANNEL SIDE SLOPE= .25 '/' n= .024 LENGTH= 10 FT SLOPE= .0001 FT/FT	STOR-IND+TRANS METHOD PEAK DEPTH= .08 FT PEAK VELOCITY= .6 FPS TRAVEL TIME = .3 MIN SPAN= 10-50 HRS, dt=.1 HRS
0.0	0.0	0.00		
1.0	104.0	62.70		
2.0	216.0	201.85		
3.0	336.0	402.75		
4.3	504.0	749.20		
6.0	744.0	1342.91		
8.0	1056.0	2245.06		
10.0	1400.0	3372.14		



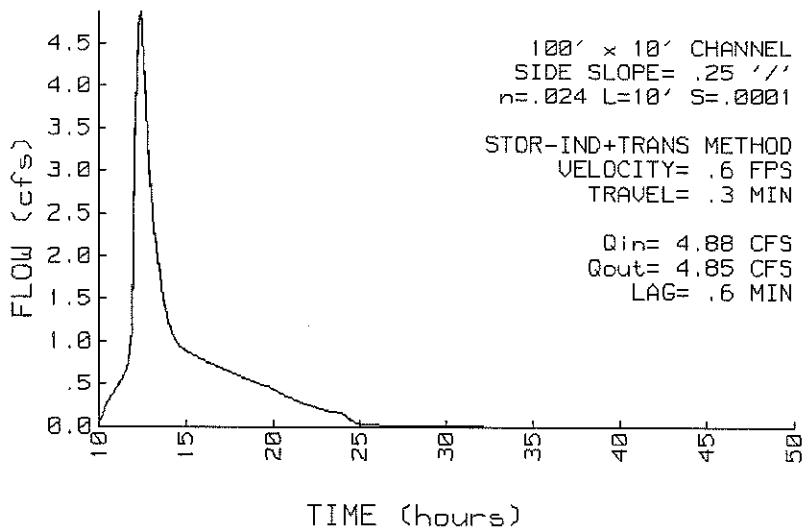
TYPE III 24-HOUR RAINFALL= 5.50 IN

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REACH 1 INFLOW & OUTFLOW
Phantom reach for flowrate summation



TYPE III 24-HOUR RAINFALL= 5.50 IN

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POND 1

Pipe Storage

Qin = 10.57 CFS @ 12.00 HRS, VOLUME= .71 AF
 Qout= 2.62 CFS @ 12.36 HRS, VOLUME= .71 AF, ATTEN= 75%, LAG= 21.5 MIN

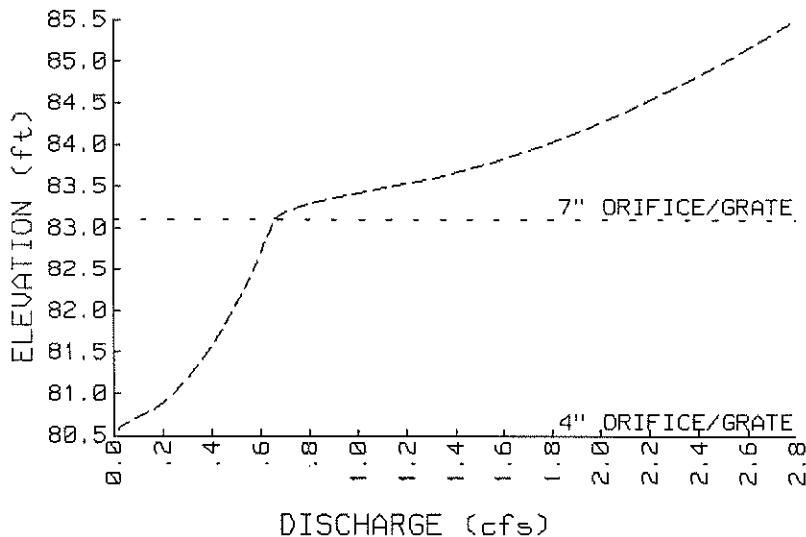
ELEVATION (FT)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
80.5	0	0	PEAK STORAGE = 12807 CF
81.5	1870	1870	PEAK ELEVATION= 85.2 FT
82.5	3128	4998	FLOOD ELEVATION= 85.5 FT
83.5	3400	8398	START ELEVATION= 80.5 FT
84.5	3128	11526	SPAN= 10-50 HRS, dt=.1 HRS
85.5	1870	13396	Tdet= 112.6 MIN (.71 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	80.5'	4" ORIFICE/GRATE Q=.6 PI r ² SQR(2g) SQR(H-r)
2	P	83.1'	7" ORIFICE/GRATE Q=.6 PI r ² SQR(2g) SQR(H-r)

POND 1 TOTAL DISCHARGE (CFS) vs ELEVATION

FEET	0.0	.1	.2	.3	.4	.5	.6	.7	.8	.9
80.5	0.00	.02	.08	.15	.20	.24	.28	.31	.33	.36
81.5	.38	.41	.43	.45	.47	.48	.50	.52	.54	.55
82.5	.57	.58	.60	.61	.63	.64	.66	.70	.80	.95
83.5	1.13	1.31	1.45	1.57	1.67	1.77	1.86	1.95	2.03	2.10
84.5	2.18	2.25	2.31	2.38	2.44	2.51	2.57	2.62	2.68	2.74
85.5	2.79									

POND 1 DISCHARGE
Pipe Storage



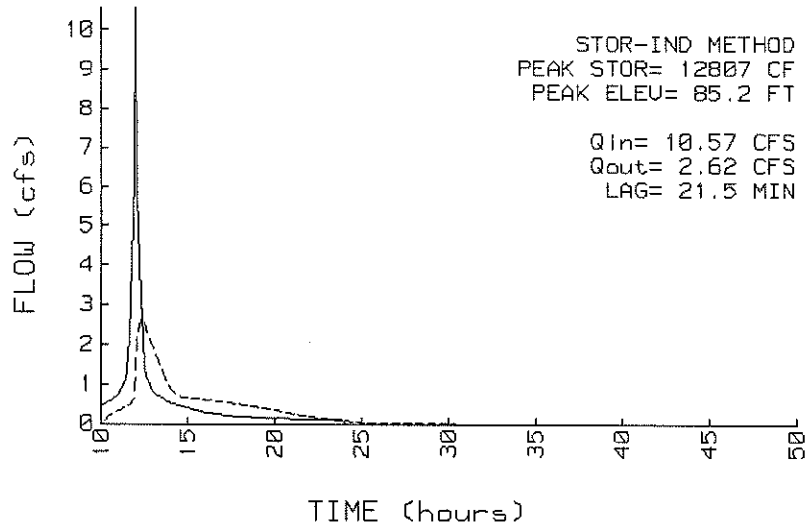
TYPE III 24-HOUR RAINFALL= 5.50 IN

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POND 1 INFLOW & OUTFLOW
Pipe Storage



TSS CALCULATIONS

Fore River Watershed

BMP Removal Efficiencies - TSS Removals are expressed as Fractions

Subarea ID	Impervious Area (Ac)	Total Area (Ac)	% of Total Impervious	Water City Inlet	Detention Basin	Wet Pond	Treatment Units	Vegetated Swale	Wooded Buffer	Non-wood Buffer	Seeded Buffer	Net BMP % TSS Removal	Net Wt. % TSS Removal
11	0	1.24	0									0	0.0
12	1.65	2	100				0.8					0.8	80.0
												0	0.0
												0	0.0
												0	0.0
												0	0.0
												0	0.0
												0	0.0
												0	0.0
												0	0.0
												0	0.0
												0	0.0
Total	1.65	3.24	100										

% Impervious Area for the site = 50.9

Weighted % TSS Removal = 80.0

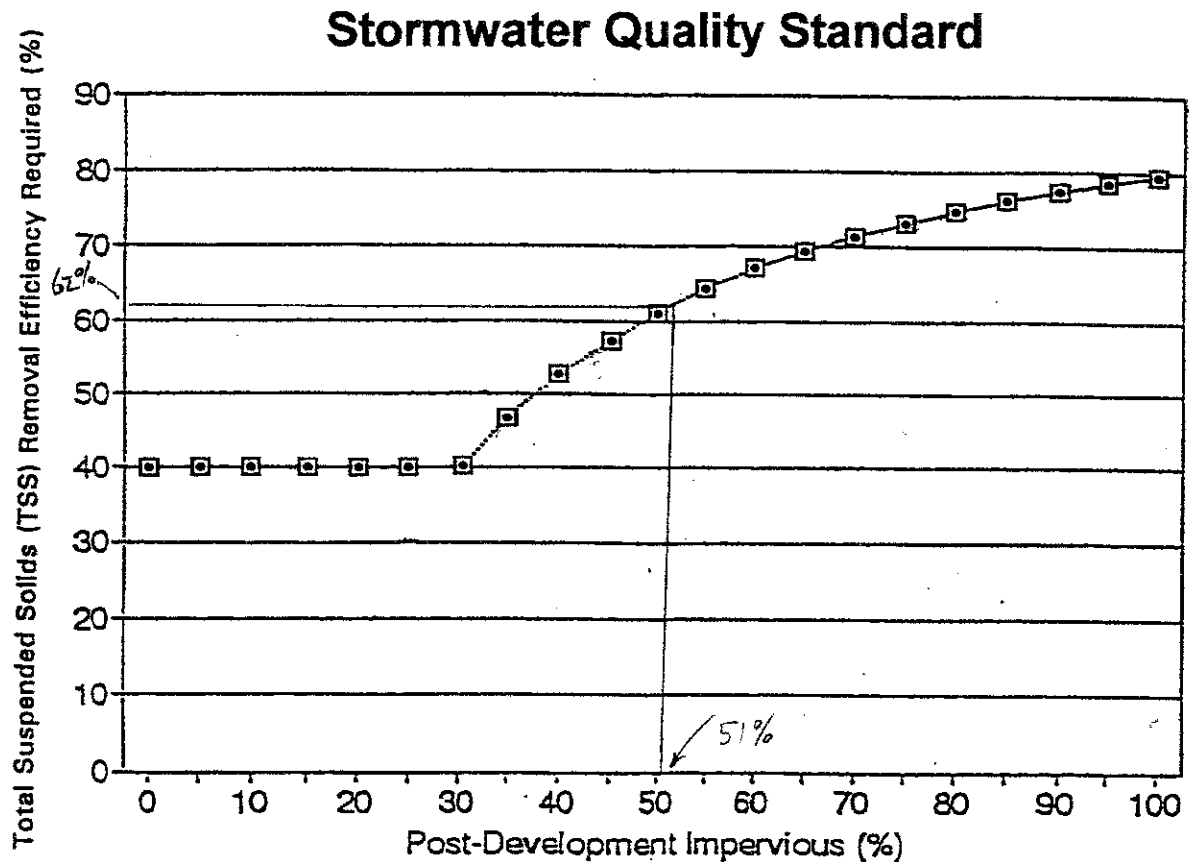


Figure 5.1.

For the purposes of this manual, **impervious surface** is fully defined as a hard surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development, and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious areas include, but are not limited to, rooftops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam, or other surfaces which similarly impede the natural infiltration of stormwater.

This BMP manual is not regulatory. However, the practices described in this manual are designed to ensure that stormwater runoff from a development site not adversely affect the physical, biological, and chemical properties of the receiving water or of associated aquatic habitats. As such, use of this manual may assist compliance with applicable statutes, regulations, and ordinances. Other equivalent techniques of stormwater treatment, of course, will also assist with compliance.

Alternatively, the criterion of reducing post development TSS loadings to predevelopment levels may be applied. This criterion is not intended to be used as an alternative to achieving adequate control where existing high sediment loadings are the result of poor management of "developed" sites such as farmlands where appropriate erosion control components of a USDA conservation management plan are not being used, or sites where land disturbed by previous development (e.g., gravel pits or log yards) was not permanently stabilized (EPA, 1993.)

CULVERT AND RIPRAP APRON CALCULATIONS

Circular Channel Analysis & Design
Solved with Manning's Equation

Open Channel - Uniform flow

Worksheet Name: 5

Comment: Drain Manhole #2

Solve For Full Flow Diameter

Given Input Data:

Slope.....	0.0100 ft/ft
Manning's n.....	0.022
Discharge.....	14.00 cfs

Computed Results:

Full Flow Diameter.....	2.03 ft
Full Flow Depth.....	2.03 ft
Velocity.....	4.30 fps
Flow Area.....	3.25 sf
Critical Depth....	1.34 ft
Critical Slope....	0.0168 ft/ft
Percent Full.....	100.00 %
Full Capacity.....	14.00 cfs
QMAX @.94D.....	15.06 cfs
Froude Number.....	FULL

A 24" pipe which exits drain manhole #2 has the necessary capacity to convey a 25 year storm.

Circular Channel Analysis & Design
Solved with Manning's Equation

Open Channel - Uniform flow

Worksheet Name: 5

Comment: Catch Basin #1

Solve For Full Flow Capacity

Given Input Data:

Diameter.....	1.00 ft
Slope.....	0.0100 ft/ft
Manning's n.....	0.022
Discharge.....	2.11 cfs

Computed Results:

Full Flow Capacity.....	2.11 cfs
Full Flow Depth.....	1.00 ft
Velocity.....	2.68 fps
Flow Area.....	0.79 sf
Critical Depth....	0.62 ft
Critical Slope....	0.0201 ft/ft
Percent Full.....	100.00 %
Full Capacity.....	2.11 cfs
QMAX @.94D.....	2.26 cfs
Froude Number.....	FULL

A 12" pipe which exits catch basin # 1 has the necessary capacity to convey a 25 year storm.

Circular Channel Analysis & Design
Solved with Manning's Equation

Open Channel - Uniform flow

Worksheet Name: 5

Comment: Catch Basin #7

Solve For Full Flow Diameter

Given Input Data:

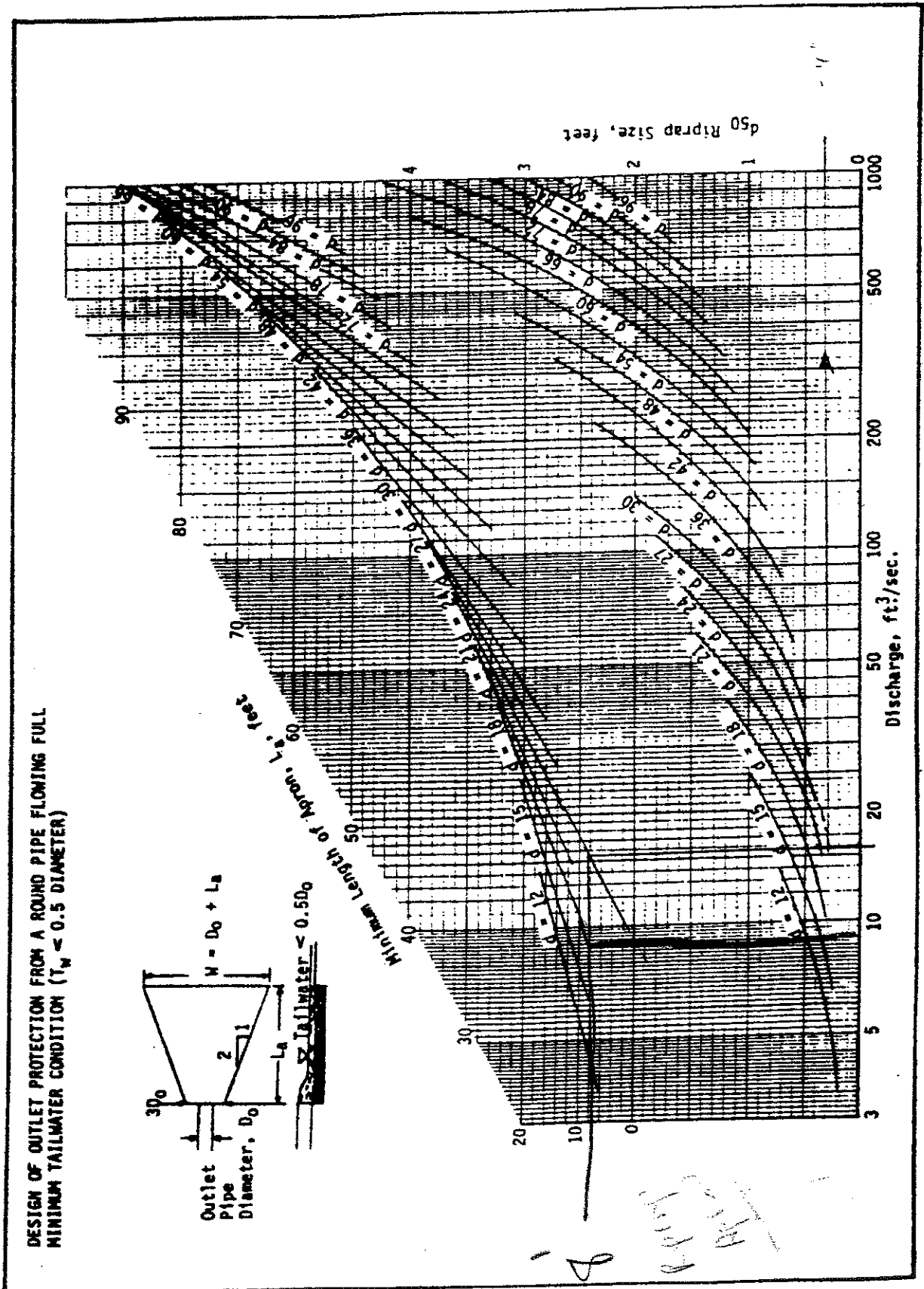
Slope.....	0.0100 ft/ft
Manning's n.....	0.022
Discharge.....	4.00 cfs

Computed Results:

Full Flow Diameter.....	1.27 ft
Full Flow Depth.....	1.27 ft
Velocity.....	3.15 fps
Flow Area.....	1.27 sf
Critical Depth....	0.81 ft
Critical Slope....	0.0189 ft/ft
Percent Full.....	100.00 %
Full Capacity.....	4.00 cfs
QMAX @.94D.....	4.30 cfs
Froude Number.....	FULL

A 15" pipe which exits catch basin # 7 has the necessary capacity to convey a 25 year storm.

Figure 32.1 MINIMUM TAILWATER CONDITION (USDA Soil Conservation Service)



TODD GAMMON, E.I.T.
Civil/Environmental Engineer

EDUCATION

University of Maine - B.S. Civil
Engineering

REGISTRATION

E.I.T. - ME

COURSES

40-Hour Hazardous Materials
Training

2-Day OSHA Safety Training

State Health and Environmental
Testing Lab Training

Mr. Gammon recently joined OEST as a civil/environmental engineer. He has over four years experience in field engineering, design, grant writing, construction monitoring and land surveying.

Mr. Gammon has most recently involved in two drainage improvement projects in Rye, New Hampshire. These project include the implementation of enclosed drainage systems to resolve historical drainage problems associated with Town roadways. Mr. Gammon also assisted in the drainage analysis for the Libby Hill Business Park, Gardiner, Maine and Christmas Tree Shops Plaza Retail Center in Scarborough, Maine.

Mr. Gammon's past experience includes:

Maine Department of Environmental Protection, Bureau of Remediation and Waste Management, Limestone, Maine

Mr. Gammon's duties as a field engineer included overseeing the remedial investigations and activities at the former Loring Air Force Base site; reviewing and commenting on design of soil and groundwater remediation plans submitted to the DEP; assistance in construction monitoring, quality assurance, health and safety compliance, and scheduling; performing PCB, petroleum product, chlorinated solvent, and metals testing and evaluation; overseeing a P.M. 10 air monitoring program and inspecting erosion control measures; and coordinating remediation efforts with EPA, Army Corps, and Air Force Conversion engineers. Construction activities included: hydrogeologic studies, contaminated soil excavations, capping of RCRA landfills, removal of underground storage tanks, abatement of lead-based pain and asbestos, wetland restoration, replacement of water and sewer lines, and the installation of biovents, UST's, air strippers, bioslurpers, soil vapor extraction units, catalytic oxidizers, and monitoring wells. Mr. Gammon also gained knowledge of RCRA, CERCLA, TSCA and State environmental regulations.

Aroostook Band of Micmacs, Presque Isle, Maine

Mr. Gammon, as Environmental Planner/Scientist, worked with the Environmental Health Department staff, key administrators, and Tribal Council on issues ranging from land-use planning, resource conservation, outreach, and budgeting. He also coordinated, completed and submitted non-federal and federal grant applications for environmental programs that furthered the aims of the Environmental Health Department; researched and identified private, local, state, and federal resources and models for environmental health programs; developed and maintained a data base for the on-going collection, analysis, and evaluation of environmental data; and conducted inspection of water wells and septic systems with IHS engineers to determine necessity of services.

Commercial Recycling Systems, Scarborough, Maine

As Materials Engineer, Mr. Gammon provided technical oversight and construction inspection on special waste projects and on many civil, environmental, and geotechnical projects. He also worked with the DEP, MDOT and geotechnical companies in developing ways to modify construction specifications in order to compensate for the varying properties of recycled products versus virgin materials and performed a variety of tasks including soil stabilization studies, process optimization, surveying, site planning, technical writing, project estimating, scheduling, and marketing and sales of all products and licenses.

STEPHEN D. HARDING, P.E.
Civil Engineer

EDUCATION

University of Maine, Orono
B.S. Civil Engineering

REGISTRATION

P.E. - ME, 1989; NH, 1991

Mr. Harding is a civil engineer with experience in various aspects of site design, planning and permitting, hydrologic studies and drainage analysis, road design, site layout and grading, and utility design. He is experienced in the design of stormwater detention and sedimentation ponds as well as the preparation of erosion and sediment control plans.

Mr. Harding has had extensive experience with Planning Board procedures in the representation of both applicants and municipalities. He works directly with state environmental agencies, the Army Corps of Engineers, and has worked extensively with the Natural Resource Protection Act (NRPA). He currently serves as engineering consultant for the Towns of Cape Elizabeth, Maine and Rye, New Hampshire where he is responsible for the engineering review of proposed projects seeking planning board approval. Additional relevant project experience includes:

Hydrologic studies and drainage analyses projects:

- Maine DOT roadway projects, Van Buren, Cyr Plantation and Presque Isle, Maine
- A 2,000 acre study area, Bangor International Airport, Bangor, Maine
- Various projects, Freeport, Maine
- Central Maine Power Company, York, Maine
- FEPR/OBW Disposal at Waterville Municipal Landfill, Waterville, Maine

Site design and permitting experience:

- Wafer Fab Building Expansion, National Semiconductor, South Portland, Maine
- Parking lot/access roadway improvements, Portland International Jetport, Portland, Maine
- Site improvements, Caribou Learning Center, Caribou, Maine
- G. H. Bass Headquarters Office Building, Sable Oaks, South Portland, Maine
- Act 250 Permitting, site layout, grading, erosion control and drainage analysis, Southworth-Milton's Caterpillar Machinery Sales and Service Facility, Richmond, Vermont
- Pizzeria Uno Restaurant and Bar, South Portland, Maine
- Central Maine Power Company's Hinckley Pond Substation, South Portland, Maine
- Pope Business Center, South Portland, Maine
- Abenaki Professional Park, Wells, Maine
- Litchfield's Square, Wells, Maine
- Plaza West Office Park, Scarborough, Maine

- Marcasco Center Office Complex, Sable Oaks, South Portland, Maine
- The Mill Center, Brewer, Maine
- Eaglebrook, Scarborough, Maine
- Banair Industrial Park and Maine Business Enterprise Park, Bangor, Maine
- Maine alternative energy power plants, Livermore Falls and Ashland, Maine
- Oxford County Regional Airport, Oxford, Maine
- Stillwater Woods, Bangor, Maine
- Westwood Heights, Sanford, Maine
- Runway Rehabilitation projects, Northern Maine Regional Airport and Skyway Industrial Park, Presque Isle, Maine
- Woodwaste Landfill Closure at Skyway Industrial Park, Presque Isle, Maine
- Dunkin' Donuts Restaurant, South Portland, Maine
- Airport Road Extension, Waterville, Maine
- Aviation Hangar Expansion, Oxford County Regional Airport, Oxford, Maine

APPLICATION FOR
SITE PLAN APPROVAL

OEST

FOR

HOTEL
2282 CONGRESS STREET
PORTLAND, MAINE

- engineers
- architects
- surveyors
- construction managers

SUBMITTED BY

HUTCHCOURT, L.L.C.
BUILDING ONE, 1000 MARKET STREET
PORTSMOUTH, NEW HAMPSHIRE



&

Ocean properties, ltd.

PORTSMOUTH, NH

TO THE

PORTLAND PLANNING BOARD
AUGUST 1999

PREPARED BY

OEST Associates, Inc.
343 Gorham Road, So. Portland, ME 04106-2317

740.22.01

OEST Associates, Inc.

• engineers
• architects
• surveyors
• construction
managers

343 Gorham Road • South Portland, ME 04106-2317 • TEL (207) 761-1770 • FAX (207) 774-1246
E-mail: mail@oest.com • Web Site: www.oest.com

740.22.01

August 16, 1999

Planning Board Members of the City of Portland
John Carroll, Chairman
City Hall
389 Congress Street
Portland, Maine 04101

SUBJECT: Site Plan Review of 2282 Congress Street / Proposed Hotel

Dear Planning Board Members:

In accordance with Section 14-525 (a) (b) of the Portland Code we are submitting for your review and approval seven (7) copies of the following plans:

<u>Sheet</u>	<u>Title</u>
1.	Cover Drawing
2.	Standard Boundary & Topographic Survey
3.	Site Plan & Wetland Impact Plan
4.	Site Utilities Plan
5.	Grading & Erosion Control Plan & Misc. Site Details
6.	Landscape & Site Lighting Plan
7.	Pre-Development Drainage Plan
8.	Post-Development Drainage Plan
9.	Typical Sections & Details
10.	Erosion Control Notes, Sections & Details
11.	Subsurface Detention Facility & Stormwater Treatment System Sections & Details, Hotel Sign Details
12.	Building Elevations

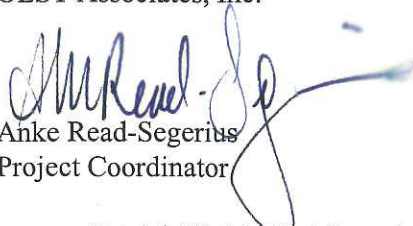
In addition we are submitting seven (7) copies of the WRITTEN STATEMENT with the various Exhibits (1) through (13) as required under Section 14-525 (c).

A check in the amount of \$500.00 for the application fee is attached.

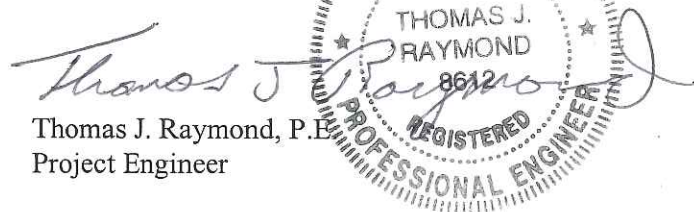
Planning Board Members of the City of Portland
August 16, 1999
Page 2

Thank you for your time and attention and we look forward to answering any questions you may have at the Planning Board meeting.

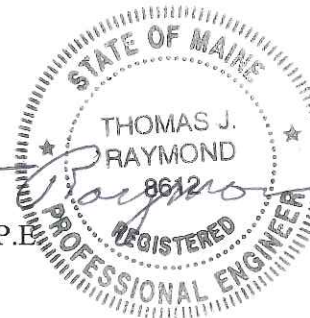
Respectfully submitted,
OEST Associates, Inc.



Anke Read-Segerius
Project Coordinator



Thomas J. Raymond, P.E.
Project Engineer



cc: Patrick Walsh, Hutchcourt, L.L.C.
Enclosures
A:\carr0816.ars.wpd

INDEX

Tab 1	-	Site Review Pre-Application
Tab 2	-	Vicinity Map
Tab 3	-	Project Description
Tab 4	-	Solid Waste
Tab 5	-	Off-site Utilities
Tab 6	-	Drainage and Stormwater Management Plan
Tab 7	-	Construction Plan
Tab 8	-	State and Federal Regulatory Approvals
Tab 9	-	Financial and Technical Capacity
Tab 10	-	Title, Right or Interest
Tab 11	-	Unusual Natural Areas, Wildlife etc. and Archaeological Sites

Site Review Pre-Application

**~~Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling~~
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the information below for Site Plan Review

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.**

<u>Applicant</u> Hutchcourt, L.L.C.		<u>Application Date</u>
<u>Applicant's Mailing Address</u> Building One, 1000 Market Street Portsmouth, NH 03801		<u>Project Name/Description</u> Hotel Site
<u>Consultant/Agent</u> QUEST Associates, Inc. Anke Read-Segerius		<u>Address Of Proposed Site</u> 2282 Congress Street
<u>Applicant/Agent Daytime telephone and FAX</u> 207-761-1770 / 774-1246 603-559-2100 / 559-2179	<u>Assessor's Reference, Chart#, Block, Lot#</u> 237, A, Lot 1	
<u>Proposed Development (Check all that apply)</u> <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input 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 type="checkbox"/> Other(Specify) Hospitality		

<u>16,590 SF 1st Flr/90 rooms</u>	<u>3.24</u>	<u>MI/Contract Zone</u>
<small>Proposed Building Square Footage and /or # of Units (3 floors)</small>	<small>Acreage of Site</small>	<small>Zoning</small>

You must include the following with your application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

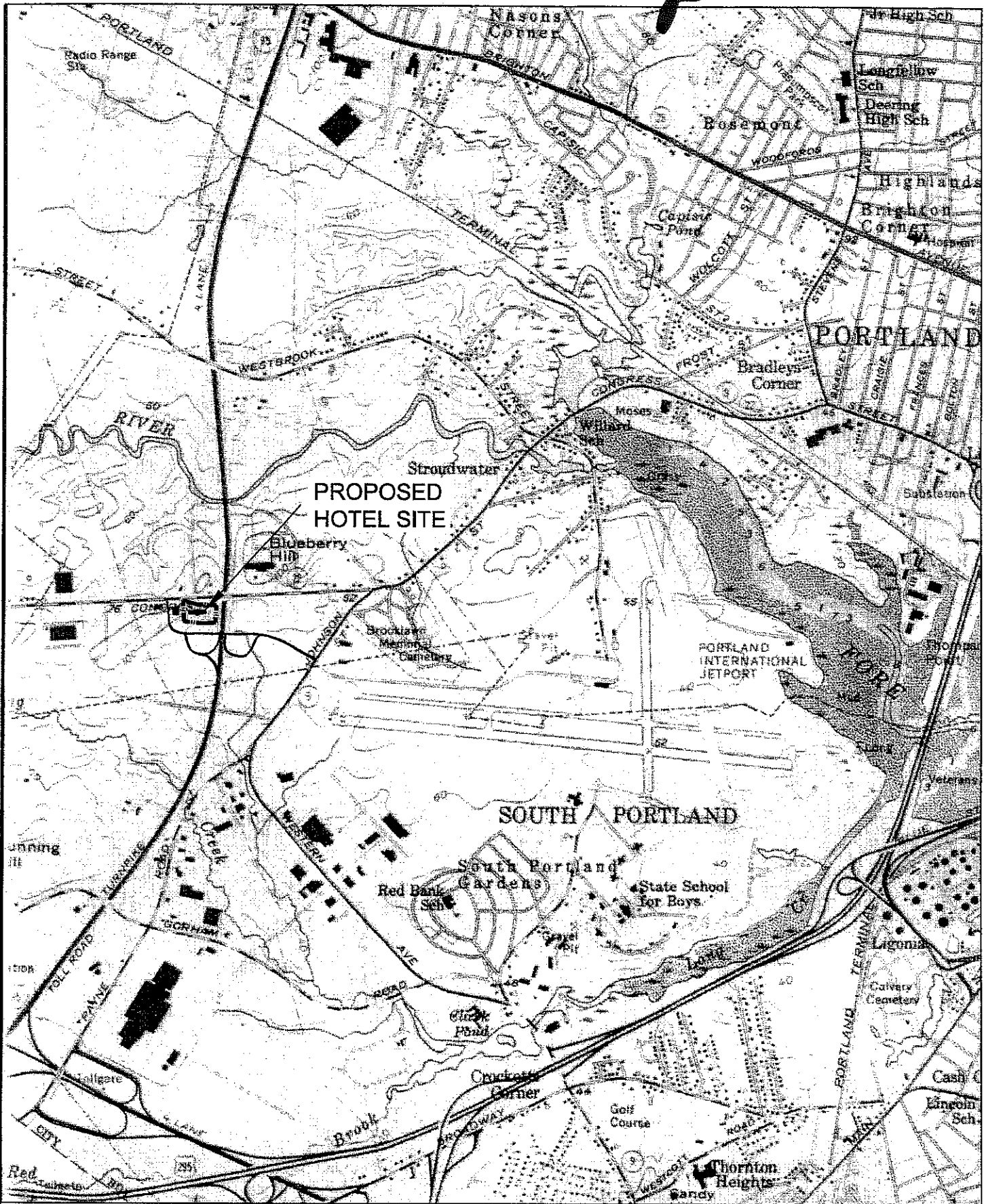
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

<u>Signature of applicant:</u> 	<u>Date:</u> AUG 16 1999
---	-----------------------------

Site Review Fee: Major \$500.00 Minor 400.00

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

2



OEST Associates, Inc.

343 Gorham Road · South Portland, ME 04106

PROPOSED HOTEL SITE
2282 CONGRESS STREET
PORTLAND, MAINE

SCALE: 1" = 2000'±

FROM USGS MAP (7.5') PORTLAND WEST MAINE

WRITTEN STATEMENT

The subject property is located on 2282 Congress Street (a.k.a. Outer Congress Street) on a vacant parcel of land owned by George M. Hutchins of 75 Dartmouth Street, South Portland, Maine 04106.

The property consists of approximately 3.24 acres of land abutting the Maine Turnpike on the easterly side, Congress Street on the northerly side, a property owned by OK Properties on the westerly side, which contains a one story office building and the new Turnpike spur on the southerly side.

The applicant, Hutchcourt L.L.C. of Building One, 1000 Market Street, Portsmouth, New Hampshire 03801, proposes to develop and operate on the site a 90 room Courtyard Hotel by Marriott. Hutchcourt, L.L.C. is an affiliated company of Ocean Properties, Ltd., also located in Portsmouth, New Hampshire.

Ocean Properties, Ltd. owns and operates in excess of 100 major chain hotels, including the Marriott at Sable Oaks. A company profile is included under **Tab 9**.

The proposed hotel will provide limited services to guests only. The building's footprint totals approximately 16,590 square feet and offers various guest amenities including a pool, exercise room and lounge/restaurant area. The building will consist of three (3) stories, resulting in a total floor area of approximately 49,770 square feet.

The building will be sprinklered and fully ADA compliant. The exterior finish will consist of a honey butter colored finish coat over a composite exterior insulation finish system, a.k.a. E.I.F.S. The roof will be colored forest green. See elevations on drawing A-1.

The site will be accessed from Congress Street through one curbcut. Parking provided totals 91 spaces which include 4 handicap spaces. All driveways and parking areas will be bituminous paved. Service areas are located in the rear of the building and will be properly screened. See drawing C-101 for detailed information.

All utilities will be underground. See drawing C-102 for locations. **Tab 5** exhibits the availability of utilities off site and includes an evaluation of traffic impacts on nearby streets.

No existing easements or burdens are presently placed on the site nor are any proposed.

Solid waste will be stored in appropriate containers which will be screened from sight. Volume and type of waste stream and method of disposal are discussed under **Tab 4**.

Surface drainage is handled by catch basins and piped to a subsurface stormwater collection system via a Vortechs stormwater treatment unit which will remove sediment from the stormwater prior to entering the subsurface storage system. The stormwater storage system consists of four (4) - 60" diameter corrugated metal pipe, each 170' long. The stormwater outlet

point is located at the southeasterly corner of the stormwater containment system where it will follow the natural pre-development pattern and leave the site through an existing 24" pipe.

Tab 6 contains a detailed stormwater management plan. Drawing C-302 details the various components of this system and drawing C-103 shows the layout and its location under the driveway in the rear of the building. Drawing C-302 details the Erosion and Sediment Control Plan.

A construction plan for the project is outlined under **Tab 7**.

Tab 8 contains information on federal and state regulatory approvals this project is subject to.

The applicant's financial capacity to undertake and complete this project is supported by the material included under **Tab 9**. The applicant has retained the services of OEST Associates, Inc. to provide the technical support.

Applicant's interest in the property is demonstrated by the Agreement for the Purchase of Real Estate between George M. Hutchins and Robert E. Baldacci, Jr., the latter being the buyer's agent in this matter. This document has been assigned by Robert E. Baldacci, Jr. to Hutchcourt L.L.C. and is included under **Tab 10**. It is the applicant's intent to purchase the property on or before August 30, 1999.

No unusual natural areas, wildlife, fisheries habitats, or archaeological sites are located on or near the property. Letters from the Maine Historic Preservation Commission and the project's Wildlife Biologist/Wetland Scientist are included under **Tab 11**.

This completes the Written Statement, Section 14-525 (c) (1) through (11).

August 1999

4

Hotel site 2282 Congress Street		
ANTICIPATED SOLID WASTE STREAM		
Item	Quantity	Disposal Location
Trees & Brush	375 cy total	Chipped and or sold.
Stumps	200 cy total	Chipped and used as landscape material or burned off-site.
Construction Debris ¹	12 cy per week	Riverside Recycling Center.
Solid Waste	16 cy per week	Regional Waste Systems, Inc.
Solid Waste (Recyclables)	10 cy per week	An approved area recycling facility..
NOTE. ¹ Construction schedule is estimated to run from October 1999 to May 2000		

PICK-UP ARTISTS.

8/11/99

Anke Read-Segerius
Oest Associates, Inc.
343 Gorham Road
South Portland, Maine 04106

SUBJECT: Proposed 90 room hotel 2282 Congress Street, Portland, Me.

Dear Anke,

Regarding your request for waste management services for the above mentioned project, Reynolds & Sons is offering the following:

We have the experience and disposal capabilities to coordinate the removal of all waste from this project to approved disposal facilities.

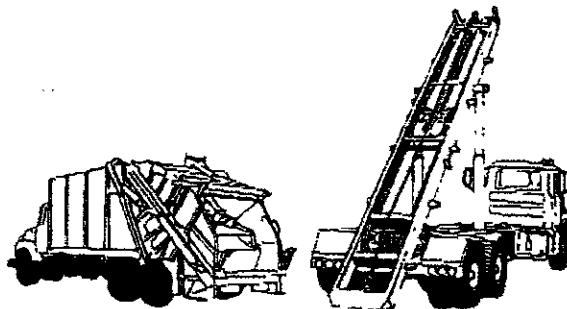
Your projected amount of 12 cubic yards per week of construction debris will go to the Riverside Recycling Center in Portland, Me.

The anticipated volume of monthly refuse of 8,830 lbs. will consist of approximately 85% of recyclable material. Cardboard will be stored on site in a six yard container and be disposed of at Goodman & Sons, returnable beverage containers will be routed through a redemption service and the rest of the refuse will be contained in an eight cubic yard container on site and its contents disposed of at Regional Waste Systems in Portland.

Reynolds & Sons has been in business since 1962 and has an excellent reputation for service and dependability. We are looking forward to working closely with you on this project.

Respectfully,


William B. Reynolds



REYNOLDS & SONS
Disposal Service

"Giving You More Than We Take"

P.O. Box 1092, Portland, ME 04104 Tel. 773-5862



Portland Water District

225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553

(207) 774-5961
FAX (207) 761-8307
www.pwd.org

March 25, 1999

Arikee Read-Segerius
OEST Associates, Inc
343 Gorham Rd
S Portland, Me 04106



Re: Proposed Hotel for Outer Congress St

Dear Ms Read-Segerius,

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed hotel off Congress St west of the Turnpike overpass. Checking District records, I find there is a 12" water main on the opposite side of the street in Congress St. Enclosed is a scaled map of the area indicating the location of the District's water main. I have also included a quick sizing calculation for the size of the domestic water service.

The current data from the nearest hydrant indicates there should be adequate capacity of water.

Congress St 600' west of Maine Turnpike overpass
Hydrant # 1624
Static pressure = 54PSI
Flow = 1061GPM
Last Tested = 6/19/91

If the district can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator



Central Maine Power, Customer Service Center
162 Canco Road, Portland, Maine 04103

1-800-750-4000

July 23, 1999

Ms. Anke Read-Segerius
OEST Associates, Inc.
343 Gorham Road
South Portland, ME 04106-2317

Subject: 2282 Congress Street, Portland

Dear Ms. Read-Segerius:

This letter is to advise that Central Maine Power Company has sufficient three phase electrical capacity in the area to serve the subject project.

When plans are available, please forward them to me so that I can coordinate our utilities with your project. I have enclosed a load request form to be completed and return to me along with a copy of Central Maine Power Company's "Contractor's Handbook".

Sincerely,

Gary Crabtree
Energy Services Advisor

GC/rr
Enclosures

Bell Atlantic - New England
5 Davis Farm Road
Portland, ME 04103
207 797-1785



July 22, 1999

Anke Read-Segarius
Oest Associates, Inc.
343 Gorham Road
South Portland, Maine 04106-2317

RE: Adequate Facilities – Proposed 90 Room Hotel Project, 2282 Congress Street, Portland

Dear Anke:

In accordance with your recent request, please be advised that our engineering department has reviewed the facility records for your project located at 2282 Congress Street in Portland.

Based upon their findings, we have adequate facilities to provide for present and future service requirements utilizing the very latest in telecommunications technology.

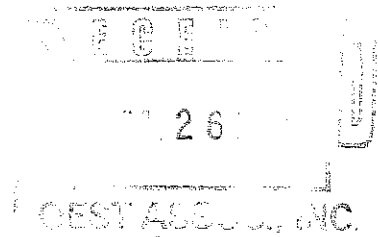
If you have any questions, do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy F. McDonald".

Troy F. McDonald
Manager – Right of Way

Cc: Erin Murphy



Northern Utilities, Inc.
 1075 Forest Ave.
 Portland, Maine 04103

facsimile transmittal

To: Anke Road-Segerius Fax: 774-1246
 From: Scott Carpenter Date: 08/10/99
 Re: 2282 Congress St., Portland Pages: 1
 CC:

- Urgent
- For Review
- Please Comment
- Please Reply
- Please Recycle

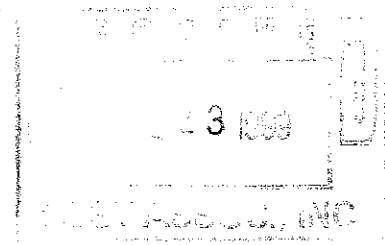
Notes: Per our discussion the other day. Please note that we have sufficient capacity to supply you with natural gas from our 4" intermediate pressure steel line. We will need contact names and numbers for contracts and credit applications. We will also need gas load information, delivery pressure requested and location of meter.

Please call me if you have any questions. 797-8002 x 6288

Scott Carpenter



TIME WARNER
CABLE



July 21, 1999

Anke Read-Segerius
OEST Associates Inc.
343 Gorham Road
South Portland, ME 04106

Dear Anke:

Time Warner Cable of Maine is prepared to provide any co-axial cable service to the proposed hotel at 2282 Congress Street in Portland, currently being designed by Oest Associates for Hutchcourt LLC. Co-axial cable delivered services currently include cable television programming, digital music service and high speed internet service (Road Runner).

As you move ahead with the design and permitting process, please keep us apprised of your schedule to ensure we schedule the extension of our plant in a timely manner. Enclosed is a check-list of items we will need to review with you as you design the internal cable wiring.

If you should have any questions, please feel free to contact me. We look forward to working with you.

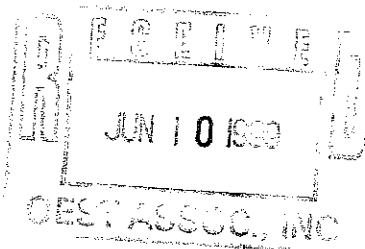
Sincerely,

Leigh P. Fisher
Commercial Accounts Manager



CITY OF PORTLAND

8 June 1999



Mrs. Anke Read-Segerius,
Oest Associates, Incorporated,
343 Gorham Road,
South Portland, Maine 04106-2317

RE: Sanitary Sewer Capacity of the City Sewer System and the Portland Water District Sewage Treatment Facilities to Handle Anticipated Wastewater Flows, from the Proposed "Courtyard" Hotel.

Dear Mrs. Read-Segerius:

Both the existing ten inch diameter "Stroudwater Interceptor" sanitary sewer pipe, located downstream of the connecting private "Harmon/Hutchins" sanitary sewer and the Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to transport and treat the anticipated wastewater flows of 15,840 GPD, from your proposed limited hotel, to be built at #2282 Congress Street, City of Portland.

Anticipated Wastewater Flows from the Proposed Hotel

Estimated Existing Flows in the "Harmon/Hutchins" Private Sanitary Sewer	= 6,390 GPD
Proposed 90 Rooms @ 100 GPD/Room	= 9,000 GPD
Proposed 30 Employees @ 15 GPD/Employee	= 0,450 GPD
Total Proposed Increase in Wastewater Flows for this Project	=15,840 GPD

If I can be of further assistance, please call me at 874-8832.

Sincerely,
CITY OF PORTLAND

Frank Brancely
Frank J. Brancely, BA, MA
Senior Engineering Technician

FJB

- cc: Joseph E. Gray, Director, Department of Planning & Urban Development, City of Portland
- Sarah Hopkins, Senior Planner, Dept. of Planning & Urban Development, City of Portland
- Katherine A. Staples, PE, City Engineer, City of Portland
- Bradley A. Roland, PE, Environmental Projects Engineer, City of Portland
- Anthony W. Lombardo, PE, Project Engineer, City of Portland
- Stephen K. Harris, Assistant Engineer, City of Portland
- Desk File

EST. ASSOCIATES, INC.
- 6 032

EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JOHN MCGINNIS
and JODY MCGINNIS of 24 White Place, Burlington, Vermont 05401,

for consideration paid,

grant to ROBERT E. BALDACCI, JR., his heirs, executors and assigns, of 183
Harlow Street, Bangor, Maine 04401,

A certain easement to enter upon, cross over and under, and to lay and
install sewer lines over, across and under certain property of the Grantors
described as follows:

Beginning at a point on the southerly sideline of an existing easement as
described in Book 3426, Page 278 and further located S 82° 03' 21" W, 164.68
feet from a 5/8 inch re-bar set on the most northeasterly corner of property
now of formerly belonging to OK Properties, LLC; thence running S 02° 43' 05"
E, 8.00 feet to a point; thence turning and running S 87° 16' 55" W, 28.00 feet
to a point; thence turning and running N 02° 43' 05" W, 8.00 feet to a point
located on the southerly sideline of an existing easement; thence turning and
running N 87° 16' 55" E, along said easement 28.00 feet to a point.

The above described parcel contains 224 square feet ("Easement Area").
The Sewer Easement Area is shown on a plan attached hereto entitled "Sketch
Showing Proposed Sanitary Sewer Easement Rights for 2282 Congress St.,
Portland, Maine, Located on the Property of: OK Properties LLC, 2300 Congress,
Portland, ME" by Oest Associates, Inc., Scale: 1" = 40'.

These easements are granted together with the right to lay and install
sewer lines over, across and under said Easement Area for the purpose of
connecting to the existing sewer line described in the Deed recorded at Book
3426, Page 278. The Grantor also conveys to the Grantee the right to enter
upon said Easement Area for the purpose of maintaining and repairing the
sewer line installed thereon.

The Grantee agrees to hold the Grantors harmless and to indemnify the
Grantors, their heirs, successors, executors and assigns from and against any
and all costs, damages, judgements, assessments, or other charges caused by
or arising out of, the utilization of the easement by the Grantee, his heirs,
successors, executors and assigns, including without limitation, any additional
charges, costs or assessments made or imposed by the City of Portland in
connection with or as a result of the proposed hotel project.

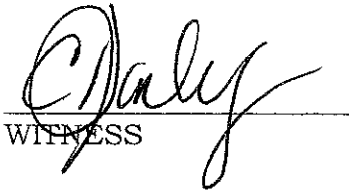
These easements shall inure to the benefit of the Grantee, his heirs,
executors and assigns.

The easement granted herein is revoked and cancelled unless this Easement Deed is recorded in the Cumberland County Registry of Deeds on or before October 1, 1999.

IN WITNESS WHEREOF, the said John McGinnis and Jody McGinnis have hereunto executed this instrument this 25th day of June, 1999.


WITNESS


JOHN MCGINNIS


WITNESS


JODY MCGINNIS

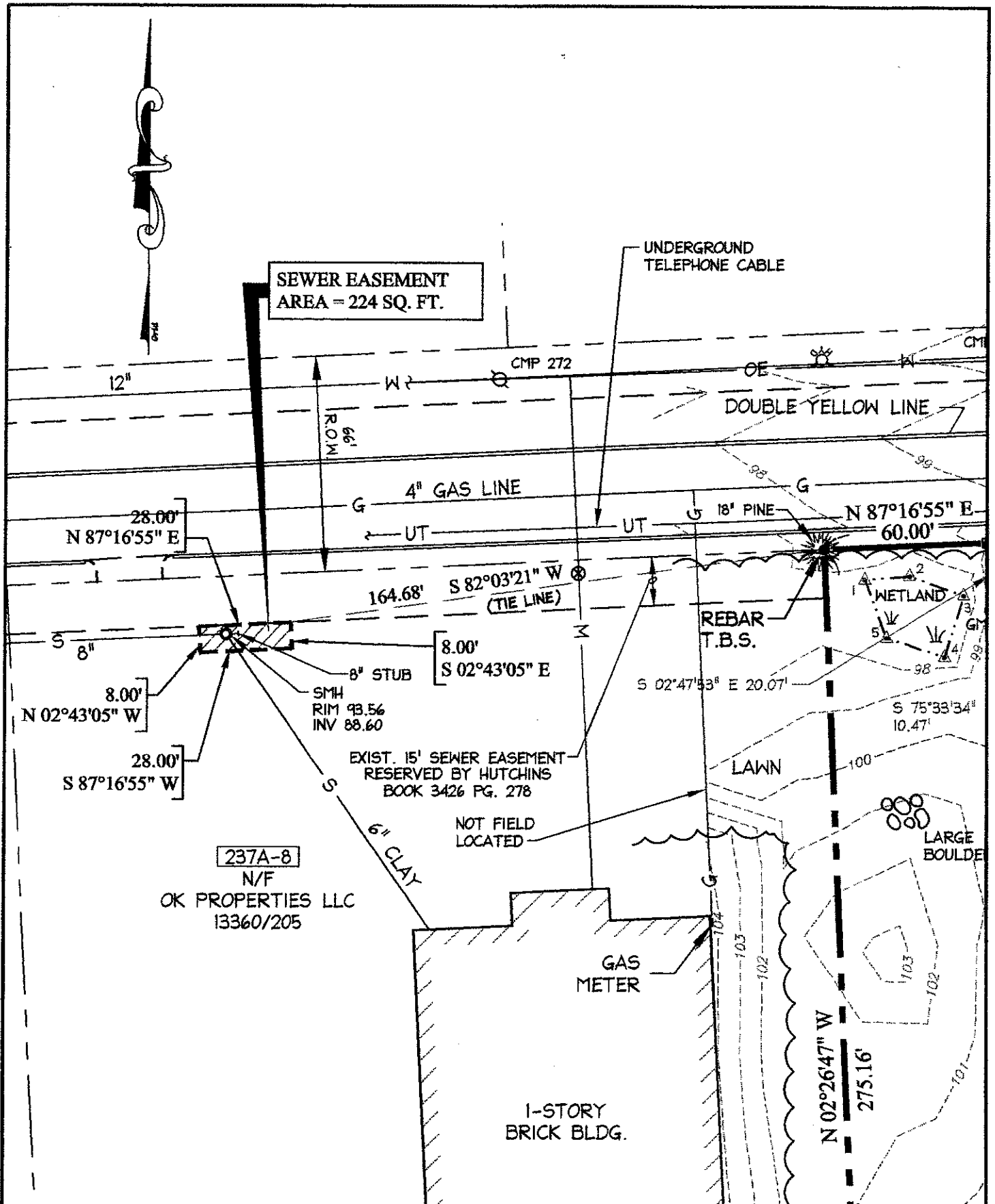
STATE OF Vermont

COUNTY OF Chittenden

On this 25th day of June, 1999, personally appeared the above-named JOHN MCGINNIS and JODY MCGINNIS, known to me or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.


JUSTICE OF THE PEACE / NOTARY PUBLIC

My Commission expires: Feb. 2003



OEST Associates, Inc.

343 Gorham Road · South Portland, ME 04106

Cadd File: 7402201

SKETCH SHOWING SANITARY SEWER EASEMENT RIGHTS FOR 2282 CONGRESS ST., PORTLAND, MAINE
 LOCATED ON PROPERTY OF: OK PROPERTIES LLC
 2300 CONGRESS ST.
 PORTLAND, ME

Scale: 1"=40'
 Job #: 740.22.02

STREETS - Traffic Assessment



MEMORANDUM

*Portland Office
July 9, 1999*

To: Ms. Anke M. Read-Segerius, OEST Associates, Inc.
From: Thomas A. Errico, P.E., Senior Transportation Engineer, Wilbur Smith Associates
Subject: Traffic Assessment – Proposed Hotel - 2282 Congress Street, Portland, Maine

In response to your request we are pleased to submit this Memorandum evaluating traffic impacts associated with the proposed 90-room Hotel project located on Congress Street near Blueberry Road in Portland, Maine. As noted on the site plan dated May 4, 1999, one access drive is proposed and will be located on the south side of Congress Street approximately 140 feet west of Blueberry Road. Specifically this assessment details: site generated traffic from the site; traffic volumes on Congress Street and at the Congress Street/Blueberry Road intersection; access drive requirements; and the accident history on Congress Street in the vicinity of the site. I would like to note that the scope of work is based upon a field investigation conducted by Larry Ash, City of Portland Traffic Engineer and myself.

Trip Generation

According to discussions with you the proposed hotel will comprise of a business suites type hotel and therefore the following trip generation estimate accounts for that type of facility. According to data contained in the publication Trip Generation, Institute of Transportation, 6th Edition, the trip generation rates for a Business Hotel were developed from limited site samples and therefore are not appropriate. Accordingly, trip generation rates for a typical hotel (Land Use Code 310) were used and resulted in the following traffic estimates.

	AM PEAK HOUR		PM PEAK HOUR		DAILY	
	Enter	Exit	Enter	Exit	Enter	Exit
90-Room Hotel	35	25	31	33	401	401

As noted in the above table, the proposed project is expected to generate 60 vehicles (35 entering /25 exiting) during the AM peak hour, 64 vehicles (31 entering/33 exiting) during the PM peak hour, and 802 vehicles on a daily basis.

Congress Street Traffic Volumes

Intersection turning movement counts were conducted at the Congress Street/Blueberry Road intersection on Tuesday July 6, 1999 between 4:00 – 6:00PM and on Wednesday July 7, 1999 between 7:00 – 9:00AM. Results of the counts indicate the peak hours occurred between 7:15 – 8:15AM and 4:30 – 5:30PM.

To account for seasonal variation, traffic volumes may need to be adjusted to reflect Design Hour or 30th Highest Hour volume conditions. According to Maine Department of Transportation (MDOT) Weekly Group Mean Factors for Urban Group I Roads, traffic volumes during the first week of July represent design hour conditions. Accordingly no adjustment of the volumes is necessary.

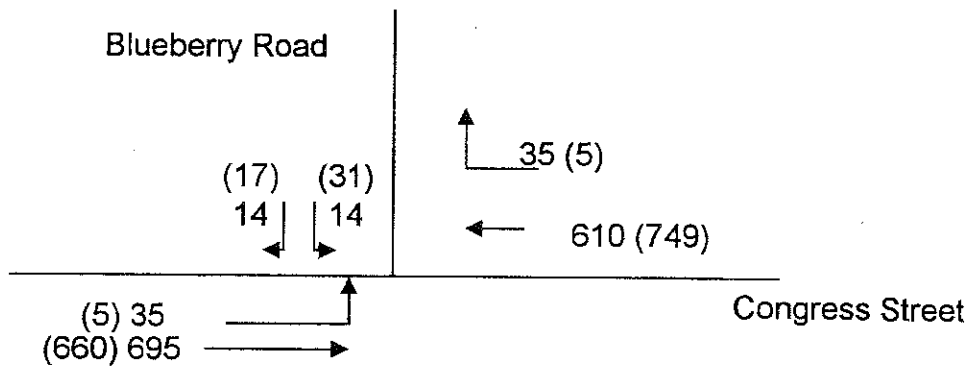
Figure 1 present the 1999 AM and PM peak hour traffic volumes. Figure 2 presents the 1999 traffic volumes following construction of the proposed hotel.

Access Drive Requirements

Several issues were evaluated relative to the site drive including: sight distance, auxiliary turn lanes on Congress Street, and the driveway width and radii.

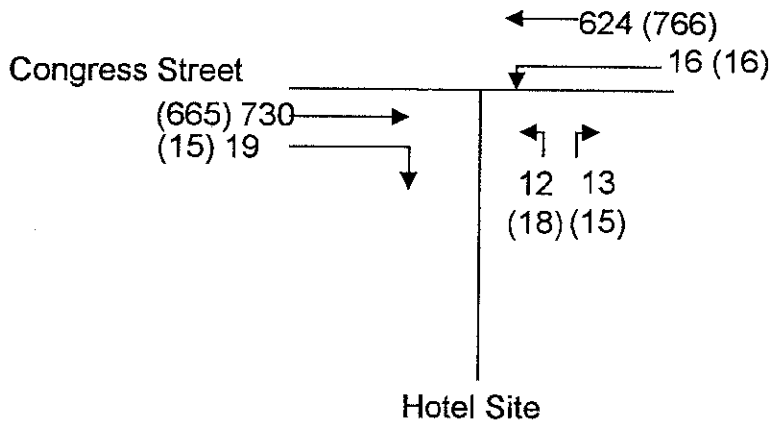
Sight Distance from the site was measured in the field and indicated that over 600 feet of sight is available in both directions. For a road with a posted speed limit of 40 mph, a minimum of 400 feet of sight distance is required according to guidelines in the publication, Access Management Improving the Efficiency of Maine Arterials, MDOT. Accordingly, adequate sight distance will be provided.

The need for auxiliary turn lanes was investigated according to guidelines contained in the MDOT Highway Design Guide. In respect to an exclusive right-turn lane entering the hotel site, warrants are not met. According to MDOT design criteria the need for a left-turn lane at the proposed site cannot be determined because the site-specific traffic volume conditions do not fall within the range of values developed by MDOT. According to traffic estimates the proposed project is expected to generate 16 left-turn vehicles during the AM and PM peak hours. This represent a car turning left into the site every 3.75 minutes. Based upon this level of traffic turning into the site, provision of a left-turn lane is not recommended. It should be noted that during field review of the project site vehicles waiting to turn left into the abutting property did not impede westbound through vehicles (the shoulder area was used to by-pass the turning vehicle). It should also be noted that traffic levels on Congress Street in the vicinity of the project site are expected to decline following the completion of the new Maine Turnpike Jetport Interchange.



1999 EXISTING TRAFFIC VOLUMES

Figure 1



1999 BUILD TRAFFIC VOLUMES

Figure 2

PROPOSED HOTEL PROJECT 2282 CONGRESS STREET

WILBUR SMITH ASSOCIATES

XXX-AM Peak Hour
(xxx) PM Peak Hour

FOR OFFICE USE ONLY			
Assigned code(s) _____		L- _____	
		Total Fees: _____	
		Date Received: _____	
	Most at Risk	Sensitive or Threatened	Other
Impervious	Vegetative = NA Structural = NB	Vegetative = NE Structural = NF	Vegetative = NI Structural = NJ
Disturbed	Vegetative = NC Structural = ND	Vegetative = NG Structural = NH	Vegetative = NK Structural = NL

**PERMIT APPLICATION
STORMWATER LAW, 38 M.R.S.A. §420-D**



Please type or print:

Name of applicant: Hutchcourt, L.L.C.

Address: Building One, 1000 Market Street Telephone: 1-603-559-2100
Portsmouth, NH 03801

E-mail address (if available): _____ Fax number (if available): 1-603-559-2179

Name of local contact or agent, if applicable: OEST Associates, Inc., Anke Read-Segerius

Address: 343 Gorham Road, South Portland, ME Telephone: 207-761-1770
04106

E-mail address (if available): anke@oest.com Fax number (if available): 207-774-1246

Name of project: Courtyard

Location of project including road, street, or nearest route number: 2282 Congress Street

City/Town/Plantation: Portland County: Cumberland

Name(s) of DEP staff person(s) present at any pre-application meeting: _____

Name(s) of DEP staff person(s) otherwise contacted concerning this application: Alex Wong

Was this project started prior to obtaining a license? Yes ___ No X

Is this project or any portion of the site currently subject to an enforcement action? Yes ___ No X

Check all that apply--This application is for: Stormwater quantity X; Stormwater quality X

Project requires a Natural Resources Protection Act (NRPA) permit X; Site Law permit (traffic only) N/A

Site law application or permit number (s): N/A

NRPA application or permit number(s): 99-796-S

FEE WORKSHEET

Use this form to help determine the permit fee. The fee is based upon the amount of impervious area or disturbed area created.

Vegetative and structural control measures--note. Ditches, swales, ditch turn-outs, level spreaders, and similar Best Management Practices (BMPs) used solely to convey or discharge water to a vegetated buffer are not considered, by themselves, to constitute structural BMPs, provided that the applicant assumes that all water quality treatment takes place in the buffer. If any treatment is assumed within the BMPs used to convey water to the buffer, they are treated as structural BMPs for the purposes of determining the applicable fee (and review period).

Disturbed and impervious area. "Disturbed area" and "impervious area" are defined in Chapter 500.2(C) and (E).

When trigger 2 permit thresholds. If the project requires a permit both because of the amount of impervious area and the amount of disturbed area, calculate the fee for each. The higher of the two fees will be the permit fee.

(a) **Impervious area.** Will the project result in 20,000 sq. ft. or more of impervious area in a watershed most at risk, or one acre or more of impervious area elsewhere? Yes No

(i) If no, go to (b).

(ii) If yes, use the following to determine the fee.

- How much impervious area will be created? 71,874 sq. ft.; 1.65 acres
- Will the project use solely "vegetative" control measures, or include "structural" control measures? (check one)

If solely vegetative control measures are used, the fee is \$250 for from 20,000 sq. ft. up to one acre, plus \$125 for each additional whole acre of impervious area.

Example. Project will create 2.34 acres of impervious area.

Fee = \$250 + [\$125 x (1)]. Fee = \$375.00

Your fee:

_____ = \$250 + [\$125 x ()].

If any structural control measures are used, the fee is \$500 for from 20,000 sq. ft. up to one acre of impervious area, plus \$250 for each additional whole acre of impervious area.

Example. Project will create 2.34 acres of impervious area.

Fee = \$500 + [\$250 x (1)]. Fee = \$750.00.

Your fee:

_____ = \$500 + [\$250 x ()] N/A

(iii) Will the project also result in 5 acres or more of disturbed area? If yes, also fill out (b).

(b) **Disturbed area.** Will the project result in 5 acres or more of disturbed area? Yes No

If yes, use the following to determine the fee.

- How much disturbed area will be created? _____ acres
- Will the project use solely "vegetative" control measures,

or ____ include "structural" control measures? (check one)

If solely vegetative control measures are used, the fee is \$250 for 5 acres, plus \$250¹ for each additional whole acre of disturbed area.

Example. Project will create 6.34 acres of disturbed area.

Fee = \$250 + [\$250 x (1)]. Fee = \$500.00

Your fee:

_____ = \$250 + [\$250 x (____)].

On and after 9/19/97:

Example. Project will create 6.34 acres of disturbed area.

Fee = \$250 + [\$125 x (1)]. Fee = \$325.00

Your fee:

_____ = \$250 + [\$125 x (____)].

If any structural control measures are used, the fee is \$500 for 5 acres, plus \$250 for each additional whole acre of disturbed area.

Example. Project will create 6.34 acres of disturbed area.

Fee = \$500 + [\$250 x (1)]. Fee = \$750.00

Your fee:

_____ = \$500 + [\$250 x (____)]

TRACKING INFORMATION

- (a) Is the project located in the direct watershed of a waterbody most at risk? No
 If no, go to (b).
(ii) If yes, will the project use ____ solely "vegetative" measures, or ____ include "structural" control measures? (Check one)
- (b) Is the project located in a sensitive or threatened region or watershed? No
 If no, go to (c).
(ii) If yes, will the project use ____ solely "vegetative" measures, or ____ include "structural" control measures? (Check one)
- (c) The project located in some other area within the organized part of the State of Maine.
Will the project use ____ solely "vegetative" measures, or ____ include "structural" measures?
(Check one)

- (d) Does this application include a request for a variance from the peak flow standard, pursuant to Chapter 500.3(A)? If yes, check that which applies:
____ Discharge to the ocean, a major river segment, or a great pond
____ Road discharging to buffer
____ Project other than road discharging to buffer
____ Discharge into a stormwater system of a municipality or public utility.
- (e) Does this application include a request for allowance of an insignificant increase in the peak flow from the site or the peak flow of the receiving waters, pursuant to Chapter 500.3, last paragraph?
Yes ____ No X

¹This figure is reduced from \$250 to \$125 on September 19, 1997. See PL 502, c. 502, § 3.

(f) Does this application include a request for use of the "lesser standard" provision of the stormwater rules, pursuant to Chapter 500.4? Yes ___ No X

(g) Does this application propose infiltration of stormwater within the wellhead of a public water supply? Yes ___ No X

(h) Does this application include a request for a quality "off-set" as described in Chapter 500.5? Yes ___ No X

(i) Does this application propose a compensation fee pursuant to PL 1997, c. 502, § 4 (effective 9/19/97)?

APPLICATION CERTIFICATION

The person responsible for preparing this application and/or attaching pertinent site and design information hereto, by signing below, certifies that the application for project approval is complete and accurate to the best of his/her knowledge.

Signature: [Handwritten Signature] Re/Cert/Lic No.: 6633
Name (print): Stephen D. Harding, P.E. Engineer [checked]
Geologist
Soil Scientist
Land Surveyor
Site Evaluator
Active Member of the Maine Bar
Professional Landscape Architect
Other

If the signature below is not the applicant's signature, attach a letter of agent authorization signed by the applicant.

"I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment."

[Handwritten Signature] Date: AUG 16 1999
Signature of applicant Date

NOTICE CERTIFICATION

By signing below, the applicant (or authorized agent) certifies that he or she has

- 1. Published a Notice of Intent to File once in a newspaper circulated in the area where the project site is located within thirty days prior to the filing of the application;
2. Sent by certified mail a completed copy of the Notice of Intent to File to the owners of the property abutting the land upon which the project site is located within thirty days prior to the filing of the application;
3. Sent by certified mail a completed copy of the Notice of Intent to File and filed a duplicate of this application with the town clerk or city clerk of the municipality(ies) where the project is located; and
4. Provided a copy of the notice with this application.

[Handwritten Signature] Date: AUG 16 1999
Signature of applicant or agent* Date
PATRICK WALSH
Print name and title of applicant or agent* Date

*If signature is other than that of the applicant, attach letter of agent authorization signed by applicant.

STORMWATER MANAGEMENT PLAN

FOR

PROPOSED HOTEL SITE
2282 CONGRESS STREET
PORTLAND, MAINE

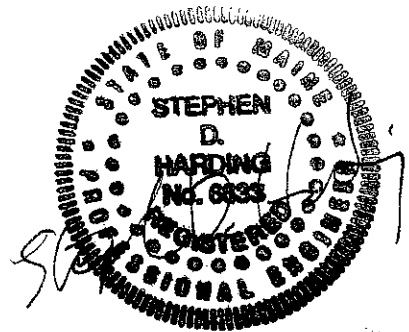
Prepared For

HUTCHCOURT, L.L.C.
BUILDING ONE, 1000 MARKET STREET
PORTSMOUTH, NEW HAMPSHIRE

PREPARED BY

OEST ASSOCIATES, INC.
343 GORHAM ROAD
SOUTH PORTLAND, MAINE

July 1999
740.22.03



8/10/99

SURFACE WATER RUNOFF REPORT

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- 8.0 STUDY APPROACH
- 9.0 STORMWATER RUNOFF ANALYSIS
 - 9.1 WATERSHED 1: PRE-DEVELOPMENT CONDITION
 - 9.2 WATERSHED 1: POST-DEVELOPMENT CONDITION
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1.0 INTRODUCTION

The hotel will be constructed on approximately 3.24 acres located next to the Maine Turnpike on Outer Congress St. in Portland, Maine. The existing lot is heavily wooded with a few open spaces and slopes in a southeasterly direction. The existing site drains southeasterly into the Maine Turnpike ditch. The runoff continues south until it crosses under the turnpike, then follows a drainage course to Long creek, and eventually flows to the Fore River. The development is not in the direct watershed of a waterbody most at risk, therefore, phosphorus control will not be a factor for this development. Based on our analysis of the Maine State flood maps, it was determined that there are no identified flood concerns for this site or for the surrounding properties.

It is projected that the completed development will consist of approximately 51% impervious area. Increases in the stormwater peak flow rates for the various storm events, due to the alteration of land cover, will be controlled an underground storage system. The stormwater will be controlled by utilizing four, 60" corrugated metal pipes for storage and will outlet the property in the same location as the pre-development flows. Total Suspended Solids (TSS) removal was taken into account for the entire site while designing the drainage structures. Using the estimated percent impervious area and the TSS sliding scale, a TSS removal efficiency was calculated.

2.0 ADJACENT AREAS

The areas which are immediately adjacent to the proposed project include the Maine Turnpike to the east, Jordans/Sysco Food Services to the west, the Maine Turnpike Authority and the EPX Group to the north, and the Maine Turnpike Connector (Under Construction) to the south.

3.0 METHODOLOGY

In order to assess the impact of the proposed construction on the stormwater characteristics of the site, computer modeling techniques using HydroCad's 5.01 software were used. This program incorporates the methodology outlined in the U.S. Department of Agriculture Soil Conservation Service's (SCS) Technical Release Number 20 (TR-20). Runoff was calculated for the 2, 10, and 25 year, 24 hour storm events.

Storm drain pipe sizes were designed utilizing the Flow Master software package created by Haestad's Methods. This program incorporates the methodology associated with Manning's Full Flow Equation. The 25 year storm event was used to size all structures.

4.0 PRECIPITATION

The storm events utilized in this study include the 2, 10, and 25 year, 24 hour storm events. The one day precipitation values for the proposed site are as follows:

- | | | |
|----|---------|------------|
| 1. | 2 Year | 3.0 Inches |
| 2. | 10 Year | 4.7 Inches |
| 3. | 25 Year | 5.5 Inches |

Portland is located in Cumberland County. Therefore, a type III distribution was utilized throughout this study.

5.0 SOILS

The site soils, as identified in the medium intensity Cumberland County Soil Survey by the U.S.D.A. Soil Conservation Service, consists of one main soil series located within the project limits. The 3.24 acre site consists of the Hollis series which is described as a fine, sandy soil. The Hollis series is classified by the SCS as hydrologic soils grouping C/D. For this analysis, Hollis was classified as a D soil due to the existence of wetlands.

The soil boundaries as taken from the Cumberland County soil survey are noted on drawing D-1 of the project drawings.

6.0 WETLANDS

The 3.24 acre site contains approximately 1.0 acre of identified wetlands. Of this 1.0 acre, .4 acres of wetlands will be impacted by the site development. A permit for the disturbance of the wetlands will be obtained from the Maine State Department of Environmental Protection and the U.S. Army Corps of Engineers.

7.0 ASSUMPTIONS

In order to estimate the stormwater runoff rates generated by the new project, the following assumptions were made:

1. It was assumed that the open space and wooded areas associated with this project were under "good" soils conditions.
2. In order to analyze the effects of the development of this project on the runoff characteristics of the site, the property boundary was taken as the limits of the pre and post development watershed conditions.
3. Time of concentration flow paths for the post-development conditions were assumed to be channelized through the impervious areas within the subcatchments.

8.0 STUDY APPROACH

In order to analyze the impact of the proposed development on the site's stormwater characteristics, the pre-development project area was analyzed by assuming one Watershed area.

The post development Watershed was broken up into 2 subcatchments. The outlet point for the overall watershed was taken at the same location as the corresponding pre-development watershed. The stormwater runoff impact associated with converting approximately 51% of the site into impervious area was analyzed. It was determined that an underground storage system would be necessary to ensure that the peak flow rate off the site does not exceed the estimated pre-development peak rate. In addition to this, one stormwater treatment unit will be used to obtain the required TSS removal efficiency.

9.0 STORMWATER RUNOFF ANALYSIS

9.1 Watershed 1: Pre-Development Condition

Watershed 1 in pre-development consists of approximately 3.24 acres. At the present time, Watershed 1 drains in a southeasterly direction off the site into the Maine Turnpike ditch. The runoff continues south until it crosses under the turnpike, then follows a drainage course to Long creek, and eventually flows to

the Fore River.

9.2 Watershed 1: Post Development Condition

Watershed 1 in post-development consists of the same area as in pre-development, however, it contains 2 subcatchments. Subcatchment 2 consists of woods, brush, and grass and has an area of 1.24 acres. This subcatchments is being allowed to drain undetained and was accounted for in the post-development flow rate.

Subcatchment 1 consists of 2 acres and is mostly impervious with various landscaped areas mixed in. An underground storage system will be constructed under the parking lot within this watershed. The storage system will consist of four, 60" corrugated metal pipes that are fed by a 60" header pipe. The entire bed will have a surface area equal to 5100 sf. One stormwater treatment unit will be used to filter out any oil, grit, or other suspended solids prior to any stormwater entering the storage system. The pipe system will be designed to store the 25 year storm and will be throttled in the outlet control structure using orifices. All stormwater which exits the storage system and flows through the outlet pipe will be directed into a 22 foot long level lip spreader, resulting in a more environmentally friendly sheet flow. A 4" underdrain system will surround the pipe bed to ensure that the groundwater table remains below the bottom of the bed.

The estimated peak flows of post-development will be less than the pre-development flows, thereby mitigating any adverse impacts to downstream abutting properties, structures, or receiving drainage courses. All of the stormwater outlets the property in the same location as in the pre-development condition.

10.0 SUMMARY TABLE

SCS TR-20 METHOD ANALYSIS SUMMARY TABLE
(All Flows are in cubic feet per second (cfs))

Watershed	AREA (ACRES)	Peak Flow 2 year storm	Peak Flow 10 year storm	Peak Flow 25 year storm
Pre - W/S 1	3.24	2.37	5.52	7.13
Post - W/S 1*	3.24	2.06	5.49	7.11

* For Watershed 1 in post-development, a summation reach was used to combine the flows coming from each subcatchment.

11.0 TOTAL SUSPENDED SOLIDS (TSS)

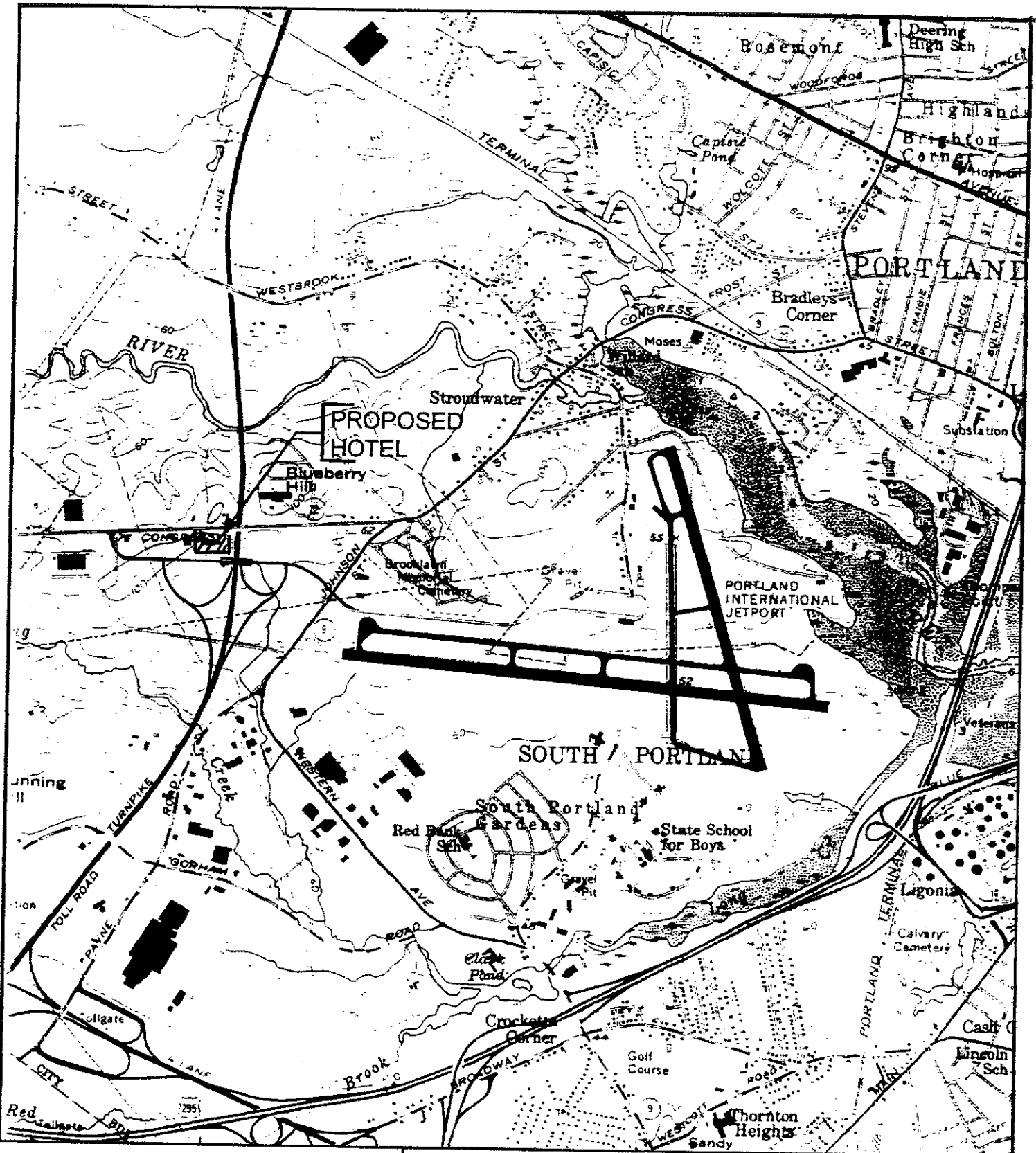
To obtain the TSS removal efficiency necessary for this site, the impervious area was calculated and the sliding scale was used. The roof drainage will flow directly into the chamber storage system and does not require treatment of Total Suspended Solids (TSS). Therefore, the impervious area of the roof was not used in determining the TSS removal efficiency for the site.

The stormwater treatment unit will get 80% credit for TSS removal. The TSS removal efficiency required for the drainage area is 62%. The TSS removal efficiency that will be obtained on the property through effective treatment is 80%.

12.0 CONCLUSION

By utilizing an underground storage system, the increased stormwater peak rates associated with the construction of the hotel will be mitigated. Also, the effective use of one stormwater treatment unit will achieve the required TSS removal for the site. Standard erosion control methods for temporary and permanent stabilization of the site will be employed to alleviate the potential for erosion and sedimentation.

The major outlet points for stormwater that exist in pre-development will not be altered with the construction of this hotel and the natural drainage patterns will be maintained as much as possible during the future development of the project.



OEST Associates, Inc.

343 Gorham Road • South Portland, ME 04106

PROPOSED HOTEL
 2282 CONGRESS STREET
 PORTLAND, MAINE

SCALE: 1" = 2000' ±

FROM USGS MAP (7.5') PORTLAND WEST MAINE

Vortechs™

STORMWATER TREATMENT SYSTEM

The Vortechs System requires minimal routine maintenance; however, it is important that the system be properly inspected and cleaned when necessary in order to function at its best. The rate at which the system collects pollutants will depend more heavily on site activities than the size of the unit, e.g., heavy winter sanding will cause the grit chamber to fill more quickly but regular sweeping will slow accumulation.

Inspection

Inspection is the key to effective maintenance and it is easily performed. In the first year of operation, frequent inspections of the accumulated sediment volume within the aluminum grit chamber are necessary to establish an appropriate maintenance plan. Vortechs recommends seasonal inspections during the first year. Inspections should be performed more often in the winter months in climates where sanding operations may lead to rapid accumulations, or in equipment washdown areas. After the first year, the inspection schedule should be reviewed and modified according to experience. It is very useful to keep a record of each inspection. A simple form for doing so is provided.

The Vortechs System only needs to be cleaned when inspection reveals that it is nearly full; specifically, when sediment depth has accumulated to within six inches of the dry-weather water level. This determination can be made by taking 2 measurements with a stadia rod or similar measuring device: one measurement is the distance from the manhole opening to the top of the sediment pile and the other is the distance from the manhole opening to the water surface. If the difference between the two measurements is less than six inches the system should be cleaned out. Note: to avoid underestimating the volume of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Finer, silty particles at the top of the pile typically offer less resistance to the end of the rod than larger particles toward the bottom of the pile.

In Vortechs installations where the risk of large petroleum spills is small, liquid contaminants will not accumulate as quickly as sediment. Under normal conditions, systems should be pumped out when the floating scum layer reaches 3 to 6 inches in depth. Vortechs Systems can be designed to trap catastrophic spill events, providing for oil storage of up to 3 feet.

Cleaning

Cleanout of the Vortechs System with a vacuum truck is generally the most effective and convenient method. Cleanout should not occur within 6 hours of a rain event to allow for the entire collection system to drain down. Properly maintained Vortechs Systems will only require evacuation of the grit chamber portion of the system, in which case only the manhole cover nearest to the system inlet need be opened to remove water and contaminants.

In some cases, it may be necessary to pump out all chambers. An important maintenance feature built into Vortechs Systems is that floatables remain trapped after a cleaning. In virtually any conventional system, the portion of floatable material left on the floor after pump-out can escape under the baffle that is exposed by the cleaning. In the Vortechs System, a pocket of water between the grit chamber and the outlet panel keeps the bottom of the baffle submerged, so that all floatables remain trapped when the system begins to fill up again. Therefore, in the event of cleaning other chambers it is imperative that the grit chamber be drained first. Manhole covers should be securely seated following cleaning activities, to ensure that surface runoff does not leak into the unit from above.

PRE-DEVELOPMENT CONDITION

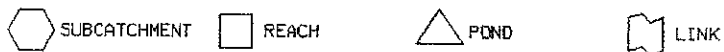
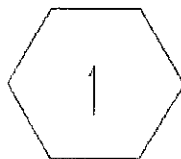
TYPE II 24-HOUR RAINFALL= 3.00 IN

Prepared by Applied Microcomputer Systems

14 May 99

HydroCAD 5.01 000722 (c) 1986-1998 Applied Microcomputer Systems

WATERSHED ROUTING =====



SUBCATCHMENT 1 = Watershed 1, Pre development ->

TYPE II 24-HOUR RAINFALL= 3.00 IN

Prepared by Applied Microcomputer Systems

14 May 99

HydroCAD 5.01 000722 (c) 1986-1998 Applied Microcomputer Systems

RUNOFF BY SCS TR-20 METHOD: TYPE II 24-HOUR RAINFALL= 3.00 IN, SCS U.H.

RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--			WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	3.24	39.0	1%98	7%73	92%77	77	-	2.37	12.33	.26

TYPE II 24-HOUR RAINFALL= 3.00 IN

Prepared by Applied Microcomputer Systems

14 May 99

HydroCAD 5.01 000722 (c) 1986-1998 Applied Microcomputer Systems

SUBCATCHMENT 1 **Watershed 1, Pre development**

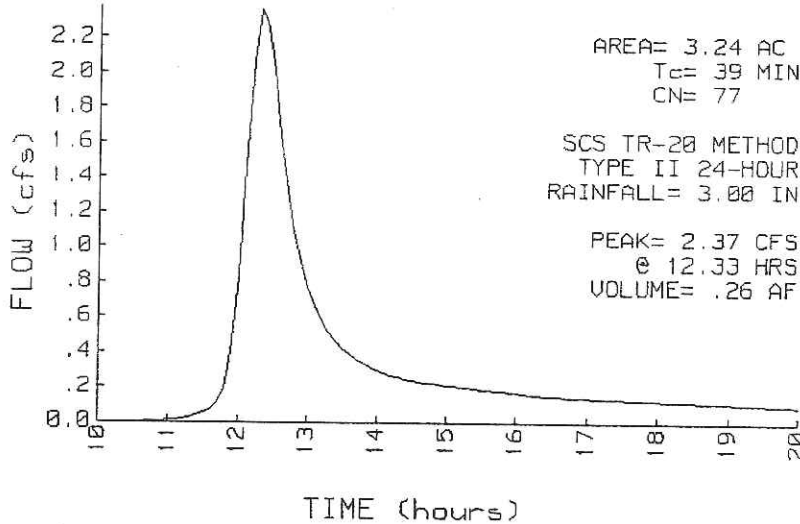
PEAK= 2.37 CFS @ 12.33 HRS, VOLUME= .26 AF

ACRES	CN		
.02	98	Impervious Surfaces	SCS TR-20 METHOD TYPE II 24-HOUR RAINFALL= 3.00 IN SPAN= 10-20 HRS, dt=.1 HRS
.24	73	Brush-Weeds-Grass, D	
2.98	77	Woods, D	
3.24	77		

72

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: 1-2	34.7
n=.6 L=150' P2=3 in s=.033 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: 2-3	4.3
Woodland Kv=5 L=340' s=.068 '/'	V=1.3 fps	
Total Length= 490 ft		Total Tc= 39.0

SUBCATCHMENT 1 RUNOFF
Watershed 1, Pre development



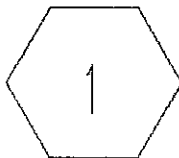
TYPE II 24-HOUR RAINFALL= 4.70 IN

Prepared by Applied Microcomputer Systems

14 May 99

HydroCAD 5.01 000722 (c) 1986-1998 Applied Microcomputer Systems

WATERSHED ROUTING =====



SUBCATCHMENT 1 = Watershed 1, Pre development ->

TYPE II 24-HOUR RAINFALL= 4.70 IN

Prepared by Applied Microcomputer Systems

14 May 99

HydroCAD 5.01 000722 (c) 1986-1998 Applied Microcomputer Systems

RUNOFF BY SCS TR-20 METHOD: TYPE II 24-HOUR RAINFALL= 4.70 IN, SCS U.H.

RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--			WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	3.24	39.0	1%98	7%73	92%77	77	-	5.52	12.32	.58

TYPE II 24-HOUR RAINFALL= 4.70 IN

Prepared by Applied Microcomputer Systems

14 May 99

HydroCAD 5.01 000722 (c) 1986-1998 Applied Microcomputer Systems

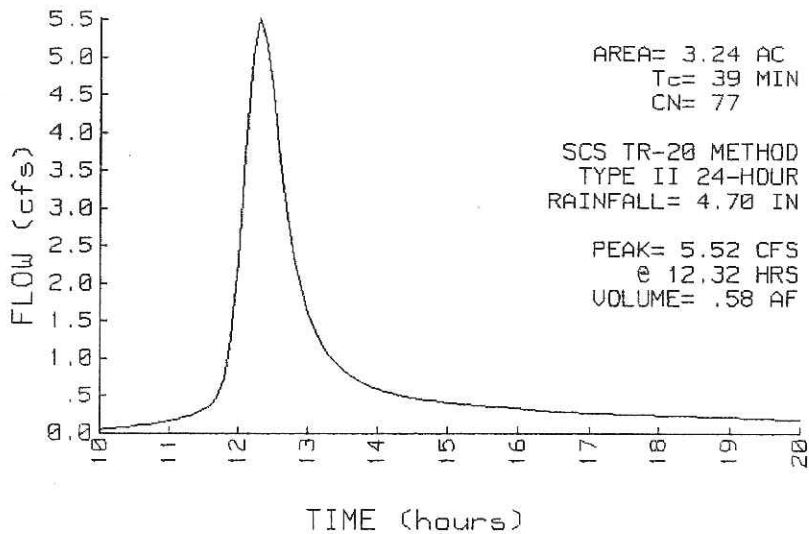
SUBCATCHMENT 1 ^{4.69} Watershed 1, Pre development ^{3.81}

PEAK= 5.52 CFS @ 12.32 HRS, VOLUME= .58 AF

ACRES	CN		SCS TR-20 METHOD
.02	98	Impervious Surfaces	TYPE II 24-HOUR
.24	73	Brush-Weeds-Grass, D	RAINFALL= 4.70 IN
2.98	77	Woods, D	SPAN= 10-20 HRS, dt=.1 HRS
3.24	77		

Method	Comment	Tc (min)
TR-55 SHEET FLOW n=.6 L=150' P2=3 in s=.033 '/'	Segment ID: 1-2	34.7
SHALLOW CONCENTRATED/UPLAND FLOW Woodland Kv=5 L=340' s=.068 '/' V=1.3 fps	Segment ID: 2-3	4.3
Total Length= 490 ft		Total Tc= 39.0

SUBCATCHMENT 1 RUNOFF
Watershed 1, Pre development



Handwritten notes:
 N=0.4 LIGHT WOODS 5.66 CFS.
 N=.8 D.P. 4.05 CFS. 4%

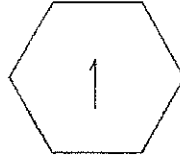
TYPE II 24-HOUR RAINFALL= 5.50 IN

Prepared by Applied Microcomputer Systems

14 May 99

hydroCAD 5.01 000722 (c) 1986-1998 Applied Microcomputer Systems

WATERSHED ROUTING =====



SUBCATCHMENT



REACH



POND



LINK

SUBCATCHMENT 1

= Watershed 1, Pre development

->

TYPE II 24-HOUR RAINFALL= 5.50 IN

Prepared by Applied Microcomputer Systems

14 May 99

HydroCAD 5.01 000722 (c) 1986-1998 Applied Microcomputer Systems

RUNOFF BY SCS TR-20 METHOD: TYPE II 24-HOUR RAINFALL= 5.50 IN, SCS U.H.

RUNOFF SPAN = 10-20 HRS, dt= .10 HRS, 101 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--			WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	3.24	39.0	1%98	7%73	92%77	77	-	7.13	12.31	.75

TYPE II 24-HOUR RAINFALL= 5.50 IN

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14 May 99

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SUBCATCHMENT 1

Watershed 1, Pre development

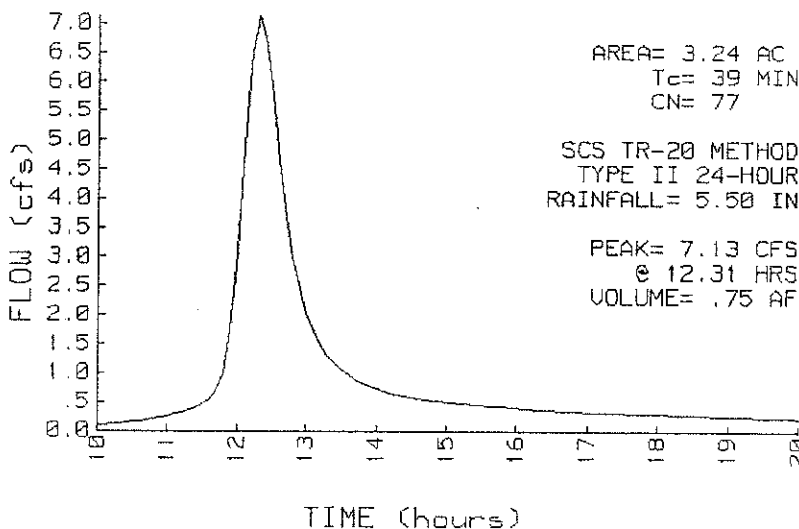
PEAK= 7.13 CFS @ 12.31 HRS, VOLUME= .75 AF

ACRES	CN	
.02	98	Impervious Surfaces
.24	73	Brush-Weeds-Grass, D
2.98	77	Woods, D
3.24	77	

SCS TR-20 METHOD
 TYPE II 24-HOUR
 RAINFALL= 5.50 IN
 SPAN= 10-20 HRS, dt=.1 HRS

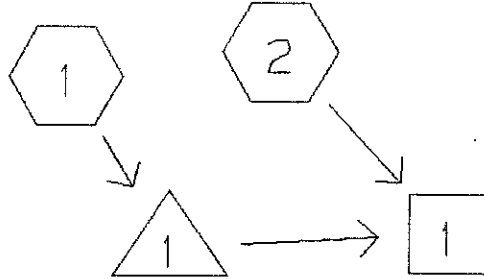
Method	Comment	Tc (min)
IR-55 SHEET FLOW	Segment ID: 1-2	34.7
n=.6 L=150' P2=3 in s=.033 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: 2-3	4.3
Woodland Kv=5 L=340' s=.068 '/' V=1.3 fps		
Total Length= 490 ft		Total Tc= 39.0

SUBCATCHMENT 1 RUNOFF
 Watershed 1, Pre development



POST-DEVELOPMENT CONDITION

WATERSHED ROUTING =====



- SUBCATCHMENT 1 = Watershed 1, Post Development -> POND 1
- SUBCATCHMENT 2 = Watershed 2, Post Development -> REACH 1
- REACH 1 = Phantom reach for flowrate summation ->
- POND 1 = Pipe Storage -> REACH 1

TYPE II 24-HOUR RAINFALL= 3.00 IN

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RUNOFF BY SCS TR-20 METHOD: TYPE II 24-HOUR RAINFALL= 3.00 IN, SCS U.H.

RUNOFF SPAN = 10-50 HRS, dt= .10 HRS, 401 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--	WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	2.00	2.8	83%98 18%80	95	-	7.94	11.87	.38
2	1.24	32.2	19%73 50%77 31%80	77	-	1.04	12.24	.11

TYPE II 24-HOUR RAINFALL= 3.00 IN

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POND ROUTING BY STOR-IND METHOD

POND NO.	START	FLOOD	PEAK	PEAK	----- PEAK FLOW -----				---Qout---	
	ELEV. (FT)	ELEV. (FT)	ELEV. (FT)	STORAGE (AF)	Qin (CFS)	Qout (CFS)	Qpri (CFS)	Qsec (CFS)	ATTEN. (%)	LAG (MIN)
1	81.0	86.0	83.7	.17	7.94	1.03			87	15.9

TYPE II 24-HOUR RAINFALL= 3.00 IN

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SUBCATCHMENT 1

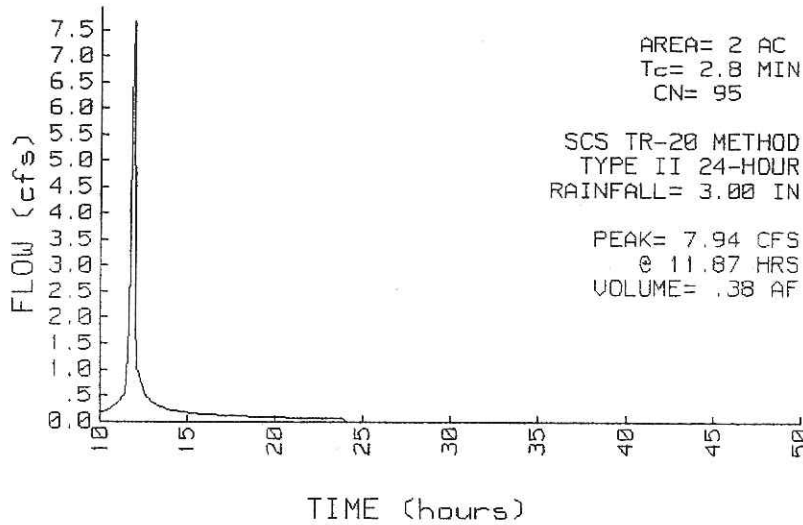
Watershed 1, Post Development

PEAK= 7.94 CFS @ 11.87 HRS, VOLUME= .38 AF

ACRES	CN		SCS TR-20 METHOD
1.65	98	Impervious Surfaces	TYPE II 24-HOUR
.35	80	Grass, D, Good	RAINFALL= 3.00 IN
2.00	95		SPAN= 10-50 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: 1-2	.3
Smooth surfaces n=.011 L=20' P2=3' in s=.02 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: 2-3	1.3
Paved - Kv=20.3282 L=260' s=.027 '/' V=3.34 fps		
CIRCULAR CHANNEL	Segment ID: 3-4	.5
12" Diameter a=.79 sq-ft Pw=3.1' r=.25'		
s=.0057 '/' n=.022 V=1.9 fps L=61' Capacity=1.5 cfs		
CIRCULAR CHANNEL	Segment ID: 4-5	.7
15" Diameter a=1.23 sq-ft Pw=3.9' r=.313'		
s=.025 '/' n=.022 V=4.92 fps L=200' Capacity=6 cfs		
Total Length= 541 ft		Total Tc= 2.8

SUBCATCHMENT 1 RUNOFF
Watershed 1, Post Development



TYPE II 24-HOUR RAINFALL= 3.00 IN

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SUBCATCHMENT 2

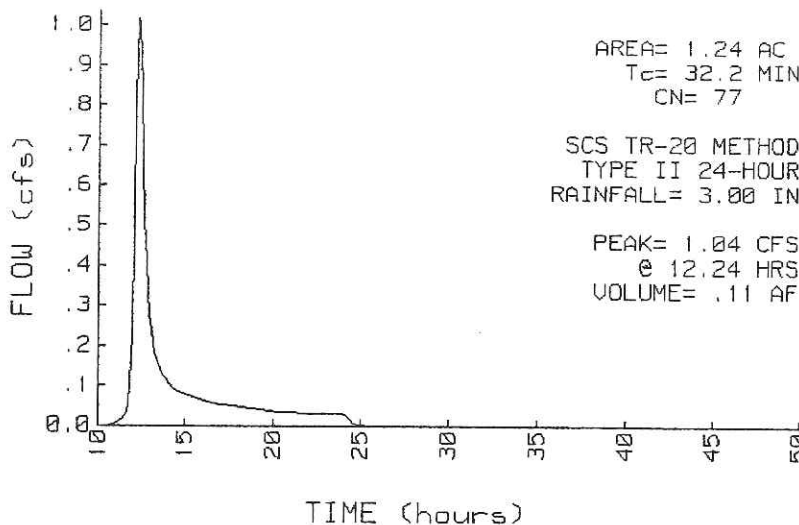
Watershed 2, Post Development

PEAK= 1.04 CFS @ 12.24 HRS, VOLUME= .11 AF

ACRES	CN		
.24	73	Brush-Weeds-Grass, D, Good	SCS TR-20 METHOD
.62	77	Woods, D, Good	TYPE II 24-HOUR
.38	80	Grass, D, Good	RAINFALL= 3.00 IN
1.24	77		SPAN= 10-50 HRS, dt=.1 HRS

Method	Comment	Tc (min)
IR-55 SHEET FLOW	Segment ID: 1-2	32.2
n=.6 L=130'	P2=3 in s=.03 '/'	

SUBCATCHMENT 2 RUNOFF
Watershed 2, Post Development



TYPE II 24-HOUR RAINFALL= 3.00 IN

Prepared by Applied Microcomputer Systems

14 May 99

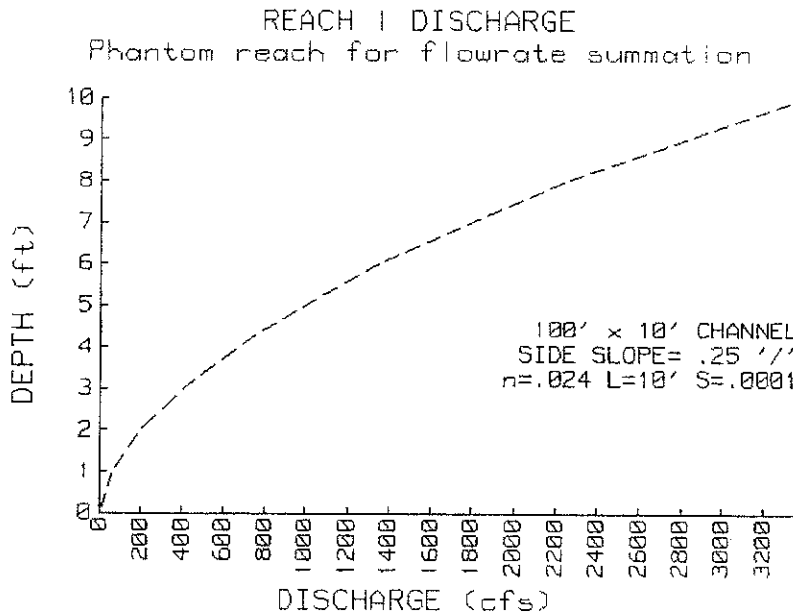
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REACH 1

Phantom reach for flowrate summation

Qin = 2.06 CFS @ 12.24 HRS, VOLUME= .49 AF
 Qout= 2.06 CFS @ 12.25 HRS, VOLUME= .49 AF, ATTEN= 0%, LAG= .5 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)		STOR-IND+TRANS METHOD
0.0	0.0	0.00	100' x 10' CHANNEL	PEAK DEPTH= .03 FT
1.0	104.0	62.70	SIDE SLOPE= .25 '/'	PEAK VELOCITY= .6 FPS
2.0	216.0	201.85	n= .024	TRAVEL TIME = .3 MIN
3.0	336.0	402.75	LENGTH= 10 FT	SPAN= 10-50 HRS, dt=.1 HRS
4.3	504.0	749.20	SLOPE= .0001 FT/FT	
6.0	744.0	1342.91		
8.0	1056.0	2245.06		
10.0	1400.0	3372.14		



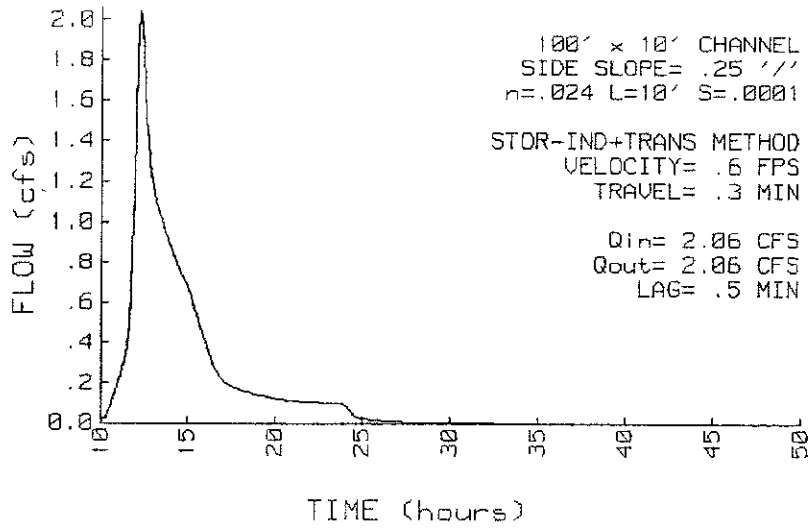
TYPE II 24-HOUR RAINFALL= 3.00 IN

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REACH 1 INFLOW & OUTFLOW
Phantom reach for flowrate summation



TYPE II 24-HOUR RAINFALL= 3.00 IN

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POND 1 Pipe Storage

Qin = 7.94 CFS @ 11.87 HRS, VOLUME= .38 AF
 Qout= 1.03 CFS @ 12.14 HRS, VOLUME= .38 AF, ATTEN= 87%, LAG= 15.9 MIN

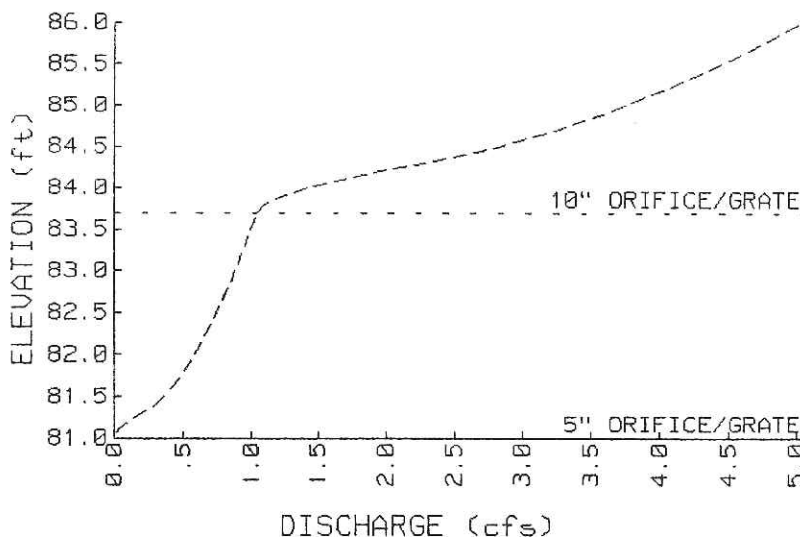
ELEVATION (FT)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
81.0	0	0	PEAK STORAGE = 7249 CF
82.0	1870	1870	PEAK ELEVATION= 83.7 FT
83.0	3128	4998	FLOOD ELEVATION= 86.0 FT
84.0	3400	8398	START ELEVATION= 81.0 FT
85.0	3128	11526	SPAN= 10-50 HRS, dt=.1 HRS
86.0	1870	13396	Tdet= 79.3 MIN (.37 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	81.0'	5" ORIFICE/GRATE Q=.6 PI r ² SQR(2g) SQR(H-r)
2	P	83.7'	10" ORIFICE/GRATE Q=.6 PI r ² SQR(2g) SQR(H-r)

POND 1 TOTAL DISCHARGE (CFS) vs ELEVATION

FEET	0.0	.1	.2	.3	.4	.5	.6	.7	.8	.9
81.0	0.00	.03	.10	.20	.29	.35	.41	.46	.50	.55
82.0	.58	.62	.65	.69	.72	.75	.77	.80	.83	.85
83.0	.88	.90	.93	.95	.97	.99	1.01	1.04	1.10	1.23
84.0	1.43	1.67	1.96	2.26	2.56	2.83	3.03	3.23	3.41	3.58
85.0	3.74	3.90	4.04	4.18	4.32	4.45	4.57	4.69	4.81	4.93
86.0	5.04									

POND 1 DISCHARGE
Pipe Storage



*PLAN
SLOWS 30.3*

13352

?

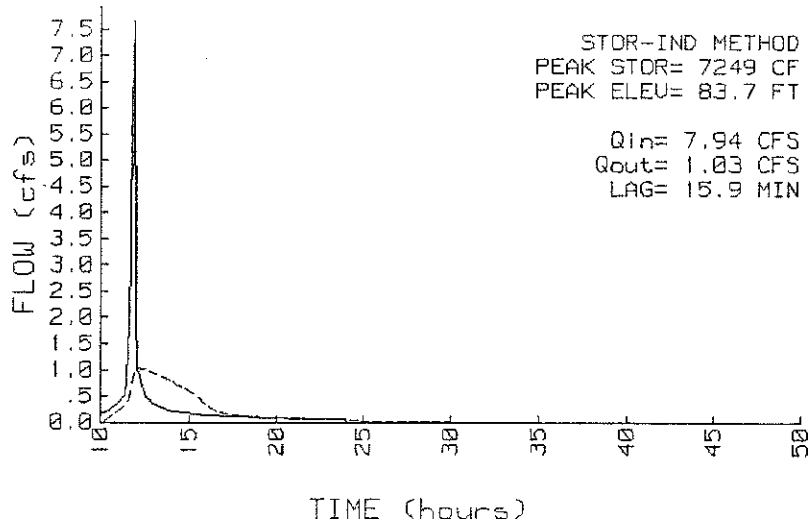
TYPE II 24-HOUR RAINFALL= 3.00 IN

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POND 1 INFLOW & OUTFLOW
Pipe Storage



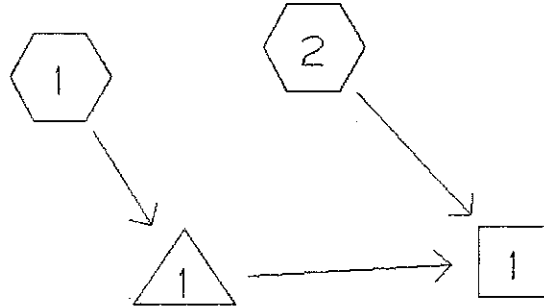
TYPE II 24-HOUR RAINFALL= 4.70 IN

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WATERSHED ROUTING =====



- SUBCATCHMENT 1 = Watershed 1, Post Development -> POND 1
- SUBCATCHMENT 2 = Watershed 2, Post Development -> REACH 1
- REACH 1 = Phantom reach for flowrate summation ->
- POND 1 = Pipe Storage -> REACH 1

TYPE II 24-HOUR RAINFALL= 4.70 IN

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RUNOFF BY SCS TR-20 METHOD: TYPE II 24-HOUR RAINFALL= 4.70 IN, SCS U.H.

RUNOFF SPAN = 10-50 HRS, dt= .10 HRS, 401 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--	WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	2.00	2.8	83%98 18%80	95	-	12.89	11.87	.62
2	1.24	32.2	19%73 50%77 31%80	77	-	2.41	12.23	.24

TYPE II 24-HOUR RAINFALL= 4.70 IN

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REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)	n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	-	100.0	10.0	.25 .25	.024	10	.0001	.6	.3	5.48

TYPE II 24-HOUR RAINFALL= 4.70 IN

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POND ROUTING BY STOR-IND METHOD

POND NO.	START	FLOOD	PEAK	PEAK	----- PEAK FLOW -----				---Qout---	
	ELEV. (FT)	ELEV. (FT)	ELEV. (FT)	STORAGE (AF)	Qin (CFS)	Qout (CFS)	Qpri (CFS)	Qsec (CFS)	ATTEN. (%)	LAG (MIN)
1	81.0	86.0	84.9	.26	12.89	3.71			71	9.8

TYPE II 24-HOUR RAINFALL= 4.70 IN

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SUBCATCHMENT 1

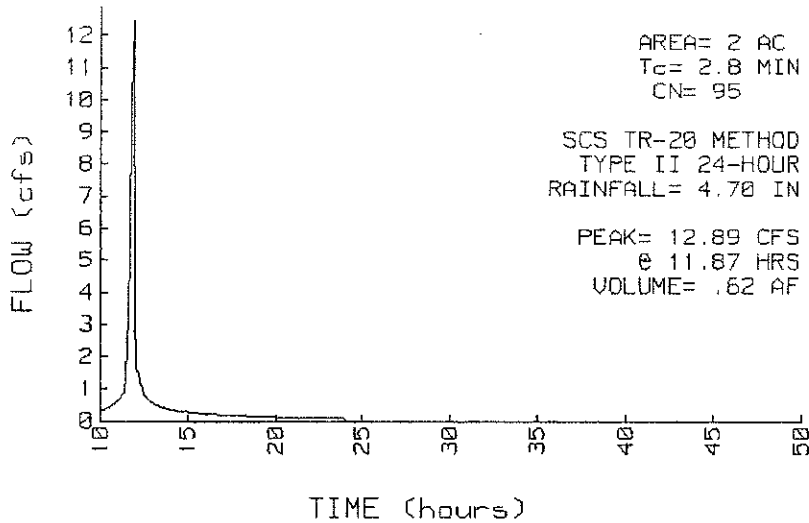
Watershed 1, Post Development

PEAK= 12.89 CFS @ 11.87 HRS, VOLUME= .62 AF

ACRES	CN		SCS TR-20 METHOD
1.65	98	Impervious Surfaces	TYPE II 24-HOUR
.35	80	Grass, D, Good	RAINFALL= 4.70 IN
2.00	95		SPAN= 10-50 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: 1-2	.3
Smooth surfaces n=.011 L=20' P2=3 in s=.02 '/'		
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: 2-3	1.3
Paved Kv=20.3282 L=260' s=.027 '/' V=3.34 fps		
CIRCULAR CHANNEL	Segment ID: 3-4	.5
12" Diameter a=.79 sq-ft Pw=3.1' r=.25'		
s=.005 '/' n=.022 V=1.9 fps L=61' Capacity=1.5 cfs		
CIRCULAR CHANNEL	Segment ID: 4-5	.7
15" Diameter a=1.23 sq-ft Pw=3.9' r=.313'		
s=.025 '/' n=.022 V=4.92 fps L=200' Capacity=6 cfs		
Total Length= 541 ft		Total Tc= 2.8

SUBCATCHMENT 1 RUNOFF
Watershed 1, Post Development



TYPE II 24-HOUR RAINFALL= 4.70 IN

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SUBCATCHMENT 2

Watershed 2, Post Development

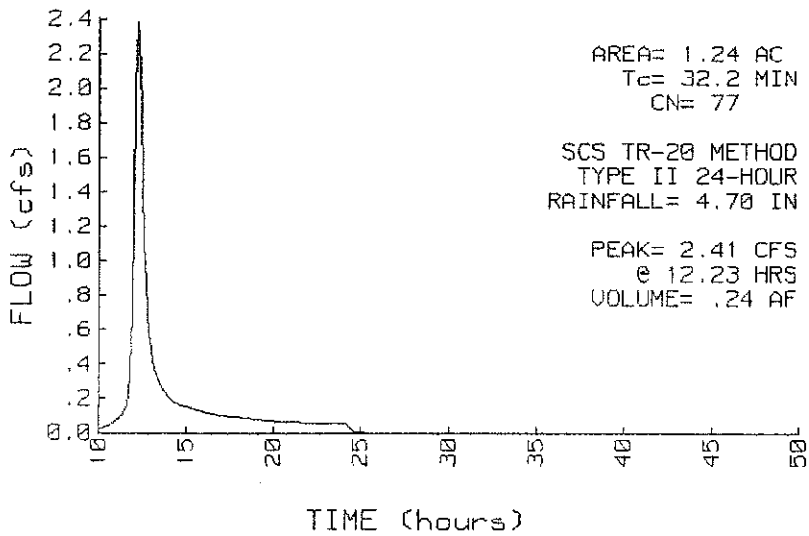
PEAK= 2.41 CFS @ 12.23 HRS, VOLUME= .24 AF

ACRES	CN	
.24	73	Brush-Weeds-Grass, D, Good
.62	77	Woods, D, Good
.38	80	Grass, D, Good
1.24	77	

SCS TR-20 METHOD
 TYPE II 24-HOUR
 RAINFALL= 4.70 IN
 SPAN= 10-50 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: 1-2	32.2
n=.6 L=130'	P2=3 in s=.03 '/'	

SUBCATCHMENT 2 RUNOFF
 Watershed 2, Post Development



TYPE II 24-HOUR RAINFALL= 4.70 IN

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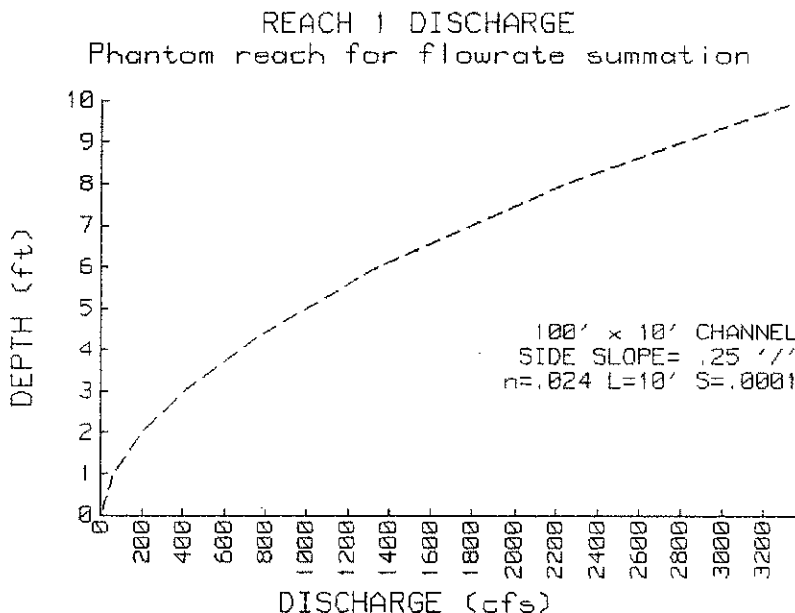
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REACH 1

Phantom reach for flowrate summation

Qin = 5.49 CFS @ 12.15 HRS, VOLUME= .86 AF
 Qout= 5.48 CFS @ 12.16 HRS, VOLUME= .86 AF, ATTEN= 0%, LAG= .5 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)		STOR-IND+TRANS METHOD
0.0	0.0	0.00	100' x 10' CHANNEL	PEAK DEPTH= .09 FT
1.0	104.0	62.70	SIDE SLOPE= .25 '/'	PEAK VELOCITY= .6 FPS
2.0	216.0	201.85	n= .024	TRAVEL TIME = .3 MIN
3.0	336.0	402.75	LENGTH= 10 FT	SPAN= 10-50 HRS, dt=.1 HRS
4.3	504.0	749.20	SLOPE= .0001 FT/FT	
6.0	744.0	1342.91		
8.0	1056.0	2245.06		
10.0	1400.0	3372.14		



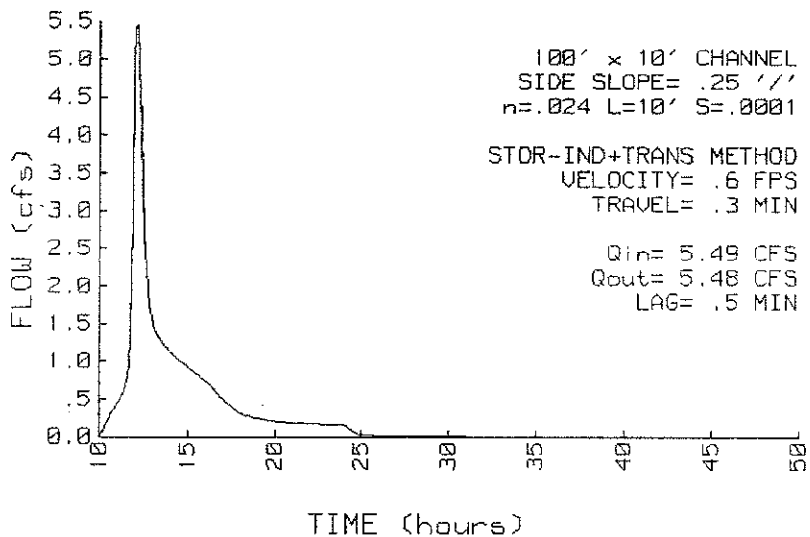
TYPE II 24-HOUR RAINFALL= 4.70 IN

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REACH 1 INFLOW & OUTFLOW
Phantom reach for flowrate summation



TYPE II 24-HOUR RAINFALL= 4.70 IN

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POND 1 Pipe Storage

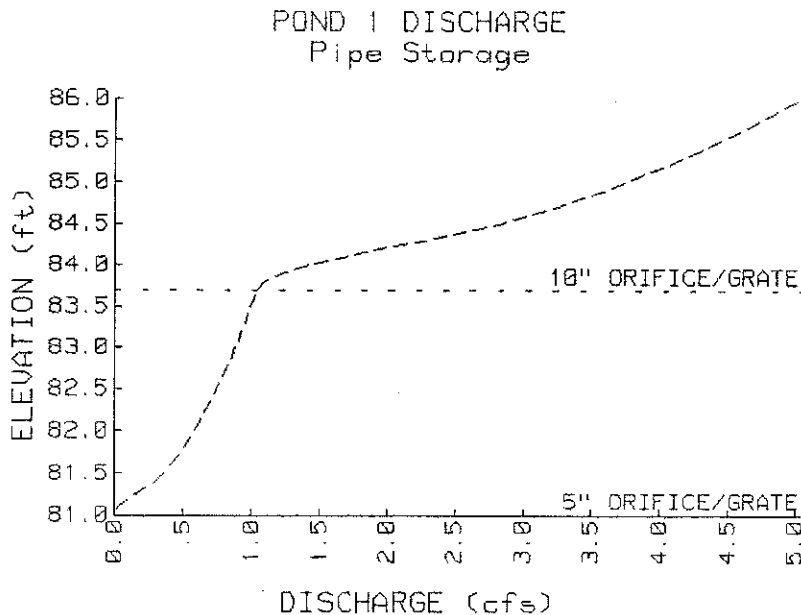
Qin = 12.89 CFS @ 11.87 HRS, VOLUME= .62 AF
 Qout= 3.71 CFS @ 12.04 HRS, VOLUME= .62 AF, ATTEN= 71%, LAG= 9.8 MIN

ELEVATION (FT)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
81.0	0	0	PEAK STORAGE = 11276 CF
82.0	1870	1870	PEAK ELEVATION= 84.9 FT
83.0	3128	4998	FLOOD ELEVATION= 86.0 FT
84.0	3400	8398	START ELEVATION= 81.0 FT
85.0	3128	11526	SPAN= 10-50 HRS, dt=.1 HRS
86.0	1870	13396	Tdet= 73.5 MIN (.61 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	81.0'	5" ORIFICE/GRATE Q=.6 PI r ² SQR(2g) SQR(H-r)
2	P	83.7'	10" ORIFICE/GRATE Q=.6 PI r ² SQR(2g) SQR(H-r)

POND 1 TOTAL DISCHARGE (CFS) vs ELEVATION

FEET	0.0	.1	.2	.3	.4	.5	.6	.7	.8	.9
81.0	0.00	.03	.10	.20	.29	.35	.41	.46	.50	.55
82.0	.58	.62	.65	.69	.72	.75	.77	.80	.83	.85
83.0	.88	.90	.93	.95	.97	.99	1.01	1.04	1.10	1.23
84.0	1.43	1.67	1.96	2.26	2.56	2.83	3.03	3.23	3.41	3.58
85.0	3.74	3.90	4.04	4.18	4.32	4.45	4.57	4.69	4.81	4.93
86.0	5.04									



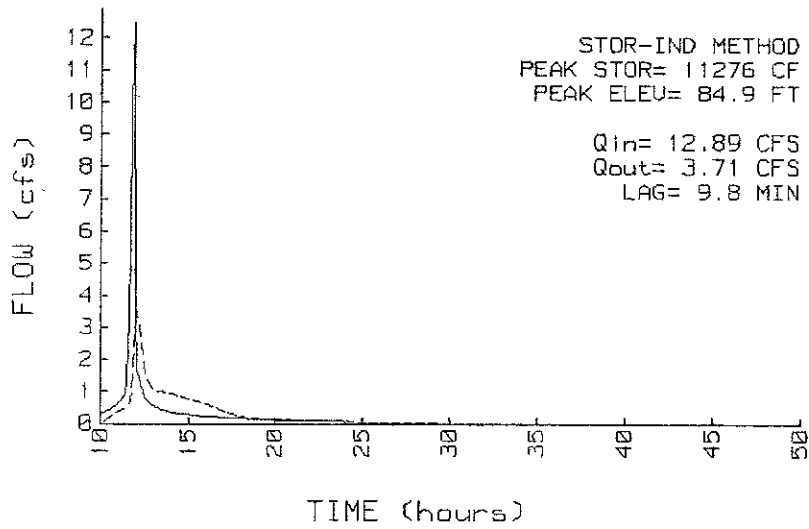
TYPE II 24-HOUR RAINFALL= 4.70 IN

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POND 1 INFLOW & OUTFLOW
Pipe Storage



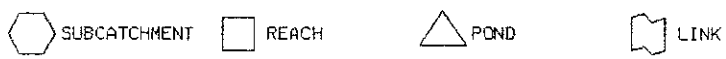
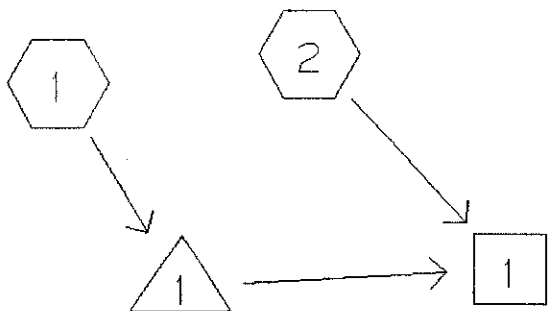
TYPE II 24-HOUR RAINFALL= 5.50 IN

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WATERSHED ROUTING =====



- SUBCATCHMENT 1 = Watershed 1, Post Development -> POND 1
- SUBCATCHMENT 2 = Watershed 2, Post Development -> REACH 1
- REACH 1 = Phantom reach for flowrate summation ->
- POND 1 = Pipe Storage -> REACH 1

TYPE II 24-HOUR RAINFALL= 5.50 IN

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RUNOFF BY SCS TR-20 METHOD: TYPE II 24-HOUR RAINFALL= 5.50 IN, SCS U.H.

RUNOFF SPAN = 10-50 HRS, dt= .10 HRS, 401 POINTS

SUBCAT NUMBER	AREA (ACRE)	Tc (MIN)	--GROUND COVERS (%CN)--	WGT'D CN	C	PEAK (CFS)	Tpeak (HRS)	VOL (AF)
1	2.00	2.8	83%98 18%80	95	-	15.20	11.87	.73
2	1.24	32.2	19%73 50%77 31%80	77	-	3.10	12.23	.31

TYPE II 24-HOUR RAINFALL= 5.50 IN

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REACH ROUTING BY STOR-IND+TRANS METHOD

REACH NO.	DIAM (IN)	BOTTOM WIDTH (FT)	DEPTH (FT)	SIDE SLOPES (FT/FT)	n	LENGTH (FT)	SLOPE (FT/FT)	PEAK VEL. (FPS)	TRAVEL TIME (MIN)	PEAK Qout (CFS)
1	-	100.0	10.0	.25 .25	.024	10	.0001	.6	.3	7.06

TYPE II 24-HOUR RAINFALL= 5.50 IN

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14 May 99

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POND ROUTING BY STOR-IND METHOD

POND NO.	START	FLOOD	PEAK	PEAK	----- PEAK FLOW -----				---Qout---	
	ELEV. (FT)	ELEV. (FT)	ELEV. (FT)	STORAGE (AF)	Qin (CFS)	Qout (CFS)	Qpri (CFS)	Qsec (CFS)	ATTEN. (%)	LAG (MIN)
1	81.0	86.0	85.9	.30	15.20	4.93			68	9.2

TYPE II 24-HOUR RAINFALL= 5.50 IN

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14 May 99

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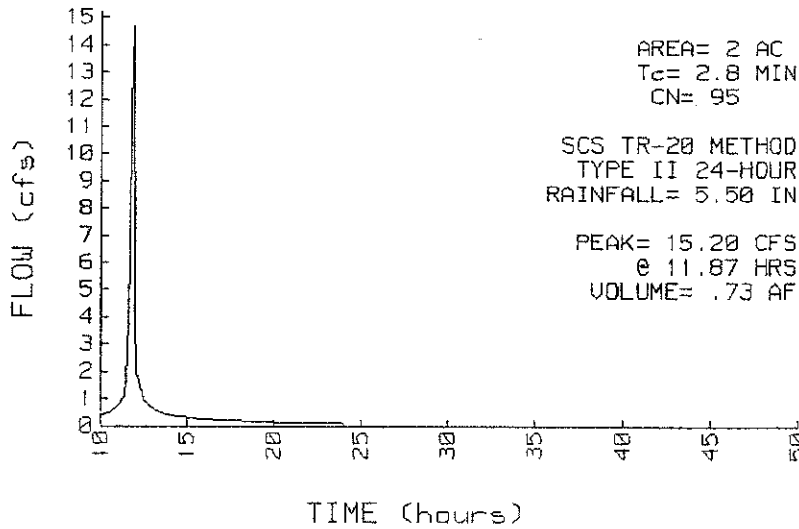
SUBCATCHMENT 1 Watershed 1, Post Development

PEAK= 15.20 CFS @ 11.87 HRS, VOLUME= .73 AF

<u>ACRES</u>	<u>CN</u>		SCS TR-20 METHOD
1.65	98	Impervious Surfaces	TYPE II 24-HOUR
.35	80	Grass, D, Good	RAINFALL= 5.50 IN
2.00	95		SPAN= 10-50 HRS, dt=.1 HRS

Method	Comment	Tc (min)
TR-55 SHEET FLOW	Segment ID: 1-2	.3
Smooth surfaces n=.011 L=20'	P2=3 in s=.02 '/'	
SHALLOW CONCENTRATED/UPLAND FLOW	Segment ID: 2-3	1.3
Paved Kv=20.3282 L=260'	s=.027 '/' V=3.34 fps	
CIRCULAR CHANNEL	Segment ID: 3-4	.5
12" Diameter a=.79 sq-ft Pw=3.1' r=.25'		
s=.005 '/' n=.022 V=1.9 fps L=61' Capacity=1.5 cfs		
CIRCULAR CHANNEL	Segment ID: 4-5	.7
15" Diameter a=1.23 sq-ft Pw=3.9' r=.313'		
s=.025 '/' n=.022 V=4.92 fps L=200' Capacity=6 cfs		
Total Length= 541 ft		Total Tc= 2.8

SUBCATCHMENT 1 RUNOFF
Watershed 1, Post Development



TYPE II 24-HOUR RAINFALL= 5.50 IN

Prepared by Applied Microcomputer Systems

14 May 99

HydroCAD 5.01 000722 (c) 1986-1998 Applied Microcomputer Systems

SUBCATCHMENT 2

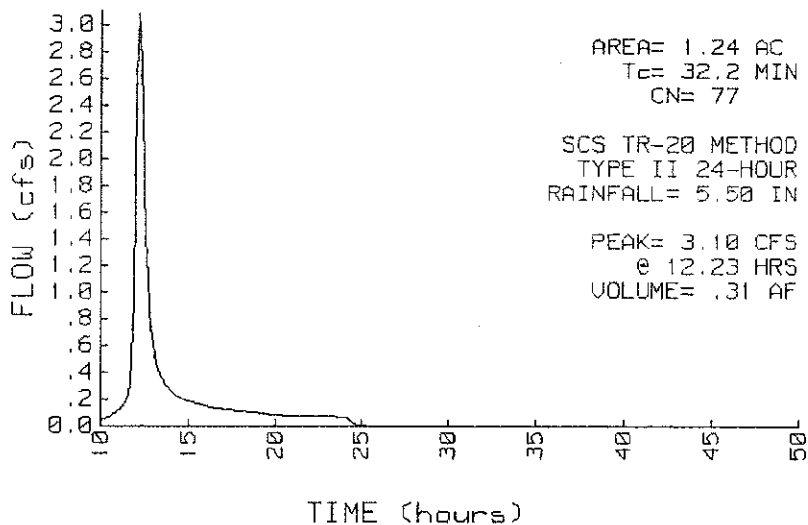
Watershed 2, Post Development

PEAK= 3.10 CFS @ 12.23 HRS, VOLUME= .31 AF

ACRES	CN		SCS TR-20 METHOD
.24	73	Brush-Weeds-Grass, D, Good	TYPE II 24-HOUR
.62	77	Woods, D, Good	RAINFALL= 5.50 IN
.38	80	Grass, D, Good	SPAN= 10-50 HRS, dt=.1 HRS
1.24	77		

Method	Comment	Tc (min)
FR-55 SHEET FLOW	Segment ID: 1-2	32.2
n=.6 L=130'	P2=3 in s=.03 '/'	

SUBCATCHMENT 2 RUNOFF
Watershed 2, Post Development



TYPE II 24-HOUR RAINFALL= 5.50 IN

Prepared by Applied Microcomputer Systems

14 May 99

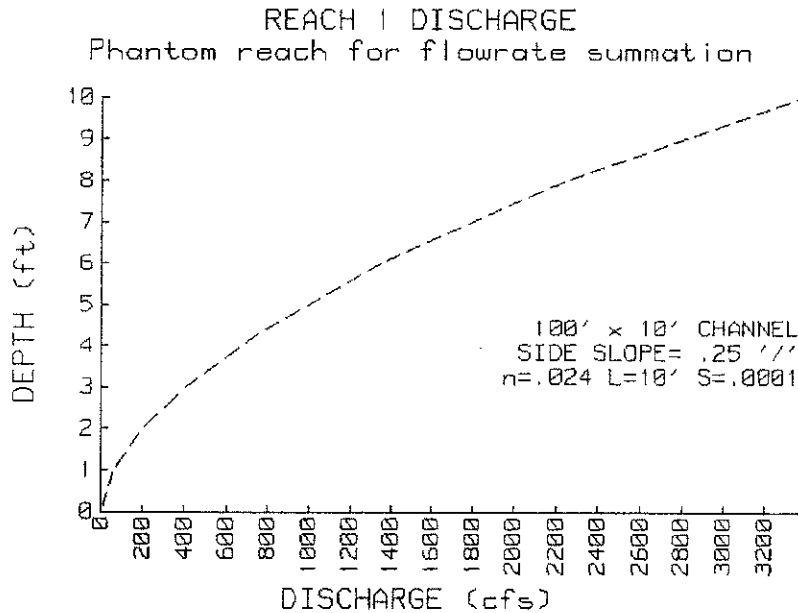
HydroCAD 5.01 000722 (c) 1986-1998 Applied Microcomputer Systems

REACH 1

Phantom reach for flowrate summation

Qin = 7.11 CFS @ 12.13 HRS, VOLUME= 1.04 AF
 Qout= 7.06 CFS @ 12.15 HRS, VOLUME= 1.04 AF, ATTEN= 1%, LAG= 1.4 MIN

DEPTH (FT)	END AREA (SQ-FT)	DISCH (CFS)		STOR-IND+TRANS METHOD
0.0	0.0	0.00	100' x 10' CHANNEL	PEAK DEPTH= .11 FT
1.0	104.0	62.70	SIDE SLOPE= .25 '/'	PEAK VELOCITY= .6 FPS
2.0	216.0	201.85	n= .024	TRAVEL TIME = .3 MIN
3.0	336.0	402.75	LENGTH= 10 FT	SPAN= 10-50 HRS, dt=.1 HRS
4.3	504.0	749.20	SLOPE= .0001 FT/FT	
6.0	744.0	1342.91		
8.0	1056.0	2245.06		
10.0	1400.0	3372.14		



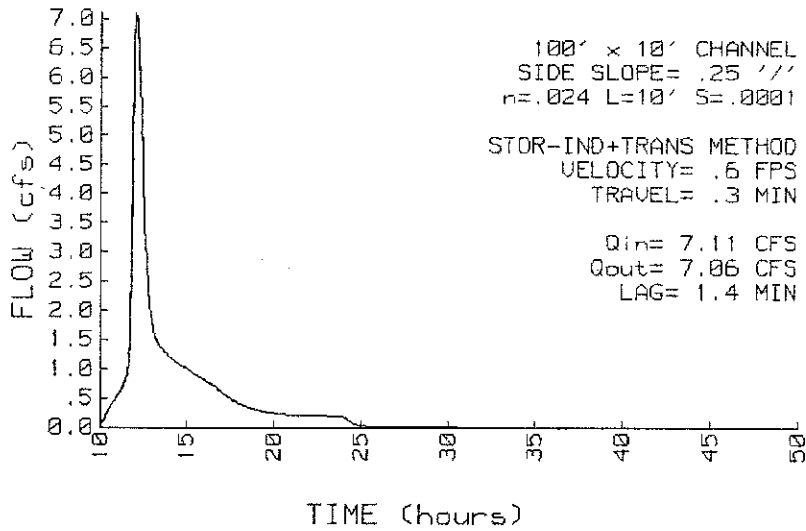
TYPE II 24-HOUR RAINFALL= 5.50 IN

Prepared by Applied Microcomputer Systems

14 May 99

HydroCAD 5.01 000722 (c) 1986-1998 Applied Microcomputer Systems

REACH 1 INFLOW & OUTFLOW
Phantom reach for flowrate summation



TYPE II 24-HOUR RAINFALL= 5.50 IN

Prepared by Applied Microcomputer Systems

14 May 99

HydroCAD 5.01 000722 (c) 1986-1998 Applied Microcomputer Systems

POND 1 Pipe Storage

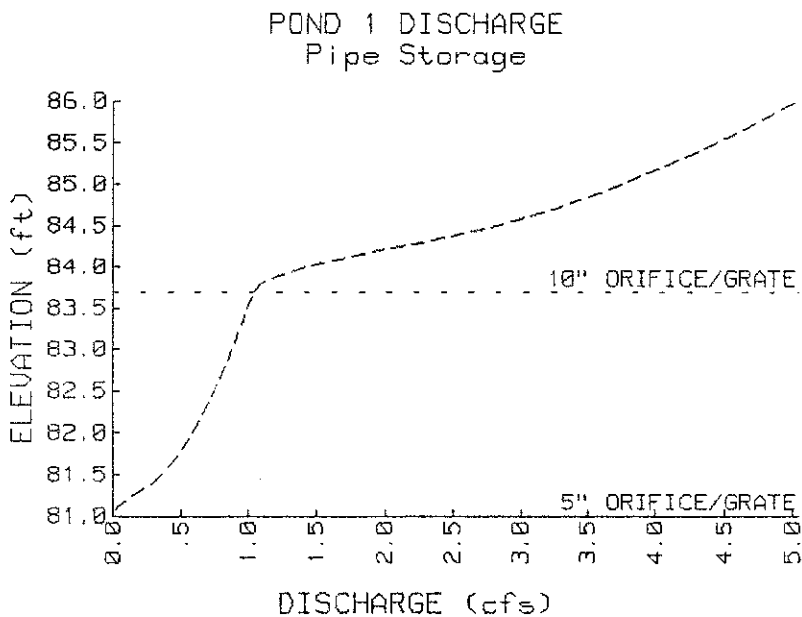
Q_{in} = 15.20 CFS @ 11.87 HRS, VOLUME= .73 AF
 Q_{out} = 4.93 CFS @ 12.03 HRS, VOLUME= .73 AF, ATTN= 68%, LAG= 9.2 MIN

ELEVATION (FT)	INC.STOR (CF)	CUM.STOR (CF)	STOR-IND METHOD
81.0	0	0	PEAK STORAGE = 13124 CF
82.0	1870	1870	PEAK ELEVATION= 85.9 FT
83.0	3128	4998	FLOOD ELEVATION= 86.0 FT
84.0	3400	8398	START ELEVATION= 81.0 FT
85.0	3128	11526	SPAN= 10-50 HRS, dt=.1 HRS
86.0	1870	13396	Tdet= 71.9 MIN (.73 AF)

#	ROUTE	INVERT	OUTLET DEVICES
1	P	81.0'	5" ORIFICE/GRATE Q=.6 PI r ² SQR(2g) SQR(H-r)
2	P	83.7'	10" ORIFICE/GRATE Q=.6 PI r ² SQR(2g) SQR(H-r)

POND 1 TOTAL DISCHARGE (CFS) vs ELEVATION

FEET	0.0	.1	.2	.3	.4	.5	.6	.7	.8	.9
81.0	0.00	.03	.10	.20	.29	.35	.41	.46	.50	.55
82.0	.58	.62	.65	.69	.72	.75	.77	.80	.83	.85
83.0	.88	.90	.93	.95	.97	.99	1.01	1.04	1.10	1.23
84.0	1.43	1.67	1.96	2.26	2.56	2.83	3.03	3.23	3.41	3.58
85.0	3.74	3.90	4.04	4.18	4.32	4.45	4.57	4.69	4.81	4.93
86.0	5.04									



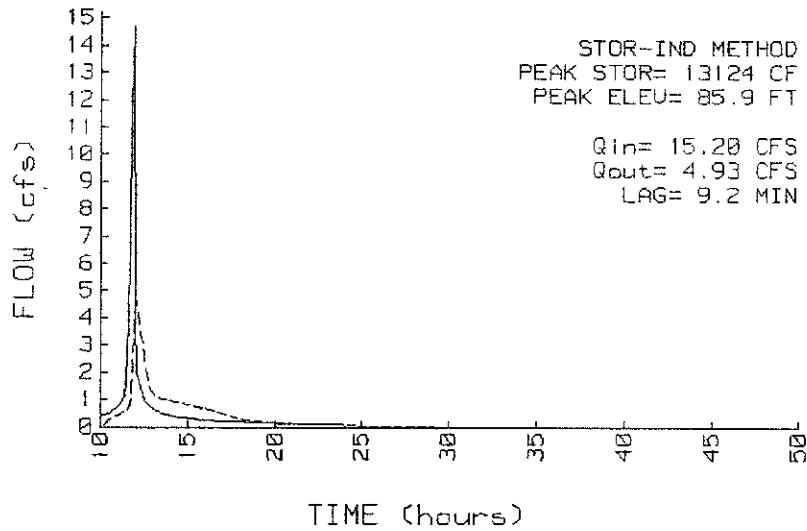
TYPE II 24-HOUR RAINFALL= 5.50 IN

Prepared by Applied Microcomputer Systems

14 May 99

HydroCAD 5.01 000722 (c) 1986-1998 Applied Microcomputer Systems

POND 1 INFLOW & OUTFLOW
Pipe Storage



TSS CALCULATIONS

Fore River Watershed

BMP Removal Efficiencies - TSS Removals are expressed as Fractions

Subarea ID	Impervious Area (Ac)	Total Area (Ac)	% of Total Impervious	Water Qty. Inlet	Detention Basin	Wet Pond	Treatment Units	Vegetated Swale	Wooded Buffer	Non-wood Buffer	Seeded Buffer	Net BMP % TSS Removal	Net Wt. % TSS Removal
11	0	1.24	0									0	0.0
12	1.65	2	100				0.8					0.8	80.0
												0	0.0
												0	0.0
												0	0.0
												0	0.0
												0	0.0
												0	0.0
												0	0.0
												0	0.0
												0	0.0
												0	0.0
Total	1.65	3.24	100										

% Impervious Area for the site = 50.9

Weighted % TSS Removal = 80.0

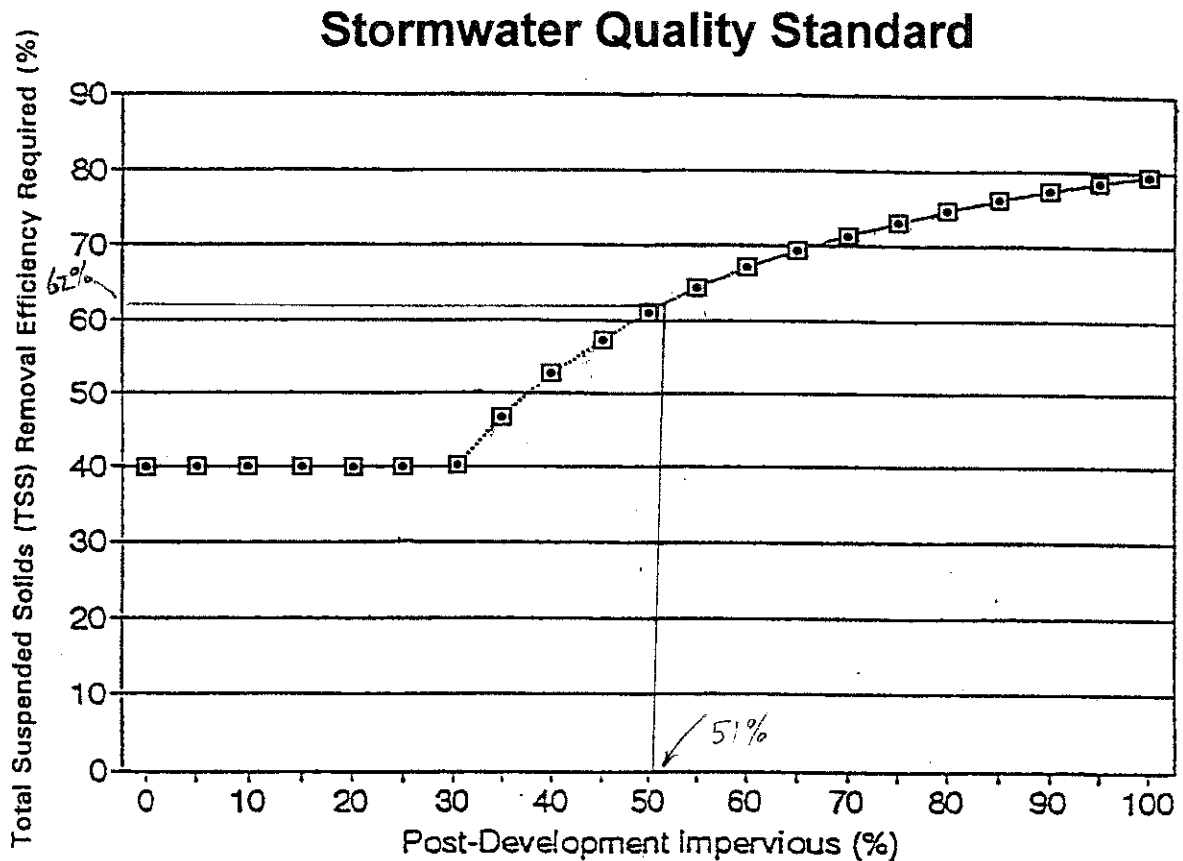


Figure 5.1.

For the purposes of this manual, **impervious surface** is fully defined as a hard surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development, and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious areas include, but are not limited to, rooftops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled, macadam, or other surfaces which similarly impede the natural infiltration of stormwater.

This BMP manual is not regulatory. However, the practices described in this manual are designed to ensure that stormwater runoff from a development site not adversely affect the physical, biological, and chemical properties of the receiving water or of associated aquatic habitats. As such, use of this manual may assist compliance with applicable statutes, regulations, and ordinances. Other equivalent techniques of stormwater treatment, of course, will also assist with compliance.

Alternatively, the criterion of reducing post development TSS loadings to predevelopment levels may be applied. This criterion is not intended to be used as an alternative to achieving adequate control where existing high sediment loadings are the result of poor management of "developed" sites such as farmlands where appropriate erosion control components of a USDA conservation management plan are not being used, or sites where land disturbed by previous development (e.g., gravel pits or log yards) was not permanently stabilized (EPA, 1993.)

CULVERT AND RIPRAP APRON CALCULATIONS

Circular Channel Analysis & Design
Solved with Manning's Equation

Open Channel - Uniform flow

Worksheet Name: 5

Comment: Drain Manhole #2

Solve For Full Flow Diameter

Given Input Data:

Slope.....	0.0100 ft/ft
Manning's n.....	0.022
Discharge.....	14.00 cfs

Computed Results:

Full Flow Diameter.....	2.03 ft
Full Flow Depth.....	2.03 ft
Velocity.....	4.30 fps
Flow Area.....	3.25 sf
Critical Depth....	1.34 ft
Critical Slope....	0.0168 ft/ft
Percent Full.....	100.00 %
Full Capacity.....	14.00 cfs
QMAX @.94D.....	15.06 cfs
Froude Number.....	FULL

A 24" pipe which exits drain manhole #2 has the necessary capacity to convey a 25 year storm.

Circular Channel Analysis & Design
Solved with Manning's Equation

Open Channel - Uniform flow

Worksheet Name: 5

Comment: Catch Basin #1

Solve For Full Flow Capacity

Given Input Data:

Diameter.....	1.00 ft
Slope.....	0.0100 ft/ft
Manning's n.....	0.022
Discharge.....	2.11 cfs

Computed Results:

Full Flow Capacity.....	2.11 cfs
Full Flow Depth.....	1.00 ft
Velocity.....	2.68 fps
Flow Area.....	0.79 sf
Critical Depth....	0.62 ft
Critical Slope....	0.0201 ft/ft
Percent Full.....	100.00 %
Full Capacity.....	2.11 cfs
QMAX @.94D.....	2.26 cfs
Froude Number.....	FULL

A 12" pipe which exits catch basin # 1 has the necessary capacity to convey a 25 year storm.

Circular Channel Analysis & Design
Solved with Manning's Equation

Open Channel - Uniform flow

Worksheet Name: 5

Comment: Catch Basin #7

Solve For Full Flow Diameter

Given Input Data:

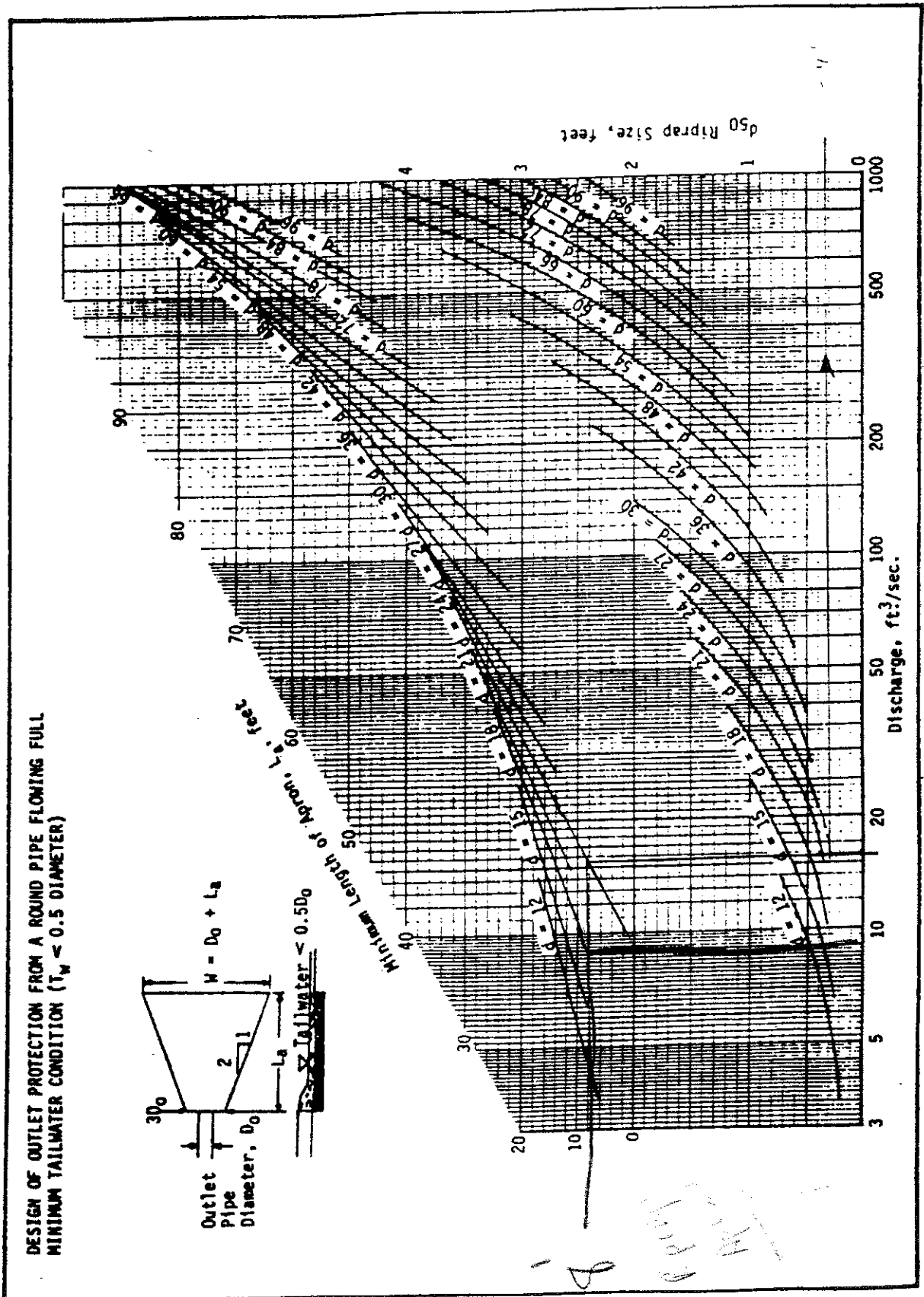
Slope.....	0.0100 ft/ft
Manning's n.....	0.022
Discharge.....	4.00 cfs

Computed Results:

Full Flow Diameter.....	1.27 ft
Full Flow Depth.....	1.27 ft
Velocity.....	3.15 fps
Flow Area.....	1.27 sf
Critical Depth....	0.81 ft
Critical Slope....	0.0189 ft/ft
Percent Full.....	100.00 %
Full Capacity.....	4.00 cfs
QMAX @.94D.....	4.30 cfs
Froude Number.....	FULL

A 15" pipe which exits catch basin #7 has the necessary capacity to convey a 25 year storm.

Figure 32.1 MINIMUM TAILWATER CONDITION (USDA Soil Conservation Service)



CONSTRUCTION SCHEDULE

7

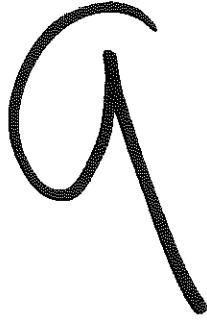
The anticipated sequence of construction for the hotel proposed for 2282 Congress Street is as follows:

1999

- September 15 Mobilize on site. Install erosion control devices and mark limits of construction area.
- Commence grubbing, blasting and excavation of earthwork and site amenities. Minimize areas of on-site disturbance.
- October 4 Completion of underground piping system, installation of masonry retaining walls and placement of erosion control mulch on slopes. Begin filling and shaping of access drives. Start construction of building foundation.
- October 11 Earthwork resumes with placement of remaining soil around building.
- Install storm drains and structures and all utilities.
- October 21 Place gravel base material for parking areas and driveways and fine grade. Winter seed or sod side slopes.
- Place bituminous base pavement on parking areas and driveways.
- Complete site stabilization for winter.
- November 15 Last day for sod installation. Mulch disturbed areas not covered by sod. Suspend sitework for winter. Continue work on building throughout winter months. Monitor erosion control devices and repair/replace as necessary. Stabilize any eroded areas immediately.

2000

- April 15 Place bituminous surface on parking areas and driveways.
- May 1 Install curbing, walkways and landscaping. Reseed and/or resod areas of unsatisfactory growth. Remove erosion control devices as warranted.
- Complete striping, signage and exterior lighting. Install flag pole.
- May 15 Building occupancy. Complete landscaping.



COMPANY OVERVIEW

1000 Market Street

Building One, Suite 300

Portsmouth, NH 03801

Telephone (603) 559-2100

Fax (603) 559-2195

OCEAN PROPERTIES, LTD.

Ocean Properties, Ltd. is part of a forty year old hotel operating and development company, based in Portsmouth, New Hampshire. The Company and its related affiliates, presently own and/or operate more than 80 hotels in the United States, and Canada, with more than 13,000 rooms, as well as shopping centers and other real estate.

Ocean Properties, Ltd. is one of the five largest hotel companies in the United States and has operated hotels under the flags of Holiday Inn, Crowne Plaza, Marriott, Courtyard by Marriott, Fairfield Inn by Marriott, Residence Inn by Marriott, Radisson, Sheraton, Hilton, Days Inn, Quality and Comfort Inns. In addition, the Company owns and operates the Pete Rose Ballpark Cafes in Boca Raton and Boynton Beach, Florida, with plans to expand the concept on a national basis.

The Company operates hotels for third party investors and lenders, and is actively pursuing additional acquisitions, new construction, and additional management contracts.

Ocean Properties, Ltd. has also recently purchased Atlific Hotels & Resorts, the largest independent hotel management company in Canada. Atlific operates more than 25 hotels in Canada, from Halifax, Nova Scotia to Vancouver, British Columbia. The Company intends to continue its growth in Canada and the United States.

The Company has won numerous awards for its design and operations over the past years, including Torchbearer awards from Holiday Inn Worldwide for outstanding new development. Its nightclub and restaurant operations are respected in the industry for both their quality and ability to generate bottom-line profits.

UNITED STATES HOTELS AND RESORTS

PROPERTY/LOCATION

NO. OF ROOMS

AMERISUITES HOTEL, South Portland, Maine	123
COMFORT INN - Sharonville, Ohio	228
DAYS INN - Bar Harbor, Maine	66
DAYS INN - East of Universal Studios, Orlando, Florida	262
DAYS INN - Trenton, Maine	42
HILTON - Albuquerque, New Mexico	264
HILTON RESORT AND SUNSET KEY GUEST COTTAGES - Key West, Florida	215
HOLIDAY INN - Alamogordo, New Mexico	107
HOLIDAY INN - Bath, Maine	141
HOLIDAY INN WEST, Boca Raton, Florida	97
HOLIDAY INN - Logan Airport, Boston, Massachusetts	356
HOLIDAY INN CATALINA CENTER - Boynton Beach, Florida	150
HOLIDAY INN RIVERFRONT- Bradenton, Florida	153
HOLIDAY INN CANYON DE CHELLY - Chinle, Arizona	108
HOLIDAY INN - College Park, Maryland	221
HOLIDAY INN - Daytona Beach, Florida	193
HOLIDAY INN - Durango, Colorado	142
HOLIDAY INN CYPRESS CREEK - Ft. Lauderdale, Florida	243
HOLIDAY INN - Golden Glades - Miami, Florida	167
HOLIDAY INN - Highland Beach, Florida	119
HOLIDAY INN MONUMENT VALLEY - Kayenta, Arizona	164
HOLIDAY INN - Montvale, New Jersey	187
HOLIDAY INN - Naples, Florida	137
HOLIDAY INN - Nashua, New Hampshire	205
HOLIDAY INN - Orangeburg, New York	167
HOLIDAY INN - Port St. Lucie, Florida	142
HOLIDAY INN - Fort Lee, New Jersey	175
HOLIDAY INN - Chattanooga, Tennessee	162
HOLIDAY INN - Manchester, Tennessee	141
HOLIDAY INN - South Cleveland, Tennessee	146
HOLIDAY INN - Roanoke, Virginia	196
HOLIDAY INN PELICAN POINTE - Treasure Island, Florida	117
HOLIDAY INN EXPRESS - Dover, New Hampshire	41
HOLIDAY INN SUNSPREE RESORT - Bar Harbor, Maine	221
HOWARD JOHNSON - Greenwich, Connecticut	104
HOWARD JOHNSON - Palm Beach, Florida	100
MARRIOTT CAMINO REAL - Delray Beach, Florida	265
MARRIOTT - Portland, Maine	227
MARRIOTT - Salt Lake City, Utah*	370
COURTYARD BY MARRIOTT - Albuquerque, New Mexico	150
COURTYARD BY MARRIOTT - Jensen Beach, Florida	110
COURTYARD BY MARRIOTT - Naples, Florida	102
COURTYARD BY MARRIOTT - Page, Arizona	153
COURTYARD BY MARRIOTT - Portsmouth, New Hampshire	109
COURTYARD BY MARRIOTT - Myrtle Beach, South Carolina*	134
COURTYARD BY MARRIOTT - S. Brunswick, New Jersey*	142
COURTYARD BY MARRIOTT - Corals Springs, Florida*	110
COURTYARD BY MARRIOTT - Orlando, Florida	308
FAIRFIELD INN BY MARRIOTT - Albuquerque, New Mexico	188
FAIRFIELD INN BY MARRIOTT - Bangor, Maine	153
FAIRFIELD INN BY MARRIOTT - Bar Harbor, Maine	59
FAIRFIELD INN BY MARRIOTT - Clarksville, Tennessee	72
RESIDENCE INN BY MARRIOTT - Portsmouth, New Hampshire	90
SPRINGHILL SUITES BY MARRIOTT - Tampa, Florida*	160
RAMADA INN - Columbia, Tennessee	154
SHERATON AIRPORT - Columbus, Georgia	177
BUSHIRI BEACH RESORT HOTEL - Aruba	139
LATHAM HOTEL - Philadelphia, Pennsylvania	139
WENTWORTH BY-THE-SEA - New Castle, New Hampshire*	170
SAMOSET RESORT - Rockport, Maine	150

Total Hotels and Resorts - 60

9633

CANADIAN HOTELS AND RESORTS

(Operated by Atlific Hotels & Resorts)

PROPERTY/LOCATION	NO. OF ROOMS
Airport Hotel Halifax - Enfield, Nova Scotia	151
College Inn Hotel & Conference Center - Guelph, Ontario	104
Embassy Suites Niagara - Thorold, Ontario	128
Holiday Inn - Stephenville, Newfoundland	46
Holiday Inn - Longueuil, Montreal	141
Holiday Inn Hotel & Tower Suites - Downtown, Vancouver, British Columbia	245
Holiday Inn Winnipeg - South, Winnipeg, Manitoba	169
Holiday Inn Vancouver Airport - Vancouver, British Columbia	165
Holiday Inn Express Airport North - Vancouver, British Columbia	107
Lake Louise Inn - Lake Louise, Alberta	232
Magnolia Hotel - Victoria, British Columbia*	66
Market Square Inn - Ottawa, Ontario	156
Marriott Chateau Champlain - Montreal, Canada	611
Courtyard by Marriott La Citadelle - Montreal, Canada	180
Toronto Don Valley Hotel - Toronto, Ontario	353
Whistler Village Inn & Suites - Whistler, British Columbia	88
Residence Inn - Ottawa, Ontario	160
Residence Inn - London, Ontario	116
Crowne Plaza - Vancouver, British Columbia	313
Pioneer Inn - Fort St. John, British Columbia	125
Northgate Motor Inn - Fort St. John, British Columbia	43
The Executive Residences at 1188 Howe Street - Vancouver, British Columbia	41
Conference Plaza - Vancouver, British Columbia (Commercial)	90
Conference Plaza - Vancouver, British Columbia (Residential)	252
Conference Plaza - Vancouver, British Columbia (The Suites)	51
The Electra Building - Vancouver, British Columbia	244
Panama Jack's Bar and Grille - Vancouver, British Columbia (Restaurant)	
Total Hotels and Resorts - 26	4377

*Properties Currently Under Construction or Contract

March, 1999

AMERISUITES

Portland, Maine

COMFORT INN

Sharonville, Ohio

CROWNE PLAZA

Vancouver, British Columbia

DAYS INN

Universal City, Orlando, Florida

Bar Harbor, Maine

Trenton, Maine

EMBASSY SUITES

Niagara Falls, Thorold, Ontario

HILTON HOTELS

Key West, Florida

Albuquerque, New Mexico

HOLIDAY INN

Canyon De Chelly, Chinle, Arizona

Kayenta, Arizona

Durango, Colorado

Boca Raton, Florida

Boynton Beach, Florida

Bradenton, Florida

Cypress Creek, Ft. Lauderdale, Florida

Daytona Beach, Florida

Highland Beach, Florida

Miami, Florida

Naples, Florida

Port St. Lucie, Florida

Treasure Island, Florida

Bath, Maine

College Park, Maryland

Logan Airport, Boston, Massachusetts

Nashua, New Hampshire

Roanoke, Virginia
Montvale, New Jersey
Alamogordo, New Mexico
Orangeburg, New York
Chattanooga, Tennessee
Manchester, Tennessee
South Cleveland, Tennessee
Fort Lee, New Jersey
Longueuil, Quebec
Stephenville, Newfoundland
Vancouver, British Columbia
Winnipeg, Manitoba

HOLIDAY INN SUNSPREE RESORT

Bar Harbor, Maine

HOLIDAY INN EXPRESS

Dover, New Hampshire
Alamogordo, New Mexico
Vancouver, British Columbia

HOLIDAY INN HOTEL & TOWER SUITES

Vancouver, British Columbia

HOWARD JOHNSON

Greenwich, Connecticut
Palm Beach, Florida

MARRIOTT

Delray Beach, Florida
Portland, Maine
Salt Lake City, Utah*
Montreal, Quebec

COURTYARD BY MARRIOTT

Coral Springs, Florida
Page, Arizona
Jensen Beach, Florida
Naples, Florida
Orlando, Florida
Portsmouth, New Hampshire

Albuquerque, New Mexico
Myrtle Beach, South Carolina*
South Brunswick, New Jersey*
Le Citadelle, Montreal, Quebec

FAIRFIELD INN BY MARRIOTT

Albuquerque, New Mexico
Bangor, Maine
Bar Harbor, Maine
Clarksville, Tennessee

RESIDENCE INN BY MARRIOTT

Portsmouth, New Hampshire
London, Ontario
Ottawa, Ontario

SPRINGHILL SUITES BY MARRIOTT

Tampa, Florida

RAMADA INN

Columbia, Tennessee

SHERATON FOUR POINTS

Orlando, Florida

SHERATON INN

Columbus, Georgia

PETE ROSE'S BALLPARK CAFÉ

Boca Raton, Florida
Boynton Beach, Florida

Airport Hotel Halifax, Enfield, Nova Scotia College Inn Hotel &
Conference Center, Guelph, Ontario

INDEPENDENT HOTELS

Bushiri Beach Resort Hotel, Aruba
Latham Hotel, Philadelphia, Pennsylvania
Wentworth By The Sea, New Castle, New Hampshire*
Samoset Resort, Rockport, Maine
Lake Louise Inn, Lake Louise, Alberta
Magnolia Hotel, Victoria, British Columbia*
Whistler Inn Village & Suites, Whistler, British Columbia
Market Square Inn, Ottawa, Ontario
Don Valley Hotel, Don Mills, Toronto, Ontario
Pioneer Inn, Fort St. John, British Columbia
Northgate Inn, Fort St. John, British Columbia
The Executive Residences, Vancouver, British Columbia
Conference Plaza, Vancouver, British Columbia
The Electra Building, Vancouver, British Columbia

**HUTCHCOURT LLC
COURTYARD BY MARRIOTT – PROJECT
PORTLAND, MAINE
SOURCES AND USES OF CASH**

SOURCES:

CONTRIBUTED CAPITAL	\$625,000
BANK FINANCING (75% OF \$9MM)	6,750,000
	<hr/>
TOTAL SOURCES	\$7,375,000

USES:

ACQUISITION OF LAND	\$750,000
CONSTRUCTION AND F.F. & E.	6,500,000
CLOSING COSTS	25,000
INITIAL WORKING CAPITAL	100,000
	<hr/>
TOTAL USES	\$7,375,000

The information contained herein was prepared by the Company based on various assumptions and hypothesis for its own use. No representation, warranty or guarantee of any kind is made respecting its accuracy or completeness or any level of performance, return on investment, or any other result. This information has not necessarily been reviewed and no recipient is entitled to rely on it for any purpose.

HUTCHCOURT, LLC
 COURTYARD BY MARRIOTT
 90 Guestrooms
 Estimated Construction Costs
 Portland, ME

	Cost Per Key	Total Cost
Concrete & Masonry	4,595	413,559
Metals	668	60,129
Woods & Plastics	7,242	651,780
Thermal & Moisture Protection	1,673	150,552
Doors & Windows	2,795	251,532
Finishes	6,273	564,570
Specialties	510	45,900
Swimming Pool/Spa	377	33,966
Elevators	500	44,982
Mechanical	6,691	602,208
Electrical	4,182	376,380
Site Work	6,302	567,200
Equipment	15	1,377
Impact Fees	1,683	151,470
General Requirements	2,448	220,320
 Sub Total Building & Sitework	 45,955	 4,135,925
Architect Fees	1,545	139,050
Hotel Equipment	1,275	114,750
Closing Costs & Taxes	333	30,000
Communication	1,204	108,324
Design Fees	685	61,650
General Equipment	1,100	99,000
Building Permit Fees	2,091	188,190
Furniture & Fixtures	10,225	920,250
Decorative	5,865	527,850
Preconstruction Costs	333	30,000
Signage	377	33,966
Supplies	1,428	128,520
 Project Total Excluding Land	 72,416	 6,517,475
Cost of Land	8,333	750,000
 Total Project	 80,750	 7,267,475

The information contained herein is prepared by the Company based upon various assumptions and hypotheses for its own use. No representation, warranty or guaranty of any kind is made respecting its accuracy or completeness or any level of performance, return on investment, or any other result. This information has not necessarily been reviewed and no recipient is entitled to rely upon it for any purpose.

OEST Associates, Inc.

• engineers
• architects
• surveyors
• construction
managers

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E-mail: mail@oest.com • Web Site: www.oest.com

INTRODUCTION TO THE FIRM

OEST ASSOCIATES, INC. is a fully integrated engineering, architectural, surveying firm located in South Portland, Maine. Founded in 1982, we offer comprehensive services in civil and environmental engineering, master planning, architectural design, landscape architecture, surveying, and construction phase services. Our technical staff includes professional civil and structural engineers, professional land surveyors, registered architects, and construction managers. Throughout OEST's history, we have been directly involved in working for and with governmental agencies, municipalities, industrial and private clients.

OEST Associates offers a complete range of engineering, architectural, surveying, and construction management services, including:

- Site design / planning
- Environmental engineering and permitting
- Boundary, topographic survey and construction layout
- Civil and transportation engineering
- Inspection, evaluation and renovation of existing buildings
- Consultation and feasibility studies
- Airport facility and airfield design
- Foundation and building design
- Bid documentation, preparation and coordination
- Construction administration and monitoring
- Construction management

SITE DESIGN AND PERMITTING

We are active in the formulation of public policy and innovative design with a sensitivity to the environmental concerns of today. Our staff have worked directly with local, state and federal environmental agencies throughout Maine and New England, including the Maine Department of Environmental Protection, the Environmental Protection Agency, the U.S. Army Corps of Engineers, and the National Park Service. We are familiar with local planning board procedures through our representation of both applicants and municipalities.

BUILDING SERVICES

The OEST Building Services Division is well structured to provide complete building design services from initial consultation and feasibility studies, through final design and construction phase services. This experience includes the design of new buildings, building renovations, conversions, and additions, historic preservation, evaluations and modifications for code compliance.

SURVEYING

OEST's surveying staff work throughout Maine, New Hampshire, and Massachusetts. They have extensive experience on standard boundary, topographic, route, right-of-way, hydrographic and property surveys. They support OEST's architectural/engineering staff as well as outside clients on a variety of projects including roadway and pavement design, site layout and utility design, permitting, and facility expansion projects. Our crews are trained and experienced in operational requirements for projects located in deep wood terrain and environmentally sensitive areas. Our current survey staff includes five (5) professional land surveyors and two (2) land-surveyors-in-training.

COMPUTER CAPABILITIES

OEST has an extensive system of computer hardware and software and technical expertise to offer its clients a wide range of computer services during and after the project. Our work stations are equipped with AutoCAD and Softdesk software for producing construction drawings. OEST has electronic modem capability for rapid exchange of computerized data. Field data is collected electronically through GPS units and electronic data collectors. Computations are made through Softdesk survey software, and plans produced in AutoCAD.

ASSIGNMENT

For consideration paid, the undersigned, Robert Baldacci, Jr., hereby assigns all of his right, title and interest in and to a certain Purchase and Sale Agreement dated August 3, 1998 between George M. Hutchins ("Seller"), and Robert Baldacci, Jr. and/or his successors or assigns ("Buyer") to Concog, L.L.C., a New Hampshire limited liability company, or their successors and assigns.

In witness whereof the parties have set their hands this 15th day of June, 1999.

[Signature]
Witness

[Signature]
Robert Baldacci, Jr.

STATE OF MAINE

COUNTY OF York, ss:

June 15, 1999

Personally appeared the above-named Robert Baldacci, Jr., known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.

[Signature]
Notary Public/Justice of the Peace

Brenda\Ocean\Baldacci Assignment

10

ASSIGNMENT

For consideration paid, the undersigned, Patrick Walsh, Manager of Concog, L.L.C. hereby assigns all of his right, title and interest in and to a certain Purchase and Sale Agreement dated August 3, 1998, between George M. Hutchins ("Seller") and Robert Baldacci and/or his successors or assigns ("Buyer") which had previously been assigned by Robert Baldacci to Concog, L.L.C., to Hutchcourt, L.L.C., a New Hampshire limited liability company, or their successor and assigns.

IN WITNESS WHEREOF the parties have set their hands this 13th day of August, 1999.


Witness


Patrick Walsh, Manager

STATE OF NEW HAMPSHIRE
COUNTY OF ROCKINGHAM, ss:

August 13, 1999

Personally appeared the above-named Patrick Walsh, Manager, known to me, or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes therein contained.


Notary Public/Justice of the Peace

TRACI JAYE PRICE, Notary Public
My Commission Expires April 2, 2002

**THIRD AMENDMENT TO AGREEMENT
FOR THE PURCHASE OF REAL ESTATE
BY AND BETWEEN
GEORGE M. HUTCHINS ("SELLER") AND
ROBERT E. BALDACCI, JR. ("BUYER")**

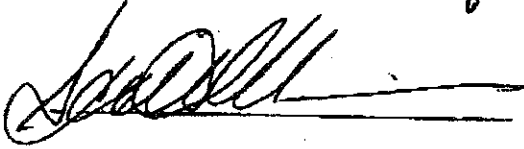
Now come **GEORGE M. HUTCHINS ("Seller")** and **ROBERT E. BALDACCI, JR. ("Buyer")** and hereby agree as follows:

1. That the Seller and Buyer entered into a Purchase and Sale Agreement dated August 3, 1998 (the "Agreement") for a certain parcel of land containing 3.2 acres on Congress Street in Portland, Maine.
2. That Seller and Buyer have previously amended the Agreement by First Amendment dated October 9, 1998 and Second Amendment dated February 8, 1999.
3. That Seller and Buyer hereby further amend the Agreement as follows:
 - a. The first sentence of paragraph 4 "Closing" shall be amended and restated as follows:

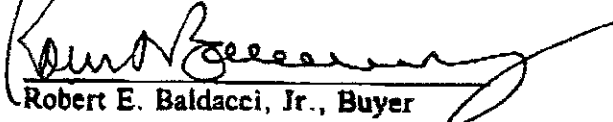
"The parties agree that the closing shall take place on or before August 31, 1999 at 10 a.m. at the offices of LeBlanc & Young in Portland, Maine, or at such earlier time and at such place as the parties may mutually agree upon."
 - b. The second sentence of paragraph 6 "Inspection" of the agreement shall be amended and restated as follows:

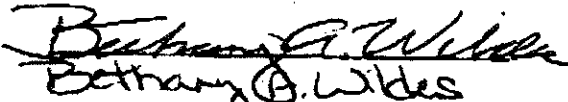
"Buyer agrees to provide copies of all such surveys, studies, inspections, plans, including plans for buildings and improvements, to Seller and not to disclose the results thereof to any third party except to prospective lenders and except as may be required by applicable law."
 - c. Except as hereby amended and as previously amended by the First Amendment dated October 9, 1998, the Agreement is hereby ratified and confirmed. The Second Amendment dated February 8, 1999 is superseded by this amendment.

IN WITNESS WHEREOF, the Seller and Buyer have executed this Agreement
as of the 21st day of April, 1999.




George M. Hutchins, Seller


Robert E. Baldacci, Jr., Buyer


Bethany A. Wildes


James H. Young (II), Escrow Agent

JHY/BAW
Hutchins3rdAMEN.doc

SECOND AMENDMENT TO AGREEMENT FOR THE PURCHASE OF REAL ESTATE BY AND BETWEEN GEORGE M. HUTCHINS ("SELLER") AND ROBERT E. BALDACCI, JR. ("BUYER") dated August 3, 1998

Now come GEORGE M. HUTCHINS ("Seller") and ROBERT E. BALDACCI, JR. ("Buyer") and hereby agree as follows:

- 1. That the Seller and Buyer entered into a Purchase and Sale Agreement dated August 3, 1998 (the "Agreement") for a certain parcel of land containing 3.2 acres on Congress Street in Portland, Maine.
2. That Seller and Buyer have previously amended the Agreement by First Amendment dated October 9, 1998.
3. That Seller and Buyer hereby further amend the Agreement as follows:
a. The first sentence of paragraph 4 "Closing" shall be amended and restated as follows:
"The parties agree that the closing shall take place on or before July 30, 1999 at 10 a.m. at the offices of LeBlanc & Young in Portland, Maine, or at such earlier time and at such place as the parties may mutually agree upon."
b. Except as hereby amended and as previously amended by the First Amendment dated October 9, 1998, the Agreement is hereby ratified and confirmed.

IN WITNESS WHEREOF, the Seller and Buyer have executed this Agreement as of the ___ day of February, 1999.

Handwritten signature of Kathleen I. Baldacci

George M. Hutchins, Seller

Handwritten signature of Robert E. Baldacci, Jr. and printed name Robert E. Baldacci, Jr., Buyer

Handwritten signature of Bethany A. Wildes and printed name Bethany A. Wildes

Handwritten signature of James H. Young, II and printed name James H. Young, II, Escrow Agent

HHY:bjm
Hutchins2ndAMEN.doc

TOTAL P.03

200/200d ES7'ON

03/10/99 18:48

MAR-11-1999 10:26

93%

P.02

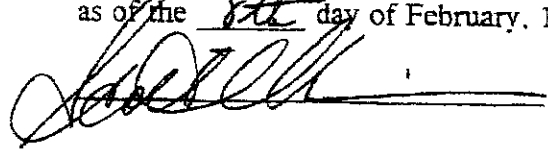
SECOND AMENDMENT TO AGREEMENT
 FOR THE PURCHASE OF REAL ESTATE
 BY AND BETWEEN
 GEORGE M. HUTCHINS ("SELLER") AND
 ROBERT E. BALDACCI, JR. ("BUYER")
 dated August 3, 1998

Now come GEORGE M. HUTCHINS ("Seller") and ROBERT E. BALDACCI, JR. ("Buyer") and hereby agree as follows:

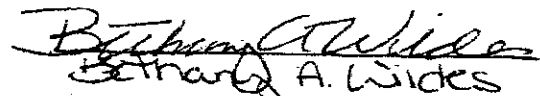
1. That the Seller and Buyer entered into a Purchase and Sale Agreement dated August 3, 1998 (the "Agreement") for a certain parcel of land containing 3.2 acres on Congress Street in Portland, Maine.
2. That Seller and Buyer have previously amended the Agreement by First Amendment dated October 9, 1998.
3. That Seller and Buyer hereby further amend the Agreement as follows:
 - a. The first sentence of paragraph 4 "Closing" shall be amended and restated as follows:

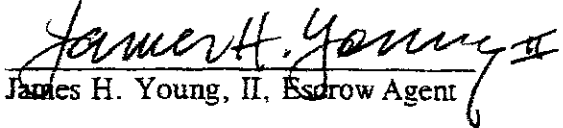
 "The parties agree that the closing shall take place on or before July 30, 1999 at 10 a.m. at the offices of LeBlanc & Young in Portland, Maine, or at such earlier time and at such place as the parties may mutually agree upon."
 - b. Except as hereby amended and as previously amended by the First Amendment dated October 9, 1998, the Agreement is hereby ratified and confirmed.

IN WITNESS WHEREOF, the Seller and Buyer have executed this Agreement as of the 8th day of February, 1999.




 George M. Hutchins, Seller


 Edward A. Wildes

 Robert E. Baldacci, Jr., Buyer

 James H. Young, II, Escrow Agent

JHY:hjm
 Hutchins2ndAMEN.doc

**FIRST AMENDMENT TO AGREEMENT FOR THE PURCHASE AND SALE OF REAL
ESTATE BY AND BETWEEN GEORGE M. HUTCHINS ("SELLER") AND ROBERT E.
BALDACCI, JR. ("BUYER")
DATED AUGUST 3, 1998**

Now comes George M. Hutchins, ("Seller") and Robert E. Baldacci, Jr. ("Buyer") and hereby agree as follows:

- 1) That the Seller and Buyer entered into a Purchase and Sale Agreement dated August 3, 1998 ("Agreement") for a certain parcel of land containing 3.23 acres on Congress Street in Portland, Maine.
- 2) The Seller and Buyer desire to amend the Agreement as follows:
 - a.) In Paragraph 3 "Title," the date of the Agreement shall be deemed to be October 3, 1998, so that Buyer will have until December 19, 1998 to give Seller written notice of title defects.
 - b.) In Paragraph 4, "Closing," the date of execution of the Agreement shall be deemed October 3, 1998, so that the closing shall take place not later than April 18, 1999.
 - c.) The first sentence in Paragraph 10 (a) is amended to read: " The Buyer shall have one hundred thirty-five (135) days from the effective date of this Agreement to perform its due diligence." Each reference in paragraph 10 (a) to seventy-five (75) days is amended to read 135 days.
 - d.) The last sentence of paragraph 10 (a) is amended to read: "Buyer must begin permit application within thirty-five (35) days after Buyer receives notice that the Seller has obtained the additional ten (10) feet of width in the access strip from Congress Street, to be entitled to such extension of time. "
 - e.) The first sentence of paragraph 10 (b) is amended to read: " During the first one hundred thirty-five (135) days of this Agreement beginning on the date when the Agreement is signed by all parties, the Deposit shall be refundable if results of the Buyer's due diligence are unsatisfactory to the Buyer for any reason." Any and all references in paragraph 10 (b) to seventy-five(75) days shall be amended to read one hundred thirty-five (135) days.
 - f.) The last sentence of the first paragraph in paragraph 10 (b) shall be amended to read: "After the first one hundred ninety-five (195) days from the date of this Agreement, Five Thousand Dollars (\$5,000.00) of said Deposit thereafter shall become non-refundable for each month prior to closing or cancellation."

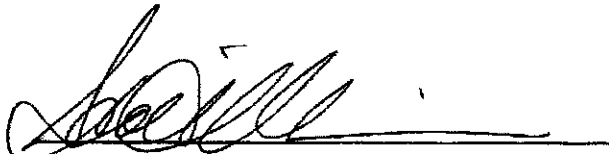
g.) That a new paragraph 10 (c) is added as follows: "The due diligence period and the time when the deposit begins to become non-refundable shall be automatically extended until the later of the time period set forth in the Agreement or sixty (60) days after the Seller has provided the Buyer with written confirmation that the Seller has obtained title to the additional ten feet of frontage necessary to meet the City zoning requirements."

h.) In paragraph 13, "General Provisions," if notice is given to Robert E. Baldacci, Jr., a copy shall be given to:

Thomas M. Keane
Taylor & Keane, P.L.L.C.
1000 Market Street
P.O. Box 477
Portsmouth, NH 03802-0477

i.) In all other respects, the Agreement shall remain unmodified and in full force and effect and Seller confirms that the time limits as amended shall control in this contract and Seller waives any enforcement of any time limits in the original contract that have already passed.

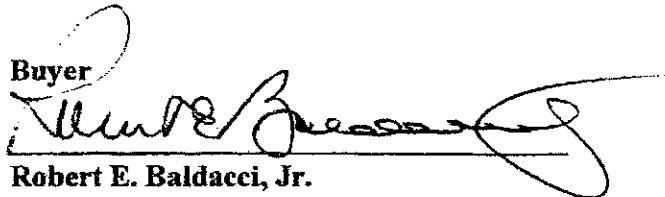
In witness whereof, the Seller and Buyer have executed this Agreement on this 9th day of October, 1998.



SCOTT W. WILLIAMS

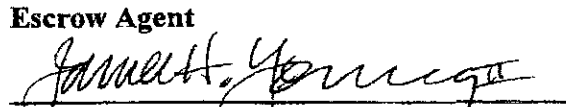
Seller

George M. Hutchins


Robert E. Baldacci, Jr.

Buyer

Robert E. Baldacci, Jr.


Bethany A. Wildes

Escrow Agent

James H. Young, II

AGREEMENT FOR THE PURCHASE AND SALE OF REAL ESTATE

AGREEMENT made and entered into this 3 day of Aug, 1998, by and between GEORGE M. HUTCHINS, of Portland, Maine ("Seller") and ROBERT E. BALDACCI, JR. (and/or assigns), of Bangor, Maine ("Buyer").

WITNESSETH AS FOLLOWS:

1. **PURCHASE AND SALE.** Seller agrees to sell and Buyer agrees to buy, on the terms and conditions hereinafter set forth certain real estate located on Congress Street, Portland, Maine, all as more particularly described on Exhibit A attached hereto (the "Premises").

2. **PURCHASE PRICE.** Subject to any adjustments and prorations hereinafter described, Buyer agrees to pay for the Premises the sum of Seven Hundred Fifty Thousand Dollars (\$750,000) payable as follows:

(a) The sum of Fifty Thousand Dollars (\$50,000) as a deposit (the "Deposit"), which shall be held by James H. Young II, Esq. as Escrow Agent and shall be credited towards the purchase price at the closing.

(b) The balance of Seven Hundred Thousand Dollars (\$700,000) shall be paid to Seller in immediately available funds by certified check or checks or by wire transfer in accordance with wiring instructions provided by Seller within a reasonable time prior to the time of closing.

3. **TITLE.** Seller shall convey the Premises at the closing in fee simple with good and marketable or insurable title, subject to easements, privileges, restrictions, agreements and like matters of record. Buyer shall have seventy-five (75) days from the date of this Agreement in which to give Seller written notice of any alleged title defects in the Premises which are

unacceptable to Buyer. In the event that Seller is unable to or elects not to cure any such title defects within a reasonable time after written notice from Buyer, then this contract shall be terminated and the Deposit shall be returned to Buyer and neither party shall have any further obligation hereunder.

4. **CLOSING.** The closing shall take place at the offices of LeBlanc & Young, 183 Middle Street, Portland, Maine 04101 thirty (30) days following the completion of Buyer's due diligence and receipt of the necessary zoning change, but not more than one hundred ninety-five (195) days from the execution of this agreement, at 10:00 a.m., and if such day is not a normal business day, on the next prior business day. At the closing, Seller shall execute and deliver to Buyer, against payment of the purchase price, a Quitclaim Deed with Covenant to the Premises in accordance with the Short Form Deeds Act, 33 M.R.S.A. §§ 761 et seq., (the "Deed").

5. **RISK OF LOSS.** All risk of loss to the Premises prior to the closing shall be borne by Seller, except and unless the loss was caused by Buyer.

6. **INSPECTION.** Buyer and Buyer's agents may enter onto the Premises at reasonable times and with reasonable prior notice to Seller prior to the closing in order to inspect the Premises, conduct surveys and engineering studies and to do such things as are reasonably necessary with respect to its acquisition of the Premises. Buyer agrees to provide copies of all such surveys, studies and inspections to Seller and not to disclose the results thereof to any third party except to prospective lenders and except as may be required by applicable law. Buyer agrees to and does hereby indemnify and hold harmless Seller against any loss, cost, damage, claims or expense which may arise from its or its agents', employees' or contractors' activities at the Premises, and shall restore the Premises to its present condition if any damage or disturbance occurs.

7. POSSESSION OF THE PREMISES. The Premises shall be delivered to the Buyer at the time of the closing.

8. REPRESENTATIONS OF SELLER. Seller represents to Buyer the following:

(a) Seller has not received any notices of any violation at the Premises of any applicable laws, ordinances or regulations.

(b) All outstanding bills concerning the Premises are either paid or will be paid prior to or at the time of closing.

(c) Buyer acknowledges that except as specifically set forth in this paragraph, Seller makes and has made no covenant, representation or warranty as to the suitability of the Premises for any purpose whatsoever or as to the physical condition of the Premises. In particular and without limitation, Seller makes and has made no representation as to the presence or absence of any hazardous, toxic or special, waste, substance or material in, on, under or about the Premises. Buyer acknowledges that in determining the suitability of the Premises for any purpose and with respect to the presence or absence of any of the aforementioned substances (and including without limitation lead substances, asbestos and radon), Buyer will be relying solely on investigations conducted by it, its employees, agents or subcontractors.

9. DEFAULT AND REMEDIES. In the event that Buyer fails to close hereunder for a reason other than the default of Seller, Seller shall have the option of either retaining the Deposit as full and complete liquidated damages in lieu of any other legal or equitable remedy, or of employing all available legal and equitable remedies. Should Seller elect to retain the Deposit, this Agreement will terminate and neither party will be under any further obligation hereunder. If Seller fails to close other than because of a default of Buyer, Buyer shall have the right of specific performance.

10. CONDITIONS PRECEDENT TO BUYER'S OBLIGATION TO CLOSE. The obligation of Buyer to close is subject to the satisfaction at or before the closing of all of the following conditions:

(a) The Buyer shall have seventy-five (75) days from the effective date of this Agreement to perform its due diligence. Due diligence items may include, but not be limited to wetlands analysis and environmental conditions, and rezoning or acquisition of special exceptions to allow for hotel use. Should the Buyer require additional time for purposes of addressing zoning issues, such extension must be requested by Buyer in writing received by Seller within seventy-five (75) days of the date hereof for such amount of time as is necessary to complete such due diligence. However, such extension shall not exceed One Hundred Twenty (120) days from the last day of such initial seventy-five (75) day period. Buyer must begin permit application within thirty-five (35) days of the effective date of this agreement to be entitled to such extension of time.

(b) During the first seventy-five (75) days of this Agreement beginning on the date when the Agreement is signed by all parties, the Deposit shall be refundable if results of the Buyer's due diligence are unsatisfactory to Buyer for any reason. In such event, Buyer shall give written notice of cancellation of this Contract to Seller within seventy-five (75) days of the date hereof, stating the reasons therefor, and shall provide Seller with copies of all surveys, studies, reports, appraisals, or assessments obtained by Buyer. After the first seventy-five (75) days, such Deposit will only be refundable if the Buyer is unable to secure proper zoning approval or special exception with respect to zoning which would allow for hotel use and all other conditions shall be deemed to be waived. After the first one hundred thirty-five (135) days of the date of

this Agreement, Five Thousand Dollars (\$5,000) of the said Deposit thereafter shall become non-refundable for each month or part of a month prior to closing or cancellation.

In the event that Buyer does not notify Seller of any condition where such notice is required herein within the applicable time period, then Buyer shall be deemed to have waived its right to terminate this Agreement and receive back its Deposit because of such conditions.

11. BROKERAGE. Seller and Buyer represent and warrant to each other that neither party has engaged the services of any real estate broker with respect to this transaction except for The Boulos Company whose commission shall be paid by the Seller, George M. Hutchins. Buyer agrees to indemnify and hold harmless Seller from any claims made by any broker should Buyer's representation in this paragraph be false. Seller agrees to indemnify and hold harmless Buyer from any claims made by any broker other than the Boulos Company should Seller's representation in this paragraph be false. The foregoing indemnity shall include all legal fees and costs incurred in defense against any such claim.

12. ADJUSTMENTS, PRORATIONS AND CLOSING COSTS.

- (a) Real estate taxes and assessments shall be prorated as of the closing.
- (b) The Maine real estate transfer tax shall be paid by Seller and Buyer in accordance with 36 M.R.S.A. §4641-A.
- (c) The recording fee for the deed of conveyance will be paid by Buyer.
- (d) Seller represents that he is a Maine resident and a U.S. citizen, and that no withholding by Buyer for state or federal income taxes will be required.

13. GENERAL PROVISIONS. This instrument may be executed in multiple originals and is to be construed under the laws of Maine. The use of the masculine gender shall include the feminine and neuter where appropriate. If two or more persons are named herein as

Buyer, or if a nominee is designated by Buyer, their obligations hereunder shall be joint and several. Time is of the essence of this Agreement. This Agreement is binding upon and inures to the benefit of the parties hereto, their respective heirs, successors and assigns, and may be canceled, modified, or amended only by a writing executed by the parties hereto. All notices, demands and other communications hereunder shall be in writing and shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given or on the date of mailing. If mailed, all notices are to be sent by first class mail, postage prepaid, certified, return receipt requested, addressed as follows:

TO SELLER: George M. Hutchins
 P.O. Box 8358
 Portland, ME 04104

WITH A COPY TO: James H. Young II, Esq.
 LeBlanc & Young, P.A.
 P.O. Box 7950
 Portland, ME 04112-7950

TO BUYER: Robert E. Baldacci, Jr.
 Baldacci Associates
 183 Harlow Street
 Bangor, ME 04401

WITH A COPY TO: Richard Crutchfield, Esq.
 1100 Linton Boulevard
 Delray, FL 33444

Either party may change its address for purposes of this paragraph by giving the other party written notice of the new address in the manner described herein. If any provision of this Agreement is determined to be invalid or unenforceable, it shall not affect the validity and enforcement of the remaining provisions hereof. This Agreement sets forth the entire agreement

between the parties and there are no other representations, agreements or understandings with respect to the subject matter of this Agreement.

14. AGREEMENT OF ESCROW AGENT. Escrow Agent by executing this Agreement agrees to hold the Deposit in an interest bearing bank account to be disbursed in accordance with the terms of this Agreement. Any interest accrued on such escrow account shall be credited to the Buyer at the closing. Upon execution of this Agreement, Buyer shall supply Seller with the name and tax identification number to be used for purposes of establishing this escrow account.

IN WITNESS WHEREOF, Seller and Buyer have executed this Agreement as of the date first above written.


WITNESS:


Name:

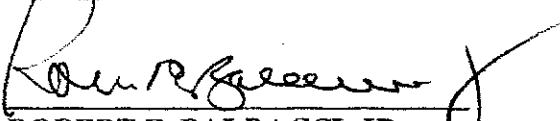
SELLER:


GEORGE M. HUTCHINS

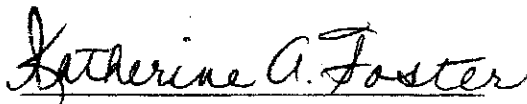
WITNESS:

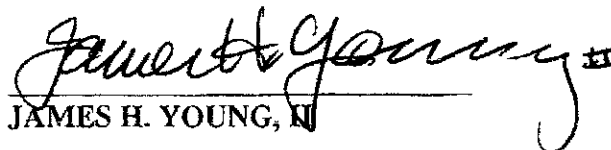

Name:

BUYER


ROBERT E. BALDACCI, JR.

ESCROW AGENT - LEBLANC & YOUNG


Name:


JAMES H. YOUNG, II

THE BOULOS COMPANY

The Boulos Company • One Canal Plaza • Portland • Maine • 04101
fax: (207) 828-4237 • phone: (207) 772-1333 • E-mail: info@boulos.com

FACSIMILE COVER SHEET

Date: Tuesday, October 20, 1998

To: Oest Associates Inc
Anke Read
Phone: 207-761-1770
Fax: 207-774-1246

From: The Boulos Company
Gregory W. Boulos
Phone: 207-772-1333
Fax: 207-828-4237

Pages To Follow: -9-

Subject: Baldacci/Hutchins & Turnpike land

Anke,

Bob Baldacci asked me to forward the enclosed to you regarding the 10' Turnpike strip.

Greg

NOTICE
The information contained in this communication is confidential and is intended only for the use of the addressee. Unauthorized use, disclosure, distribution or copying is strictly prohibited. If you receive this communication in error, please notify us by telephone immediately at (207) 772-1333 so that we may arrange for the retrieval of the documents at no cost to you.

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (this "Agreement"), dated October 12, 1998 (the "Effective Date"), is by and between the MAINE TURNPIKE AUTHORITY, a body corporate and politic, duly created by virtue of an Act of the Legislature of the State of Maine, Chapter 69, of the Private and Special Laws of 1941, as amended, and continued in existence under Title 23, M.R.S.A., Chapter 24, and having an office at 430 Riverside Street, Portland, Cumberland County, Maine 04103 ("Seller"), and George M. Hutchins, an individual having a mailing address at 75 Dartmouth Street, South Portland, Maine 04106 ("Buyer").

WITNESSETH

WHEREAS, Seller owns a parcel of vacant land consisting of approximately 216 square feet along Congress Street in Portland, Maine, which property is more particularly described on Schedule I hereto (the "Property"); and

WHEREAS, Buyer is the presumed owner of certain agricultural and related rights affecting a parcel of property owned or to be owned by Seller, which property (the "Release Property") and agricultural rights (the "Easement Rights") are more particularly described on Schedule II hereto; and

WHEREAS, Buyer is desirous of purchasing the Property; and

WHEREAS, Seller is desirous of selling the Property and obtaining a release of the Easement Rights;

NOW, THEREFORE, for one dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and in consideration of the covenants and conditions contained herein, the parties agree as follows:

1. Purchase and Sale. Seller agrees to sell, and Buyer agrees to purchase, the Property, on the terms and conditions described in this Agreement.

2. Purchase Price. The purchase price for the Property shall be the release to Seller by Buyer of Buyer's right, title and interest in and to the Easement Rights affecting the Release Property pursuant to a Release Deed (the "Release Deed"); provided that, if Seller provides written notice to Buyer on or before September 11, 1998 of its election to receive monetary payment in lieu of the Release Deed, the purchase price shall be a sum of money (the "Purchase Price") equal to the product of the total area of the Premises (approximately 216 square feet) and a factor which is two times the amount to be paid by Seller on a per square foot basis for Buyer's land identified as Parcel No. 1004 adjacent to Congress Street (the "Condemnation Rate"), as such Condemnation Rate is determined by the State Claims Commission in the proceeding initiated by Buyer's notice to Seller

on May 28, 1997. If the Condemnation Rate has not been determined as of the date of Closing, Buyer shall pay to Seller at Closing a sum equal to the rate per square foot (\$ 0.37) for Parcel No. 1004 offered to Buyer by Seller on February 13, 1997 (\$79.92, or the "Base Payment"), and Buyer and Seller shall enter into an agreement at the Closing whereby Buyer will agree to pay Seller the difference between the Base Payment and the Purchase Price within 15 days of the date upon which the Condemnation Rate is fully and finally determined.

3. Adjustments and Costs. Seller and Buyer shall each pay their respective real estate transfer tax in accordance with 36 M.R.S.A. §4641-A. Each party shall pay any costs and expenses incurred by such party in connection with the transactions contemplated by this Agreement.

4. Deed. At the Closing (as hereinafter defined), (a) Seller shall deliver to Buyer a quitclaim deed with covenant for the Property (the "Deed") and (b) Buyer shall deliver to Seller, as provided by this Agreement, either (1) the Release Deed or (ii) the Base Payment or, if applicable, cash equal to the Condemnation Rates multiplied by 216.

5. Closing. The consummation of the transactions contemplated hereby (the "Closing") shall take place at the offices of Preti, Flaherty, Beliveau & Pachios, LLC, Once City Center, Portland, Maine at 10:00 a.m. on or before the date that is 30 days after the Effective Date (the "Closing Date"), or at some other time as the parties may mutually agree. If the Closing Date the Closing has not occurred and has not been extended by mutual agreement between the parties, this Agreement shall automatically terminate and be of no further force and effect.

6. Title. Title to the Property shall be good and marketable, subject to easements, restrictions and other encumbrances of record. Buyer shall notify Seller on or before (20) days after the Effective Date of any defects in title that would make Seller unable to give title to the Property as stipulated herein (referred to herein as "Defects of Title") or of any other matter existing as of the date of this Agreement that would cause the Property not to conform with the provisions hereof, and Buyer shall be deemed to have waived any title defect or nonconformity existing as of such date to which Buyer does not so object. If Buyer gives Seller notice of any Defect of Title or nonconformity of the Property on or prior to the date that is 20 days after the Effective Date, Seller shall have thirty (30) days after receipt of notice of such defect within which to remedy or cure any such Defect of Title or nonconformity, and the Closing shall be extended accordingly, if necessary. If such Defect of Title or nonconformity is not corrected or remedied within such time period, then Buyer may elect either to (i) accept title to the Property subject to the uncured Defect of Title or nonconformity, or (ii) Buyer may elect to terminate this Agreement, and upon such election this Agreement shall terminate and be of no further force or effect and all obligations of the parties hereunder shall cease, except for such provisions as expressly survive the termination of this Agreement. Seller shall have no obligation to remove or cure any Defect of Title or nonconformity, provided, however that Seller shall cause to be discharged or released any mortgage on the Premises arising out of any indebtedness of Seller.

7. Covenants.

a. Buyer covenants with Seller as follows:

Buyer shall not transfer or otherwise modify the Easement Rights between the date hereof and the Closing Date.

b. Seller covenants with Buyer as follows:

Seller shall not transfer or otherwise dispose of the Property or any interest therein between the date hereof and the Closing Date.

8. Brokers. Seller and Buyer each warrant to the other that no brokers, agents or consultants have been employed with respect to this transaction by either of them, and Seller and Buyer agree to indemnify and hold harmless the other from any claim by any broker or agent claiming compensation in respect of this transaction, alleging an agreement with Seller or Buyer, as the case may be.

9. Acknowledgments and Disclaimers.

a. Seller and Buyer hereby acknowledge that in entering into this Agreement, they have not relied upon any representations or warranties not expressly set forth in this Agreement.

b. Seller and Buyer acknowledge that this transaction shall have no precedential impact or effect upon the valuation of Buyer's land off Congress Street, Portland, Maine, for purposes of Seller's ongoing condemnation process and State Claims Commission proceedings or any subsequent proceedings concerning valuation of Parcel No. 1004, being or to be condemned.

10. Miscellaneous.

a. Buyer shall not, without the prior written consent of Seller, which consent shall not be unreasonably withheld, assign or otherwise transfer its interest in this Agreement, provided that this Agreement shall be binding upon and inure to the benefit of the Buyer's heirs and permitted successors and assigns.

b. Any notice relating in any way to this Agreement shall be in writing and shall be sent by certified or overnight mail addressed as follows:

To Seller: Maine Turnpike Authority
HNTB
233 Oxford Street
Portland, ME 04101
Attn: Jeff McEwen

Copy to: Preti, Flaherty, Beliveau & Pachios, LLC
One City Center
Portland, ME 04101
Attn: Bonnie L. Martinolich, Esq.

To Buyer: Atlantic Great Dane, Inc.
One Hemco Road
South Portland, ME 04106
Attn: Stephen G. Hutchins, Chief Financial Officer

Copy to: Pierce Atwood
One Monument Sq.
Portland, ME 04101
Attn: Helen L. Edmonds, Esq.

- c. This Agreement may not be modified, waived or amended except in writing signed by the parties hereto. No waiver of any breach or term hereof shall be effective unless made in writing signed by the party having the right to enforce such a breach, and no such waiver shall be construed as a waiver of any subsequent breach. No course of dealing or delay or omission on the part of any party in exercising any right to remedy shall operate as a waiver thereof or otherwise be prejudicial thereto.
- d. Any and all prior and contemporaneous discussions, undertakings, agreements and understandings of the parties are merged in this Agreement, which alone fully and completely expressed their entire Agreement.
- e. This Agreement shall be governed by and construed and enforced in accordance with the laws in effect in the State of Maine.

[the next page is the signature page]

IN WITNESS WHEREOF, the parties hereto have executed or caused this instrument to be executed as of the date and year first above written.

Paul E. Wood
Witness

MAINE TURNPIKE AUTHORITY

By: [Signature]
Name: JENNAN COUS
Its: CHAIRMAN.

Rebecca D. [Signature]
Witness

George M. Hutchins
George M. Hutchins

Schedule I
Schedule II

Property Description
Release Property and Easement Rights Description

We hereby certify that the Property, as defined in this Agreement, or rights in land described as the Property, are no longer used or useful in the safe and prudent operation and maintenance of the Maine Turnpike and the conveyance of the same by this document hereby is approved.

H.N.T.B. Corp., Consulting Engineers

By: Richard A. Lavallee
Print:

SCHEDULE I

DESCRIPTION OF THE PROPERTY

COMMENCING at the intersection of the baselines of the Maine Turnpike Median (Station 2302+87.75) and Congress Street (Station 99+99.97); in the City of Portland, County of Cumberland, State of Maine, thence westerly along the Congress Street Baseline a distance of 614.12 feet to Station 93+85.85; thence turning southerly at right angles to the aforesaid baseline station a distance of 32.25 feet to an existing granite bound (with "T") at the southerly right-of-way line of Congress Street, said granite bound being the northwest corner of the parcel herein conveyed and land of the Grantor and the **POINT OF BEGINNING**;

thence $N87^{\circ}16'55''E$ 10.00' along land of the Grantor and the southerly right-of-way line of Congress Street to a corner monument to be set, said corner is the northeasterly corner of the parcel herein conveyed,

thence $S02^{\circ}43'05''E$ 23.18' through land of the Grantor to land of the Grantee at a corner monument to be set, said corner monument is the southeasterly corner of the parcel herein conveyed;

thence $N75^{\circ}28'14''W$ 10.47' along land of the Grantor and land of the Grantee to an existing granite bound (with "T"), said granite bound being the southwest corner of the parcel herein conveyed;

thence $N02^{\circ}43'05''W$ 20.07' along land of the Grantor and land of the Grantee to the point of beginning.

Subject to all easements, restrictions and encumbrances of record.

Meaning and intending to convey a portion of the premises acquired by Trustees Deed under the will of Frank P. Cummings et al., and recorded at the Cumberland County Registry of Deeds in Book 2230, Page 058 on 2 May 1955.

Said parcel as described contains 216± square feet area.

Said bearings are based on the Maine State Plane Coordinate System, West Zone, N.A.D. 83.

Further reference is made to plans to be recorded in the Cumberland County Registry of Deeds entitled "Maine Turnpike Authority, Maine Turnpike, Property and Right-of-Way Plan, Section 1- Kittery to Portland, City of Portland and City of South Portland, Cumberland County, Jetport Interchange Project," and to be on file at the office of the Maine Turnpike Authority located at 430 Riverside Street, Portland, Maine.

SCHEDULE II

DESCRIPTION OF RELEASE PROPERTY
AND RIGHTS

All of Grantor's right, title and interest in or so much thereof as requested by Grantee to be released, the following real property:

COMMENCING at the intersection of the Median Baseline of the Maine Turnpike (Station 2303+87.75) and the baseline of Congress Street (Station 99+99.97); in the City of Portland, County of Cumberland, State of Maine, thence westerly along the Congress Street Baseline a distance of 1,415.59 feet to Station 85+84.38; thence turning and continuing southerly and at right angles to the aforesaid baseline a distance of 33.00 feet to a 1 1/4 inch diameter iron pipe (approx. 30" above existing grade) at the southerly right-of-way line of Congress Street, said pipe being the northeast corner of the parcel herein conveyed and land of the Grantor, said corner also being the northwest corner of the land now or formerly of C & A Properties, Inc., the **POINT OF BEGINNING**;

thence turning and continuing along land of the Grantor and the westerly sideline of land now or formerly of C & A Properties, Inc. and other land of the Grantee **S19°38'14"E 442.32'** to a corner monument, said monument is 110.00 feet southerly of and measured along a line at right angles to the Connector Road Baseline at Sta. 15+17.09 and is the southeasterly corner of the parcel herein conveyed, thence turning and continuing **N82°33'33"W 84.23'** through land of the Grantor to other land of the Grantee to a corner, said corner is on the westerly sideline of land of the Grantor and said corner is the southwest corner of the parcel herein conveyed;

thence turning and continuing **N19°38'14"W 427.78'** along land of the Grantor and other land of the Grantee, to a 1 1/4" diameter iron pipe (approx. 30" above existing grade), said pipe being the northwest corner of the parcel herein conveyed, said corner also being 33.00 feet southerly of and measured along a line at right angles to the Congress Street Baseline at Sta. 85+06.08;

thence turning and continuing **N87°58'11"E 78.69'** along the southerly right-of-way line of Congress Street to the 1 1/4" diameter iron pipe found at the Point Of Beginning.

Specifically including any rights reserved by (1) Frank P. Cummings and Franklin G. Hinckley, Successor Trustees under the will of Frank P. Cummings in the instrument dated May 8, 1958 and recorded May 21, 1958 in the Cumberland County Registry of Deeds in Book 2411, Page 133, and (2) by Frank P. Cummings, sole surviving Trustee under the will of Leon F. Cummings, in the instrument dated May 8, 1958 and recorded May 21, 1958 in the Cumberland County Registry of Deeds in Book 2411, Page 136.

Said parcel as described contains 0.75± acres area.

Said bearings are based on the Maine State Plane Coordinate System, West Zone, N.A.D. 83.



MAINE HISTORIC PRESERVATION COMMISSION
 55 CAPITOL STREET
 65 STATE HOUSE STATION
 AUGUSTA, MAINE
 04333

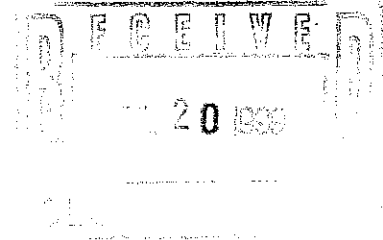
ANGUS S. KING, JR.
 GOVERNOR

EARLE G. SHETTLEWORTH, JR.
 DIRECTOR

July 16, 1999



Anke Read-Segerius
 OEST Associates, Inc.
 343 Gorham Road
 South Portland, Maine 04106-2317



Project: MHPC #1416 - New Hotel, 2282 Congress Street
 Location: Portland, Maine

Dear Ms. Read-Segerius:

In response to your recent request, I have reviewed the information received July 9, 1999 on the above referenced project.

Based upon the proposed scope of work for this project and the project location, no additional identification efforts are warranted at this time as there is adequate documentation for a finding. Therefore, I find no historic properties [historic, archaeological, or architectural] affected by this project.

Please contact Dana R. Vaillancourt of my staff if you require further assistance in this matter.

Sincerely,

Earle G. Shettleworth, Jr.
 State Historic Preservation Officer

EGS/drv

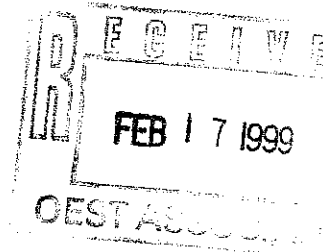


PRINTED ON RECYCLED PAPER



10 February 1999

Anke Read-Segerius
Oest Associates, Inc.
343 Gorham Road
South Portland, ME 04106-2317



RE: Wetland Delineation at Hutchins Property, Congress Street, Portland, Maine.

Dear Anke:

At your request, Woodlot Alternatives, Inc. (Woodlot) performed a wetland delineation and GPS survey on the Hutchins Property, located on Outer Congress Street in Portland, Maine. Field work on this site was conducted on February 10, 1999. The site is bordered by Congress Street to the north, the newly constructed turnpike interchange to the south, and a Granite State Natural Gas pipeline to the east. The site consists of an upland knoll that slopes to the southeast into a forested wetland. Wetland boundaries were determined using the technical criteria of the U.S. Army Corps of Engineers (Corps) and the Maine Department of Environmental Protection (DEP). Specifics of wetland jurisdiction are further discussed below.

Site Description

The Hutchins property encompasses approximately 3.5 acres that includes forested upland and forested wetland. Uplands on the site are dominated by a dense canopy of white pine (*Pinus strobus*), along with white ash (*Fraxinus americana*), and shagbark hickory (*Carya ovata*). A moderate shrub layer includes Morrow's honeysuckle (*Lonicera morrowii*), Norway maple (*Acer platanoides*), and black cherry (*Prunus serotina*), and a moderate herbaceous layer includes evergreen woodfern (*Dryopteris intermedia*), Canada goldenrod (*Solidago canadensis*), and wild strawberry (*Fragaria virginiana*). Because this delineation was conducted in the winter, our assessment of herbaceous plant species was limited. Upland soils consist of well-drained sandy loams. Site topography is generally sloped, and drains to the southeast via overland runoff.

Wetland Description

A 1.25-acre forested wetland extends across the southern boundary of the property. The canopy of this wetland is dominated by white ash, white pine, and red maple (*Acer rubrum*), with white ash, gray birch (*Betula populifolia*), and elm (*Ulmus spp.*) in the understory. Dominant shrubs included common winterberry (*Ilex verticillata*), meadowsweet (*Spiraea alba*), and

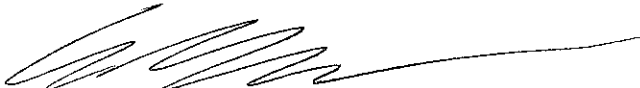
buckthorn (*Frangula alnus*). Dominant herbs include fowl meadow grass (*Glyceria striata*), New York fern (*Thelypteris noveboracensis*), and rough-stemmed goldenrod (*Solidago rugosa*). Ground water seeps, isolated pockets of standing water, and drainage patterns were observed throughout the wetland. Wetland soils consist of poorly-drained silt loams.

A second wetland was identified in the northwestern corner of the parcel. This wetland consists of a 960-square foot isolated wetland depression. Dominant woody species in this wetland include pussy willow (*Salix discolor*), red maple, and quaking aspen (*Populus tremuloides*). The herbaceous layer was largely under ice and snow. Identified herbs include sensitive fern (*Onoclea sensibilis*), rough-stemmed goldenrod, and purple-stemmed aster (*Symphotrichum puniceum*).

All wetlands on the property are regulated by the Army Corps of Engineers and the Maine Department of Environmental Protection. Impacts to forested wetlands that are not defined as wetlands, and are located outside of the shoreland zone, can typically be permitted under the Tier Application Program of the DEP Natural Resource Protection Act. Up to 4,300 square feet of this wetland may be impacted without a permit from the DEP or Corps. Impacts greater than 4,300 square feet can be permitted with the appropriate DEP Tier application.

Please feel free to contact our office if you have any questions regarding this information, or if we can be of any further assistance.

Best Regards,
WOODLOT ALTERNATIVES, INC.



Steve Walker
Wetland Scientist/Wildlife Biologist

I hereby certify that wetlands on this site were delineated in accordance with Federal (33 CFR) and State of Maine (38 M.R.S.A) requirements and guidelines. Delineations were done using the methods described in the 1987 Corps of Engineers Wetlands Delineation Manual. Wetlands of Special Significance were identified as described in 38 M.R.S.A., Natural Resources Protection Act (statute and Chapter 310). The proposed development (as illustrated by Oest Associates, Inc. drawing number C-102) will not alter, or cause to be altered, a wetland of special significance as described in 38 M.R.S.A. §§ 480-X(4) or (5).



Stephen S. Walker,
Wetland Scientist/Wildlife Biologist
WOODLOT ALTERNATIVES, INC.

Date: 6.29.99

REVIEW

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

19990112

I. D. Number

Hutchcourt, L.L.C.

Applicant

Bldg. One, 1000 Market Street, Portland, ME 04101

Applicant's Mailing Address

OEST Associates, Inc. Anke Rea

Consultant/Agent

761-1770 or 603-559-

774-1246 or 559-21

Applicant or Agent Daytime Telephone, Fax

8/18/99

Application Date

Hotel Site

Project Name/Description

2282 Congress St, Portland, Maine 04101

Address of Proposed Site

237-A-001

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) Hospitality

16,590 sf, 1st flr./

3.24

MI/Cont. Zone

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date: 8/18/99

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

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

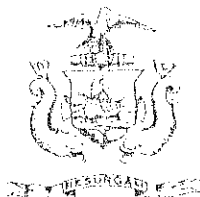
- OK to Issue Building Permit _____
signature date

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 Issued | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | 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 | |

Corporation Counsel
Gary C. Wood



CITY OF PORTLAND

Associate Counsel
Charles A. Lane
Elizabeth L. Boynton
Donna M. Katsiaficas
Penny Littell

January 27, 2000

Thomas Keene, Esq.
P.O. Box 477
Portsmouth, NH 03802

RE: Agreement between City of Portland and Hutchcourt, LLC.

Dear Tom:

Pursuant to our recent conversation, I enclose herewith duplicate originals of the agreement between the City and Hutchcourt relating to the rezoning of property in the vicinity of 2282 Congress Street.

Would you please have each duplicate original executed by an officer of Hutchcourt, have their signature acknowledged before an appropriate official, and then return them to me.

Upon their receipt I will arrange to have them executed by the City Manager and forward an fully executed contract to you.

Very truly yours,

Charles A. Lane
Associate Corporation Counsel

CAL:ses
Enclosure

0\WP\CHARLIE\TRA\HUTCHCOU.LTR

cc: Sarah Green, Senior Planner (w/o)

**CITY OF PORTLAND, MAINE
CITY COUNCIL AGENDA REQUEST FORM**

TO: Sonia Bean, Administrative Assistant
Elizabeth Boynton, Associate Corporation Counsel

FROM: Joseph E. Gray, Jr., Director of Planning and Urban Development

DATE: July 20, 1999

SUBJECT: Contract Rezoning Proposal: 2393 Congress Street

- 1) Council Meeting at which action is requested (Date): August 16, 1999
- 2) Can action be taken at a later date? YES NO

I. SUMMARY OF ISSUE

The Planning Board is forwarding a recommendation to the City Council for approval of a contract zone which would allow Hutchcourt L.L.C. to construct and operate a hotel on a parcel of land on outer Congress Street in the IM zone.

II. REASON FOR SUBMISSION (What issue/problem will this address?)

A hotel use is not listed as a permitted use ion the Moderate Impact Industrial (IM) zone. The B-4 or other business zones which would allow hotel uses are not necessarily appropriate for this area along outer Congress Street.

III. INTENDED RESULT (How does it resolve the issue/problem?)

The proposed contract zone will allow the applicant to construct a hotel use adjacent to the new Turnpike interchange which is compatible with the surrounding industrial uses along outer Congress Street.

V. STAFF ANALYSIS & RECOMMENDATION

The Planning Board found that the proposed rezoning is consistent with the City's comprehensive land use plan and therefore voted unanimously to recommend the proposed contract to the City Council.

Attachments:

Planning Report #27b-99

**CONTRACT ZONE PROPOSAL
VICINITY OF 2393 CONGRESS STREET
HUTCHCOURT, L.L.C., APPLICANT**

Submitted to:

Portland City Council
Portland, Maine

July 20, 1999

I. Introduction

The Planning Board is forwarding a recommendation to the City Council for approval of a contract zone which would allow Hutchcourt L.L.C. to construct and operate a hotel on a parcel of land on outer Congress Street in the IM zone.

In January, the Planning Board reviewed the applicant's proposal, which was originally a request for a zone change from IM to B-4. The Board found the proposed hotel use reasonable; however, suggested a contract rezoning instead of a B-4 zone. A contract was drafted and sent to the Board in June. At that time, text changes were suggested and the contract was revised accordingly.

II. Site Issues

During the first workshop, Planning Board members expressed concern regarding stormwater management and whether the development of this parcel will impact the Stroudwater River. The applicant has submitted a stormwater management plan which proposes to control the flow of water off the site with an underground storage system constructed of four 60 inch corrugated metal pipes.

The stormwater will be outletted at the predevelopment rate in the same location as the current condition. The site currently drains southeasterly into a ditch along the Maine Turnpike. Runoff crosses under the Turnpike to Long Creek and eventually reaches the Fore River.

The proposal estimates an impervious surface area of 51%. The drainage structures will provide a total suspended solids removal of 80%.

III. Proposed Contract Conditions

The conditions of the revised contract as proposed follows:

- 1. The CITY shall amend the Zoning Map of the City of Portland, dated March 1958, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the Portland City Code, by adopting the map change amendment shown on Attachment 1.**

An exempt of the zoning map showing the hotel parcel is included as Attachment 1. This map will be an exhibit of the contract.

- 2. The property shall be developed substantially in accordance with the site plan shown on Attachment 2.**

The applicant has submitted a detailed site plan based on a survey indicating grading, drainage, landscaping, and parking layout. The site plan is included as Attachment 2 and will be included as an exhibit of the contract.

The applicant has also submitted building elevations of the proposed hotel. The building will be 3 stories with a varied hip roof. Materials will consist of composition shingle roofing and EIFS wall systems for the building facade. Building elevations are included as Attachment 6 .

3. **CORPORATION shall be authorized to establish and maintain a Hotel with hotel-related accessories including but not limited to a restaurant, bar, conference room(s), pool and gym (provided that the same is located within said Hotel or on a patio adjacent thereto), in addition to undertaking uses permitted in the I-M zone.**

The development parcel is currently zoned Moderate Impact (IM) industrial. The contract will allow the proposed hotel use and various accessory uses while also allowing the uses of the IM zone.

4. **CORPORATION shall provide to the CITY a sanitary sewer easement establishing to the satisfaction of the CITY's Public Works Department and Corporation Counsel's office, CORPORATION'S right to connect to the Harmon-Hutchins private sewer.**

The applicant found during its research, that the sewer serving adjacent properties along outer Congress Street is a private line feeding into a public sewer. A private sewer easement runs parallel to Congress Street and runs north through the Hutchins subdivision and into a 10 inch public sanitary sewer line.

The applicant proposes an easement to tie into this private line and is currently in negotiations to secure the easement.

5. **CORPORATION shall provide confirmation from the City of Portland Department of Public Works that the public sewer has capacity to handle the increased flow generated by the hotel facility.**

The applicant has conducted an informal survey of neighboring properties connected to the private sewer line. The interviews indicate that there is sufficient capacity along the sewer line to accept anticipated flows of 15,390 gallons/day based on a proposed 90 room hotel.

6. **Up to a maximum of ninety-eight (98) guest rooms shall be permitted in the hotel.**

The proposed hotel will contain 90 rooms but the contract allows for an upper limit of 98 rooms.

7. **The Hotel project must obtain site plan approval from the Portland Planning Board. Included within such approval are the following requirements:**

- (1) **CORPORATION shall submit a traffic study establishing its ability to meet all the traffic safety requirements to the satisfaction of the CITY's Traffic Engineer, and**
- (2) **All signage on site shall obtain the prior approval of the Zoning Administrator.**

Upon approval of the contract zone by the City Council, the applicant will return to the Planning Board for site plan review.

The Traffic Engineer has determined that a traffic study will be required.

A signage plan will also have to be submitted and approved by the Zoning Administrator.

8. **The provisions of this Agreement, including the permitted hotel use, are intended to be supplemental to the uses and requirements of the underlying I-M zone.**
9. **If a building permit has not been pulled within two years of the date of this contract, the zone shall revert to I-M zone; provided that CORPORATION may extend this agreement by one (1) years at the discretion of the Director of Planning and Urban Development.**

The contract stipulates that the contract will expire in two years unless extended by the Director of Planning for an additional year.

The language of the body of the contract states that the rezoning shall run with the subject premises and shall bind the applicants and their successors to the terms of the contract.

IV. Policy Issues

During its deliberations, the Planning Board expressed the opinion that the hotel use would be compatible with the IM uses found along Outer Congress Street. The Board did not find, however, that all hotel uses would be compatible in all IM zones of the City. Furthermore, the Planning Board determined that a B-4 zone, which would allow a hotel use, would not be an appropriate zone in this part of the City. The Board concluded that because of the unusual nature of the proposed use, a contract for rezoning would be consistent with the Land Use Plan.

V. Recommendations of the Planning Board

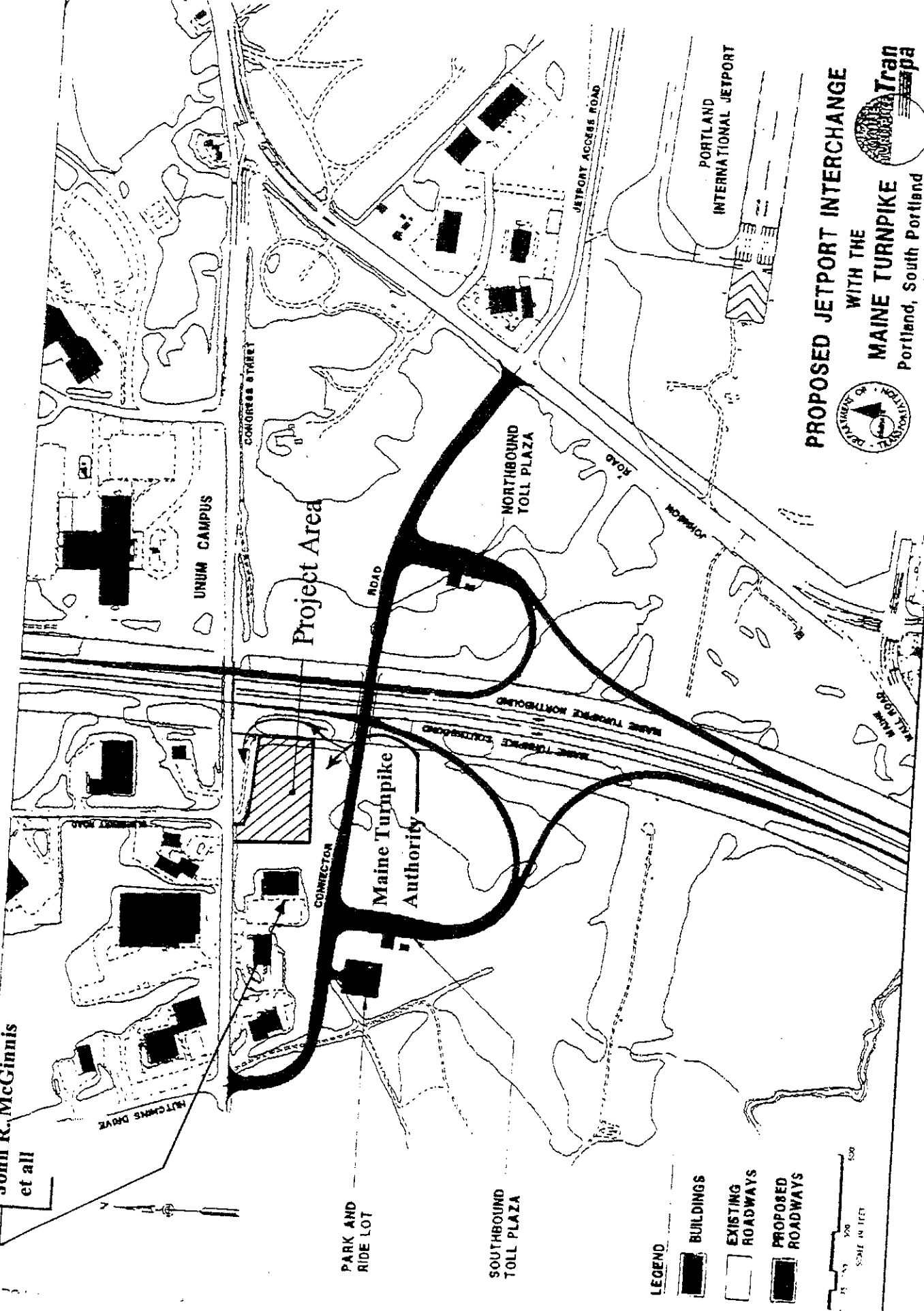
On the basis of plans and materials submitted and on the basis of information contained in Planning Report #27-99, the Planning Board has found the proposed rezoning to be consistent with the City's comprehensive land use plan and consistent with the existing and permitted uses within the IM zone and further **recommends** the Hutchcourt contract rezoning to the City Council.

Attachments

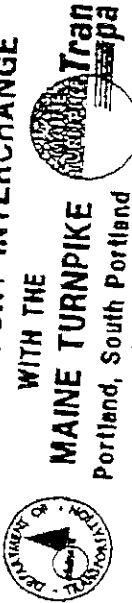
1. Vicinity Map/Zoning Map
2. Proposed Contract
3. Stormwater Management Plan
4. Sanitary Sewer Capacity Study
5. Proposed Sanitary Sewer Easement
6. Building Elevations
7. Site Plan
8. Grading Plan

Nichols Portland/Manufacturing Plant
 John R. McGinnis
 et all

TOTAL P. 02



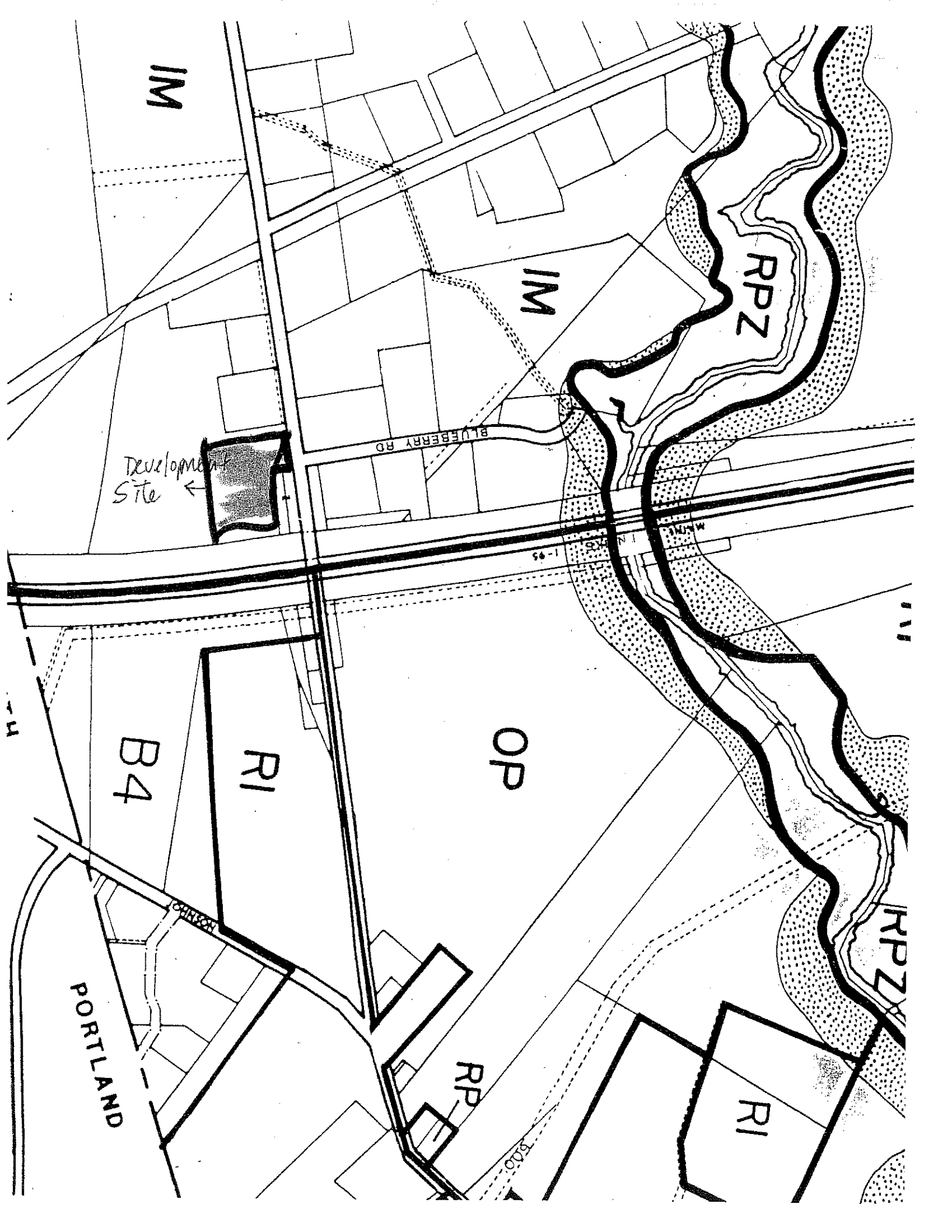
PROPOSED JETPORT INTERCHANGE
 WITH THE
 MAINE TURNPIKE
 Portland, South Portland



Attachment 1

VICINITY MAP
 Abutters and Project Area

OEST Associates, Inc.
 343 Gorham Road South Portland, ME 04106 (207) 761-1770



**AGREEMENT BETWEEN
CITY OF PORTLAND
AND
HUTCHCOURT, L.L.C.**

AGREEMENT made this _____ day of _____, 1999 by and between the **CITY OF PORTLAND**, a body corporate and politic, located in Cumberland County and State of Maine (hereinafter the "**CITY**") and **HUTCHCOURT, L.L.C.** of _____ (hereinafter "**CORPORATION**").

WITNESSETH:

WHEREAS, CORPORATION did request a rezoning of property located at 2282 Congress Street, in Portland, in order to permit the establishment and operation of a hotel on 3.24 acres; and

WHEREAS, the Planning Board of the City of Portland, pursuant to 30-A M.R.S.A. §4352(8), and after notice and hearing and due deliberation thereon, recommended the rezoning of the property as aforesaid, subject, however, to certain conditions; and

WHEREAS, the **CITY** by and through its City Council has determined that said rezoning would be pursuant to and consistent with the **CITY'S** comprehensive land use plan and consistent with the existing and permitted uses within the original zone; and

WHEREAS, the **CITY** has determined that because of the unusual nature of the proposed development it is necessary or appropriate to impose by agreement the following conditions or restrictions in order to insure that the rezoning is consistent with the **CITY's** comprehensive land use plan; and

WHEREAS, the **CITY** authorized the execution of this Agreement on _____, 1999;

NOW, THEREFORE, in consideration of the mutual promises made by each party to the other, the parties covenant and agree as follows:

1. The **CITY** shall amend the Zoning Map of the City of Portland, dated March 1958, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the Portland City Code, by adopting the map change amendment shown on Attachment 1.
2. The property shall be developed substantially in accordance with the site plan shown on Attachment 2.
3. **CORPORATION** shall be authorized to establish and maintain a Hotel, with hotel-related accessories including but not limited to a restaurant, bar, conference room(s), pool, and gym) provided that the same is located within said Hotel or on a patio adjacent thereto), in addition to undertaking uses permitted in the I-M zone.
4. **CORPORATION** shall provide to the **CITY** a sanitary sewer easement establishing to the satisfaction of the **CITY's** Public Works Department and Corporation Counsel's Office, **CORPORATION's** right to connect to the Harmon-Hutchins private sewer.
5. **CORPORATION** shall provide confirmation from the Portland Engineering Department that the public sewer has capacity to handle the increased flow generated by the hotel facility.
6. Up to a maximum of ninety-eight (98) guest rooms shall be permitted in the Hotel.
7. The Hotel project must obtain final site plan approval from the Portland Planning Board. Included within such approval are the following requirements:
 - (1) **CORPORATION** shall submit a traffic study establishing its ability to meet all the traffic safety requirements to the satisfaction of the **CITY's** Traffic Engineer, and
 - (2) All signage on site shall obtain the prior approval of the Zoning Administrator.

8. The provisions of this Agreement, including the permitted hotel use, are intended to be supplemental to the uses and requirements of the underlying I-M zone.
9. If a building permit has not been pulled within two years of the date of this contract, the zone shall revert to I-M zone; provided that **CORPORATION** may extend this Agreement by one (1) year at the discretion of the Director of Planning and Urban Development.

The above stated restrictions, provisions and conditions are an essential part of the rezoning, shall run with the subject premises, shall bind **CORPORATION**, their successors and assigns, as permitted by this Agreement, of said property or any part thereof or interest therein, and any party in possession or occupancy of said property or any part thereof, and shall inure to the benefit of and be enforceable by the **CITY**, by and through its duly authorized representatives.

If any of the restrictions, provisions, conditions, or portions thereof set forth herein is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such determination shall not affect the validity of the remaining portions hereof.

Except as expressly modified herein, the use and occupancy of the subject premises shall be governed by and comply with the provisions of the Land Use Code of the City of Portland and any applicable amendments thereto or replacement thereof.

In the event that **CORPORATION** or any successor fail to continue to utilize the property in accordance with this Agreement, or in the event of a breach of any condition(s) set forth in this Agreement, the Planning Board shall have the authority, after hearing, to resolve the issue resulting in the

STATE OF MAINE
CUMBERLAND, ss.

Date _____, 1999

Personally appeared the above-named _____, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Hutchcourt, L.L.C.

Before me,

Notary Public/Attorney at Law

O:\WP\PENNY\CONTRACT\HUTHCOU.DOC

STORMWATER MANAGEMENT PLAN

FOR

PROPOSED HOTEL
2282 CONGRESS STREET
PORTLAND, MAINE

Prepared For

BALDACCI ASSOCIATES
183 HARLOW STREET
BANGOR, MAINE 04401

PREPARED BY

OEST ASSOCIATES, INC.
343 GORHAM ROAD
SOUTH PORTLAND, MAINE

May 1999
740.22.01

SURFACE WATER RUNOFF REPORT

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- 2.0 ADJACENT AREAS
- 3.0 METHODOLOGY
- 4.0 PRECIPITATION
- 5.0 SOILS
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- 7.0 ASSUMPTIONS
- 8.0 STUDY APPROACH
- 9.0 STORMWATER RUNOFF ANALYSIS
 - 9.1 WATERSHED 1: PRE-DEVELOPMENT CONDITION
 - 9.2 WATERSHED 1: POST-DEVELOPMENT CONDITION
- 10.0 SUMMARY TABLE
- 11.0 TOTAL SUSPENDED SOLIDS (TSS) REMOVAL
- 12.0 CONCLUSIONS
- 13.0 FIGURE 1 - LOCATION MAP
- 14.0 FIGURE 2 - SOILS MAP
- 15.0 APPENDIX - DRAINAGE CALCULATIONS

1.0 INTRODUCTION

The hotel will be constructed on approximately 3.24 acres located next to the Maine Turnpike on Outer Congress St. in Portland, Maine. The existing lot is heavily wooded with a few open spaces and slopes in a southeasterly direction. The existing site drains southeasterly into the Maine Turnpike ditch. The runoff continues south until it crosses under the turnpike, then follows a drainage course to Long creek, and eventually flows to the Fore River. There are no threatened or sensitive waterbodies into which the site stormwater drains, therefore, phosphorus control will not be a factor for this development. Based on our analysis of the Maine State flood maps, it was determined that there are no identified flood concerns for this site or for the surrounding properties.

It is projected that the completed development will consist of approximately 51% impervious area. Increases in the stormwater peak flow rates for the various storm events, due to the alteration of land cover, will be controlled an underground storage system. The stormwater will be controlled by utilizing four, 60" corrugated metal pipes for storage and will outlet the property in the same location as the pre-development flows. Total Suspended Solids (TSS) removal was taken into account for the entire site while designing the drainage structures. Using the estimated percent impervious area and the TSS sliding scale, a TSS removal efficiency was calculated.

2.0 ADJACENT AREAS

The areas which are immediately adjacent to the proposed project include the Maine Turnpike to the east, Jordans/Sysco Food Services to the west, the Maine Turnpike Authority and the EPX Group to the north, and the Maine Turnpike Connector (Under Construction) to the south.

3.0 METHODOLOGY

In order to assess the impact of the proposed construction on the stormwater characteristics of the site, computer modeling techniques using HydroCad's 5.01 software were used. This program incorporates the methodology outlined in the U.S. Department of Agriculture Soil Conservation Service's (SCS) Technical Release Number 20 (TR-20). Runoff was calculated for the 2, 10, and 25 year, 24 hour storm events.

Storm drain pipe sizes were designed utilizing the Flow Master software package created by Haestad's Methods. This program incorporates the methodology associated with Manning's Full Flow Equation. The 25 year storm event was used to size all structures.

4.0 PRECIPITATION

The storm events utilized in this study include the 2, 10, and 25 year, 24 hour storm events. The one day precipitation values for the proposed site are as follows:

- | | | |
|----|---------|------------|
| 1. | 2 Year | 3.0 Inches |
| 2. | 10 Year | 4.7 Inches |
| 3. | 25 Year | 5.5 Inches |

South Portland is located in Cumberland County. Therefore, a type III distribution was utilized throughout this study.

5.0 SOILS

The site soils, as identified in the medium intensity Cumberland County Soil Survey by the U.S.D.A. Soil Conservation Service, consists of one main soil series located within the project limits. The 3.24 acre site consists of the Hollis series which is described as a fine, sandy soil. The Hollis series is classified by the SCS as hydrologic soils grouping C/D. For this analysis, Hollis was classified as a D soil due to the existence of wetlands.

The soil boundaries as taken from the Cumberland County soil survey are noted on drawing D-1 of the project drawings.

6.0 WETLANDS

The 3.24 acre site contains approximately 1.0 acre of identified wetlands. Of this 1.0 acre, .4 acres of wetlands will be impacted by the site development. A permit for the disturbance of the wetlands will be obtained from the Maine State Department of Environmental Protection and the U.S. Army Corps of Engineers.

7.0 ASSUMPTIONS

In order to estimate the stormwater runoff rates generated by the new project, the following assumptions were made:

1. It was assumed that the open space and wooded areas associated with this project were under "good" soils conditions.
2. In order to analyze the effects of the development of this project on the runoff characteristics of the site, the property boundary was taken as the limits of the pre-development watershed condition.
3. Time of concentration flow paths for the post-development conditions were assumed to be channelized through the impervious areas within the subcatchments.

8.0 STUDY APPROACH

In order to analyze the impact of the proposed development on the site's stormwater characteristics, the pre-development project area was analyzed by assuming one Watershed area.

The post development Watershed was broken up into 2 subcatchments. The outlet point for the overall watershed was taken at the same location as the corresponding pre-development watershed. The stormwater runoff impact associated with converting approximately 51% of the site into impervious area was analyzed. It was determined that an underground storage system would be necessary to ensure that the peak flow rate off the site does not exceed the estimated pre-development peak rate. In addition to this, one stormwater treatment unit will be used to obtain the required TSS removal efficiency.

9.0 STORMWATER RUNOFF ANALYSIS

9.1 Watershed 1: Pre-Development Condition

Watershed 1 in pre-development consists of approximately 3.24 acres. At the present time, Watershed 1 drains in a southeasterly direction off the site into the Maine Turnpike ditch. The runoff continues south until it crosses under the turnpike, then follows a drainage course to Long creek, and eventually flows to

the Fore River.

9.2 Watershed 1: Post Development Condition

Watershed 1 in post-development consists of the same area as in pre-development, however, it contains 2 subcatchments. Subcatchment 12 consists of woods, brush, and grass and has an area of 1.24 acres. This subcatchment is being allowed to drain undetained and was accounted for in the post-development flow rate.

Subcatchment 11 consists of 2 acres and is mostly impervious with various landscaped areas mixed in. An underground storage system will be constructed under the parking lot within this watershed. The storage system will consist of four, 60" corrugated metal pipes that are fed by a 36" header pipe. The entire bed will have a surface area equal to 4200 sf. One stormwater treatment unit will be used to filter out any oil, grit, or other suspended solids prior to any stormwater entering the storage system. The pipe system will be designed to store the 25 year storm and will be throttled in the outlet control structure using orifices. A 4" underdrain system will surround the pipe bed to ensure that the groundwater table remains below the bottom of the bed.

The estimated peak flows of post-development will be less than the pre-development flows, thereby mitigating any adverse impacts to downstream abutting properties, structures, or receiving drainage courses. All of the stormwater outlets the property in the same location as in the pre-development condition.

10.0 SUMMARY TABLE

SCS TR-20 METHOD ANALYSIS SUMMARY TABLE
(All Flows are in cubic feet per second (cfs))

Watershed	AREA (ACRES)	Peak Flow 2 year storm	Peak Flow 10 year storm	Peak Flow 25 year storm
Pre - W/S 1	3.24	2.37	5.52	7.13
Post - W/S 1	3.24	2.06	5.49	7.11

11.0 TOTAL SUSPENDED SOLIDS (TSS)

To obtain the TSS removal efficiency necessary for this site, the impervious area was calculated and the sliding scale was used. The roof drainage will flow directly into the chamber storage system and does not require treatment of Total Suspended Solids (TSS). Therefore, the impervious area of the roof was not used in determining the TSS removal efficiency for the site.

Each of the stormwater treatment units will get 80% credit for TSS removal. The TSS removal efficiency required for the drainage area is 62%. The TSS removal efficiency that will be obtained on the property through effective treatment is 80%.

12.0 CONCLUSION

By utilizing an underground storage system, the increased stormwater peak rates associated with the construction of the hotel will be mitigated. Also, the effective use of one stormwater treatment unit will achieve the required TSS removal for the site. Standard erosion control methods for temporary and

permanent stabilization of the site will be employed to alleviate the potential for erosion and sedimentation.

The major outlet points for stormwater that exist in pre-development will not be altered with the construction of this hotel and the natural drainage patterns will be maintained as much as possible during the future development of the project.

SANITARY SEWER CAPACITY STUDY

OEST Associates, Inc.

343 Gorham Road

South Portland, ME 04106-2317

TEL (207) 761-1770

FAX (207) 774-1246

E-mail: mail@oest.com

Web Site: www.oest.com

• engineers
• architects
• surveyors
• construction
managers

740.22.02

April 16, 1999

SANITARY SEWER QUESTIONNAIRE/EVALUATION FOR THE PRIVATE HARMON/HUTCHINS SYSTEM on Outer Congress Street, Portland, Maine

8" ASB/CEM pipe, gravity, 4 manholes, approximately 1,050 ft long.

I visited the following businesses on the northerly side of Congress Street, starting at the Turnpike overpass:

1. **EPXGroup**
2301 Congress street
Portland, ME 04102

I spoke with Gerry Nadeau, the facilities manager.

EPX occupies 3 buildings. Their business is printing. They work 3 shifts, 7 days per week. Total employee count for all three shifts is 250. They have a containment system to intercept residue from the printing activity. This containment system is cleaned every three months by an outside maintenance company. They do not own the buildings and have never had a problem with the san sewer system. If they did, they would call the property management company.

He was not aware that they are on a private system.

-
2. **Clark Associates - Insurance**
2331 Congress Street
Portland, ME 04104

I spoke with Dale Hudson, CIC.

Clark Associates is strictly an office activity. They work one shift from 08:00 til 16:30. Total employee count is 54. They do not own the buildings and have never had a problem with the sanitary sewer system. If they did, they would call the property management company which is located in Wellesley, Massachusetts.

I visited the following businesses on the southerly side of Congress Street starting at the Turnpike overpass:

3. **Jordans/SYSCO Food Services of Northern New England, Inc.**
PO Box 4657, Congress Street
Portland, ME 04112-4657
This is the former AB.Dick and NCR building

I spoke with David Abiati, Gen Manager

The facility is strictly used for offices. One shift/day with a maximum daily employee count of 50. This property is owned by John & Jody McGinnis. Sysco has not had a problem with the sewer and if they did, they would call the property management company. They did not know that they are on a private system.

4. **FOX 51/UPN**
2320 Congress Street
Portland, ME 04102

I spoke with Ann Gagne, Business Manager

This facility is a radio/TV station and strictly used for offices. They work 3 shift. During the day approximately 45 office workers, in the evening 20 and during the night, 4 persons. They do not own the building.

5. **EIU - Excess Insurance Underwriters**
2338 Congress Street
PO Box 1518
Portland, ME 04104

I spoke with Margaret Spino, Account Manager.

This is an office tenant that works one shift during regular business hours. Employee count 12.

6. **ECS - Executel Communications Systems, Inc.**
2338 Congress Street
PO Box 1769
Portland, ME 04104-1769

I spoke with the receptionist.

They are a telecommunications company with strictly office uses at this location. One day shift. Employee count of 28 but only 15 persons actually spend time at this building.

OEST Associates, Inc.

• engineers
• architects
• surveyors
• construction
managers

343 Gorham Road • South Portland, ME 04106-2317 • TEL (207) 761-1770 • FAX (207) 774-1246
E-mail: mail@oest.com • Web Site: www.oest.com

740.22.02

June 3, 1999

Mr. Frank Brancely
Senior Engineering Technician
Public Works Department
55 Portland Street
Portland, Maine 04101-2921

SUBJECT: Sanitary Sewer Collection and Treatment Capacity Letter for
Proposed Hotel at 2232 Congress Street

Dear Mr. Brancely:

Per our telephone conversation, I am sending you, attached, a copy of the sewer easement deed, a layout plan of the existing private sewer system and the result of the private sewer system's capacity study.

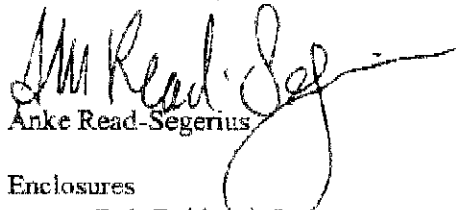
This support data serves to allow you to consider writing a letter that confirms that the City has adequate collection and treatment capacity to serve the proposed project.

The project consists of a 90-room limited service hotel. The site is presently not developed.

We project a total flow of 9,000 GPD. Sarah G. Hopkins, Senior Planner, is our project liaison at the City of Portland's Planning Department.

Thank you for your assistance and we look forward to hearing from you.

Yours truly,
OEST Associates, Inc.


Anke Read-Segerius

Enclosures

cc: Bob Baldacci, Jr.
Sarah G. Hopkins, City of Portland

OEST Associates, Inc.

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8" ASB/CEM pipe, gravity, 4 manholes, approximately 1,050 ft long.

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He was not aware that they are on a private system.

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PO Box 1769
Portland, ME 04104-1769

I spoke with the receptionist.

They are a telecommunications company with strictly office uses at this location. One day shift. Employee count of 28 but only 15 persons actually spend time at this building.

Conclusion

All the businesses I visited, are tenants in buildings they do not own. None was aware of a sewer system maintenance agreement, knew who they would call in case of a problem other than the property management company (which differed at every location) or had anything on the premises other than sinks and toilets. The only exception is EPX. They have a shower because of an on-site exercise room for the employees.

I am not 100% sure that Clark Associates is in fact connected to this private system but did include them.

Final employee count:

DAY	EVENING	NIGHT	TOTAL
252	95	79	426 @15 gallons per day/employee

The proposed hotel will contain 90 rooms @ 100 gallons per day/room.

Estimated existing flows	6,390 GPD
Projected flows from hotel	9,000 GPD
<hr/>	
Total	15,390 GPD

Estimated total capacity of the existing 8" private system is 500,000 GPD (See attached Table 43)

The 8" Harmon/Hutchins Sanitary Sewer system has adequate capacity to receive the projected flows from the proposed hotel.

By: Anke Read-Segerius

Note: Calculations were reviewed by Thomas J. Raymond P.E.

To: File
Bob Baldacci, Jr.

TABLE 41
REDUCTION IN CIRCULAR CROSS-SECTIONAL AREA BY
DEFLECTING FLEXIBLE PIPES

Deflection (%)	% Reduction in Internal Cross Sectional Area from Circular to Elliptical Shape
5	0.366
10	1.431
15	3.146
20	5.473
25	8.378
30	11.814
35	15.761

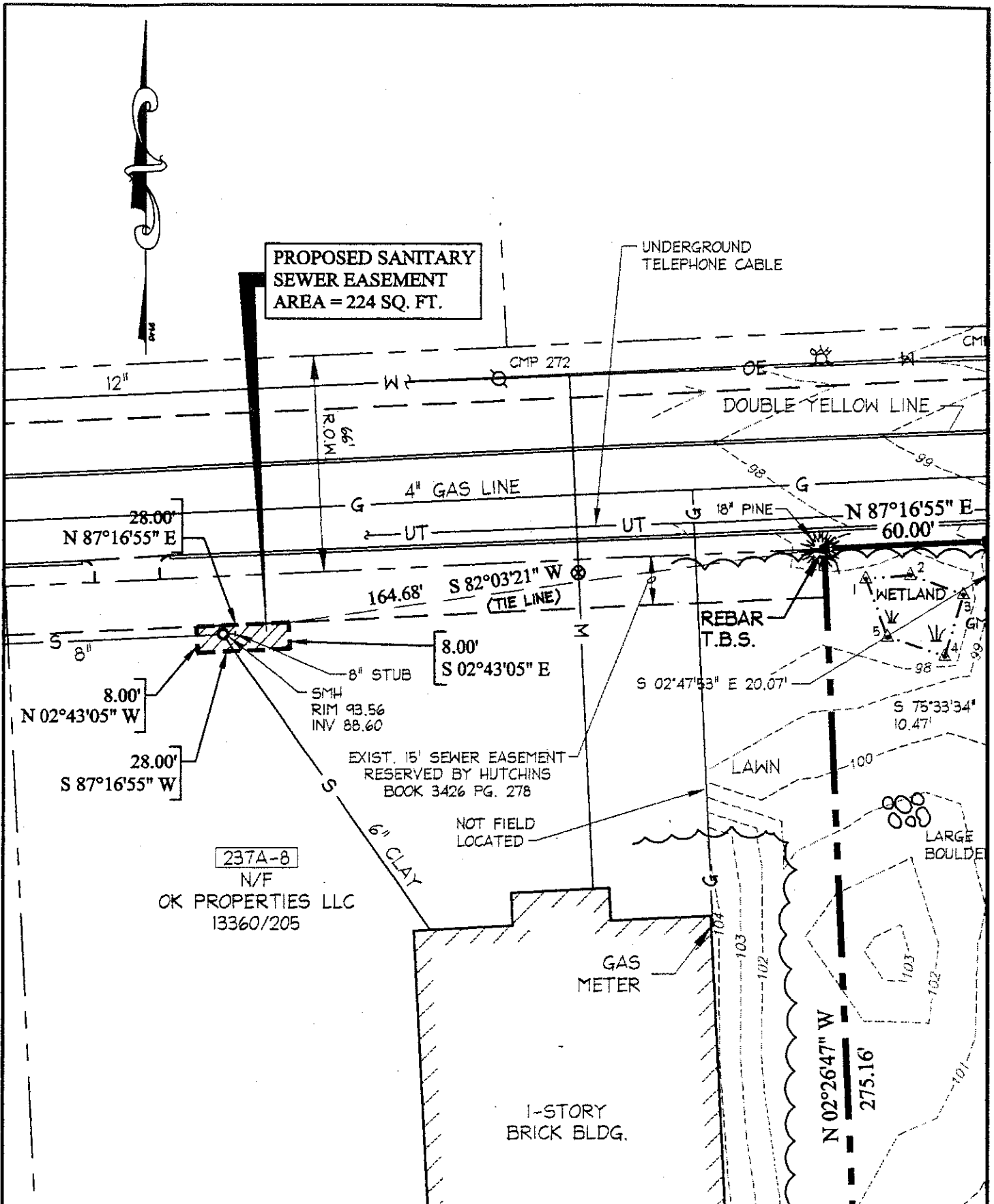
TABLE 42 - FLOW CHARACTERISTICS - PVC SEWER PIPE
S = 2 FT/1000 FT ASTM D3034 DR 35

PVC Sewer Pipe	n = 0.009		n = 0.010		n = 0.011	
	V Ft/Sec	Q 1000 Gal/Day	V Ft/Sec	Q 1000 Gal/Day	V Ft/Sec	Q 1000 Gal/Day
4	1.3970	76.8336	1.2573	69.1502	1.1430	62.8638
6	1.8241	223.3236	1.6417	200.9912	1.4924	182.7193
8	2.2159	486.4148	1.9944	437.7734	1.8130	397.9758
10	2.5714	881.9288	2.3142	793.7359	2.1039	721.5781
12	2.8873	1402.0329	2.5986	1261.8299	2.3624	1147.1181
15	3.3053	2407.8642	2.9748	2167.0738	2.7044	1970.0671

TABLE 43 - FLOW CHARACTERISTICS - PVC SEWER PIPE
S = 3 FT/1000 FT ASTM D3034 DR 35

PVC Sewer Pipe	n = 0.009		n = 0.010		n = 0.011	
	V Ft/Sec	Q 1000 Gal/Day	V Ft/Sec	Q 1000 Gal/Day	V Ft/Sec	Q 1000 Gal/Day
4	1.7110	94.1015	1.5399	84.6914	1.3999	76.9922
6	2.2340	273.5144	2.0106	246.1629	1.8278	223.7845
8	2.7140	595.7340	2.4426	536.1607	2.2205	487.4188
10	3.1493	1080.1378	2.8344	972.1240	2.5767	883.7491
12	3.5362	1717.1229	3.1826	1545.4196	2.8933	675.2456
15	4.0482	2949.0139	3.6434	2654.1125	3.3122	2412.8255

S = 0.003
 500,000 GALLONS/DAY
 AT ASSUMED MIN SLOPE
 CAPACITY = 487,418.8 SAY



OEST Associates, Inc.

343 Gorham Road · South Portland, ME 04106

SKETCH SHOWING PROPOSED SANITARY SEWER EASEMENT RIGHTS FOR 2282 CONGRESS ST., PORTLAND, MAINE LOCATED ON PROPERTY OF: OK PROPERTIES LLC 2300 CONGRESS ST. PORTLAND, ME

Scale: 1"=40'
Job #: 740.22.02

The easement granted herein is revoked and cancelled unless this Easement Deed is recorded in the Cumberland County Registry of Deeds on or before October 1, 1999.

IN WITNESS WHEREOF, the said John McGinnis and Jody McGinnis have hereunto executed this instrument this 28 day of May, 1999.

Melanie Crawford
WITNESS

John McGinnis
JOHN MCGINNIS

Melanie Crawford
WITNESS

Jody McGinnis
JODY MCGINNIS

STATE OF Vermont
COUNTY OF Chittenden

On this 28 day of May, 1999, personally appeared the above-named JOHN MCGINNIS and JODY MCGINNIS, known to me or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Melanie Crawford
JUSTICE OF THE PEACE/NOTARY PUBLIC
Melaney Crawford

My Commission expires: Feb 2003

10" SAN SEWER (PUBLIC)
END OF PRIVATE SYSTEM

N75°-10'-19"W
348.42'

N75°-29'-52"W
399.67'

SEWER EASEMENT

LOT 2
79973.9 S.F.

S14°-27'-47"W
200.07'

N75°-30'-52"W
150.43'

N75°-30'-52"W
249.24'

N14°-27'-47"E
199.05'

BLUEBERRY ROAD

N14°-29'-21"E
219.91'

N02°-00'-12"W
355.67'

8" SANITARY SEWER

LOT 3
217425.5 S.F.

MECUL SERVICES, CORP.
B. 3566 P. 108,109

S14°-30'-45"W
398.56'

EPX Group

N14°-30'-46"E
399.77'

179-41-05

S75°-10'-19"E
320.00'

S75°-10'-19"E
198.22'

S75°-29'-14"E
51.03'

FOX 51/UPN

HARMON/HUTCHINS PRIVATE
SANITARY SEWER LINE

SYSCO/JORDAN'S

1" = 100'

PROPOSED SANITARY SEWER EASEMENT

OEST Associates, Inc.

• engineers
• architects
• surveyors
• construction
managers

343 Gorham Road • South Portland, ME 04106-2317 • TEL (207) 761-1770 • FAX (207) 774-1248
E-mail: mail@oest.com • Web Site: www.oest.com

740.22.02

June 3, 1999

Mr. Frank Brancely
Senior Engineering Technician
Public Works Department
55 Portland Street
Portland, Maine 04101-2921

SUBJECT: Sanitary Sewer Collection and Treatment Capacity Letter for
Proposed Hotel at 2282 Congress Street

Dear Mr. Brancely:

Per our telephone conversation, I am sending you, attached, a copy of the sewer easement deed, a layout plan of the existing private sewer system and the result of the private sewer system's capacity study.

This support data serves to allow you to consider writing a letter that confirms that the City has adequate collection and treatment capacity to serve the proposed project.

The project consists of a 90-room limited service hotel. The site is presently not developed.

We project a total flow of 9,000 GPD. Sarah G. Hopkins, Senior Planner, is our project liaison at the City of Portland's Planning Department.

Thank you for your assistance and we look forward to hearing from you.

Yours truly,
OEST Associates, Inc.


Anke Read-Segerius

Enclosures

cc: Bob Baldacci, Jr.
Sarah G. Hopkins, City of Portland

EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JOHN MCGINNIS and JODY MCGINNIS of 24 White Place, Burlington, Vermont 05401,

for consideration paid,

grant to ROBERT E. BALDACCI, JR., his heirs, executors and assigns, of 183 Harlow Street, Bangor, Maine 04401,

A certain easement to enter upon, cross over and under, and to lay and install sewer lines over, across and under certain property of the Grantors described as follows:

Beginning at a point on the southerly sideline of an existing easement as described in Book 3426, Page 278 and further located S 82° 03' 21" W, 164.68 feet from a 5/8 inch re-bar set on the most northeasterly corner of property now of formerly belonging to OK Properties, LLC, thence running S 02° 43' 05" E, 8.00 feet to a point; thence turning and running S 87° 16' 55" W, 28.00 feet to a point; thence turning and running N 02° 43' 05" W, 8.00 feet to a point located on the southerly sideline of an existing easement; thence turning and running N 87° 16' 55" E, along said easement 28.00 feet to a point.

The above described parcel contains 224 square feet ("Easement Area"). The Sewer Easement Area is shown on a plan attached hereto entitled "Sketch Showing Proposed Sanitary Sewer Easement Rights for 2282 Congress St., Portland, Maine, Located on the Property of: OK Properties LLC, 2300 Congress, Portland, ME" by Oest Associates, Inc., Scale: 1" = 40'.

These easements are granted together with the right to lay and install sewer lines over, across and under said Easement Area for the purpose of connecting to the existing sewer line described in the Deed recorded at Book 3426, Page 278. The Grantor also conveys to the Grantee the right to enter upon said Easement Area for the purpose of maintaining and repairing the sewer line installed thereon.

The Grantee agrees to hold the Grantors harmless and to indemnify the Grantors, their heirs, successors, executors and assigns from and against any and all costs, damages, judgements, assessments, or other charges caused by or arising out of, the utilization of the easement by the Grantee, his heirs, successors, executors and assigns, including without limitation, any additional charges, costs or assessments made or imposed by the City of ~~South~~ Portland in connection with or as a result of the proposed hotel project.

These easements shall inure to the benefit of the Grantee, his heirs, executors and assigns.

The easement granted herein is revoked and cancelled unless this Easement Deed is recorded in the Cumberland County Registry of Deeds on or before October 1, 1999.

IN WITNESS WHEREOF, the said John McGinnis and Jody McGinnis have hereunto executed this instrument this 28 day of May, 1999.

Melaney Crawford
WITNESS

John R. McGinnis
JOHN MCGINNIS

Melaney Crawford
WITNESS

Jody McGinnis
JODY MCGINNIS

STATE OF Vermont

COUNTY OF Chittenden

On this 28 day of May, 1999, personally appeared the above-named JOHN MCGINNIS and JODY MCGINNIS, known to me or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Melaney Crawford
JUSTICE OF THE PEACE / NOTARY PUBLIC
Melaney Crawford

My Commission expires: Feb 2003

OEST Associates, Inc.

- engineers
- architects
- surveyors
- construction managers

343 Gorham Road • South Portland, ME 04106-2317 • TEL (207) 761-1770 • FAX (207) 774-1246
E-mail: mail@oest.com • Web Site: www.oest.com

740.22.01

December 17, 1998

Sarah G. Hopkins, Senior Planner
Planning & Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

SUBJECT: Application for Zoning Amendment for 2393-2409 Congress Street

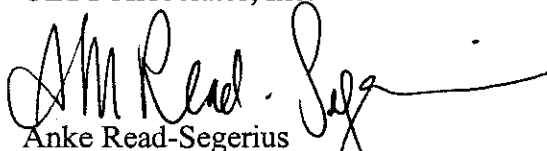
Dear Ms. Hopkins:

Please find attached the original application, various exhibits plus one copy each thereof and a check in the amount of \$350.00.

Please advise when this request will be scheduled for review.

If you have any questions or need further clarification regarding this Application for Zoning Amendment, do not hesitate to call this office.

Sincerely,
OEST Associates, Inc.


Anke Read-Segerius

cc: George M. Hutchins
Robert Baldacci, Jr.
Tom Walsh

A:\HOPK1217.ARS

OEST Associates, Inc.

• engineers
• architects
• surveyors
• construction
managers

343 Gorham Road • South Portland, ME 04106-2317 • TEL (207) 761-1770 • FAX (207) 774-1246
E-mail: mail@oest.com • Web Site: www.oest.com

267.01.01

January 15, 1999

Ms. Sarah G. Hopkins, Senior Planner
Planning & Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

SUBJECT: Application for Zoning Amendment for 2393-2409 Congress Street from IM to
B-4, (January 26, 1999 Room 209 @ 15:30)

Dear Ms. Hopkins:

Per our telephone conversation on January 14, 1999 I have reviewed the text of the OP Zone as it is presently written and have the following comments:

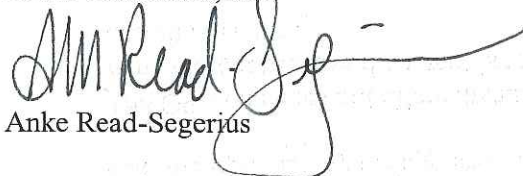
1. The OP Zone requires 100' of street frontage rather than the 60' required in the B-4 Zone. The site optioned by the applicant has 60' frontage, **not** 100'.
2. The OP Zone does **not** allow the use of a hospitality product. The applicant proposes the Zoning Amendment because the intent is to develop a hospitality product on this site. The B-4 Zone permits that use.
3. The B-4 Zoning District has a height restriction of 65'. The OP Zone limits this to 55'. The latter is too low for an upscale hospitality product.

The OP Zone seeks to address the needs of a campus style office development. The subject site is a small site, less than 4 acres in size and hemmed in by the Maine Turnpike on two sides, Outer Congress street on one side and the existing commercial facility known as Nichols Portland.

In regards to the impervious area limitation of 60%: that would not be an issue with the applicant's proposed development. The green space and landscape program for their product is quite generous and we would not foresee a problem staying within the 60%.

If you have any further questions, please do not hesitate to call.

Sincerely,
OEST Associates, Inc.



Anke Read-Segerius

cc: Robert E. Baldacci, Jr.
Steve Harding, OEST Associates, Inc.
OP/TW

A:\hopk0115.ars.wpd



APPLICATION FOR ZONING AMENDMENT
City of Portland, Maine
Department of Planning and Urban Development
Portland Planning Board

1. **Applicant Information:**

Robert Baldacci, Jr.
Name Agent for Ocean Properties, Ltd.

183 Harlow Street

Address

Bangor, ME 04401

(207) 947-1271 (207) 942-5409

Phone

Fax

2. **Subject Property:**

2393-2409 Congress Street

Address

237-A-1 (Partial)

Assessor's Reference (Chart-Block-Lot)

3. **Property Owner:** Applicant Other

George M. Hutchins

Name

75 Dartmouth Street

Address

South Portland, ME 04106

(207) 767-1692 (207) 767-1694

Phone

Fax

4. **Right, Title, or Interest:** Please identify the status of the applicant's right, title, or interest in the subject property:

Purchase and sale of real estate

Provide documentary evidence, attached to this application, of applicant's right, title, or interest in the subject property. (For example, a deed, option or contract to purchase or lease the subject property.)

5. **Vicinity Map:** Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use. (Applicant may utilize the City Zoning Map or Parcel Map as a source.)

6. **Existing Use:**

Describe the existing use of the subject property: No use. Property is undeveloped.

7. **Current Zoning Designation(s):** I-M

8. **Proposed Use of Property:** Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property.

Applicant proposes to construct a 4-story hotel with associated parking and accessory structures.

9. **Sketch Plan:** On a separate sheet please provide a sketch plan of the property, showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan, to scale, by the applicant. (Scale to suit, range from 1"=10' to 1"=100'.)

10. **Proposed Zoning:** Please check all that apply:

A. Zoning Map Amendment, from I-M to B-4

B. Zoning Text Amendment to Section 14- _____

For Zoning Text Amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example), and language to be added is depicted with underline (example).

C. Conditional or Contract Zone

A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurances related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan and compatible with the surrounding neighborhood. (Please refer to Division 1.5, Sections 14-60 to 62)

EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JOHN MCGINNIS and JODY MCGINNIS of 24 White Place, Burlington, Vermont 05401,

for consideration paid,

grant to ROBERT E. BALDACCI, JR., his heirs, executors and assigns, of 183 Harlow Street, Bangor, Maine 04401,

A certain easement to enter upon, cross over and under, and to lay and install sewer lines over, across and under certain property of the Grantors described as follows:

Beginning at a point on the southerly sideline of an existing easement as described in Book 3426, Page 278 and further located S 82° 03' 21" W, 164.68 feet from a 5/8 inch re-bar set on the most northeasterly corner of property now of formerly belonging to OK Properties, LLC; thence running S 02° 43' 05" E, 8.00 feet to a point; thence turning and running S 87° 16' 55" W, 28.00 feet to a point; thence turning and running N 02° 43' 05" W, 8.00 feet to a point located on the southerly sideline of an existing easement; thence turning and running N 87° 16' 55" E, along said easement 28.00 feet to a point.

The above described parcel contains 224 square feet ("Easement Area"). The Sewer Easement Area is shown on a plan attached hereto entitled "Sketch Showing Proposed Sanitary Sewer Easement Rights for 2282 Congress St., Portland, Maine, Located on the Property of: OK Properties LLC, 2300 Congress, Portland, ME" by Oest Associates, Inc., Scale: 1" = 40'.

These easements are granted together with the right to lay and install sewer lines over, across and under said Easement Area for the purpose of connecting to the existing sewer line described in the Deed recorded at Book 3426, Page 278. The Grantor also conveys to the Grantee the right to enter upon said Easement Area for the purpose of maintaining and repairing the sewer line installed thereon.

The Grantee agrees to hold the Grantors harmless and to indemnify the Grantors, their heirs, successors, executors and assigns from and against any and all costs, damages, judgements, assessments, or other charges caused by or arising out of, the utilization of the easement by the Grantee, his heirs, successors, executors and assigns, including without limitation, any additional charges, costs or assessments made or imposed by the City of Portland in connection with or as a result of the proposed hotel project.

These easements shall inure to the benefit of the Grantee, his heirs, executors and assigns.

The easement granted herein is revoked and cancelled unless this Easement Deed is recorded in the Cumberland County Registry of Deeds on or before October 1, 1999.

IN WITNESS WHEREOF, the said John McGinnis and Jody McGinnis have hereunto executed this instrument this 28 day of May, 1999.

Melaney Crawford
WITNESS

John R. McGinnis
JOHN MCGINNIS

Melaney Crawford
WITNESS

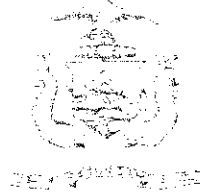
Jody McGinnis
JODY MCGINNIS

STATE OF Vermont
COUNTY OF Chittenden

On this 28 day of May, 1999, personally appeared the above-named JOHN MCGINNIS and JODY MCGINNIS, known to me or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Melaney Crawford
JUSTICE OF THE PEACE/NOTARY PUBLIC
Melaney Crawford

My Commission expires: Feb 2003



CITY OF PORTLAND

8 June 1999

Mrs. Anke Read-Segerius,
Oest Associates, Incorporated,
343 Gorham Road,
South Portland, Maine 04106-2317

RE: Sanitary Sewer Capacity of the City Sewer System and the Portland Water District Sewage Treatment Facilities to Handle Anticipated Wastewater Flows, from the Proposed "Courtyard" Hotel.

Dear Mrs. Read-Segerius:

Both the existing ten inch diameter "Stroudwater Interceptor" sanitary sewer pipe, located downstream of the connecting private "Harmon/Hutchins" sanitary sewer and the Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to transport and treat the anticipated wastewater flows of 15,840 GPD, from your proposed limited hotel, to be built at #2282 Congress Street, City of Portland.

Anticipated Wastewater Flows from the Proposed Hotel

Estimated Existing Flows in the "Harmon/Hutchins" Private Sanitary Sewer	= 6,390 GPD
Proposed 90 Rooms @ 100 GPD/Room	= 9,000 GPD
Proposed 30 Employees @ 15 GPD/Employee	= 0,450 GPD
Total Proposed Increase in Wastewater Flows for this Project	=15,840 GPD

If I can be of further assistance, please call me at 874-8832.

Sincerely,
CITY OF PORTLAND
Frank Brancely
Frank J. Brancely, BA, MA
Senior Engineering Technician

FJB

- cc: ✓ Joseph E. Gray, Director, Department of Planning & Urban Development, City of Portland
- Sarah Hopkins, Senior Planner, Dept. of Planning & Urban Development, City of Portland
- Katherine A. Staples, PE, City Engineer, City of Portland
- Bradley A. Roland, PE, Environmental Projects Engineer, City of Portland
- Anthony W. Lombardo, PE, Project Engineer, City of Portland
- Stephen K. Harris, Assistant Engineer, City of Portland
- Desk File



CITY OF PORTLAND

September 20, 1999

Anke Read-Segerius
OEST Associates
343 Gorham Road
South Portland, ME 04106

Re: Courtyard Marriott Hotel at 2282 Congress Street

Dear Anke:

Thank you for the resubmitted plans in response to Jim Wendell's comments of September 2. Representatives from Public Works, Zoning, and Fire reviewed the submissions and requested the following items:

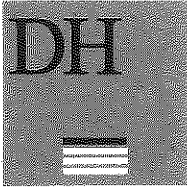
- A computer-generated image showing views of the free-standing signs from Congress Street and the Maine Turnpike. We are concerned with the size and scale of the signage, in particular, Sign # 1 at 35 ft in height.
- A letter from a bank indicating potential willingness to undertake the proposed development. (This letter does not have to indicate a commitment.)
- A letter from the FAA regarding proposed height of building in relation to flight paths.
- A letter from the hotel management stating that they commit to the maintenance schedule for the Vortech stormwater treatment unit, with an annual cleanout at a minimum, and will follow the specifications of the manufacturer.
- The City Traffic Engineer is reviewing the traffic summary conducted by Wilbur Smith Associates.

The hotel is scheduled for a October 12 public hearing with the Planning Board. I will send over an agenda as soon as it is available.

Please call if you have any questions.

Sincerely,


Sarah Hopkins
Senior Planner



MEMORANDUM

TO: Sarah Hopkins, Senior Planner

FROM: Jim Wendel, P.E. Development Review Coordinator

DATE: September 2, 1999

RE: Site Plan Review
Marriott Courtyard
2282 Congress Street

A site visit and submission review of the site plan dated 8/16/99, Rev. B, has been completed. We offer the following comments:

1. The entrance radii exceed the limits of the parcel; one side is within the sewer easement. The sewer easement should be written to include the entrance infrastructure. Will the applicant seek easements from the abutters for this infrastructure?
2. The plan is not clear as to where the two types of curbs will be used. Granite transition pieces should be provided to transition from vertical to sloped granite if this situation occurs.
3. Additional geometric detail is needed.
4. A detail for the concrete rumble strip at the entrance is needed.
5. The plans provide two different concrete and one bituminous sidewalk details; where are they used? One of the details implies concrete curb. The plans need to be clear where they are to be used.
6. Based on the use of vehicle turning templates, the curb opening of the service drive in the rear needs to be widened.
7. A detail is needed for the wall that is located along the westerly sideline.
8. The building elevations note the use of gutters and downspouts; will these downspouts connect directly into the storm drain system? This should be clear.
9. The riprap-lined swale located at the southwesterly corner of the parcel should be extended to the Turnpike connector ditchline, since the steep slopes extend into the Turnpike property. Coordination with the Turnpike Authority will be needed.

10. There are two different trash enclosure details; one is made of cedar and the other one is made of masonry block. This should be clarified.
11. The proposed grading of the entrance appears to reflect a smaller entrance; this should be corrected.
12. The plan is not clear on where the storage tank underdrain pipe outlets.
13. The plan should be clear that a swale is to be constructed from the storm drain outlet pipe to the level lip spreader.
14. The storm drain system layout around the rear of the building is such that it appears that the modular concrete block wall geogrid reinforcement will need to be cut to allow the installation of the storm drain system and thereby lessen the stability of the wall. We recommend that the storm drain system be re-aligned outside of the limits of the geogrid material.
15. The location for the flagpole appears to not be identified.
16. Stormwater Management
 - a. The analysis used a type II storm instead of the required type III storm.
 - b. The analysis uses the hydrologic soil group "D" for the Hollis soil. We recommend that soil group "C" is used for the upland "drier" soil for selecting the CN values. It is our opinion that this is the more appropriate and realistic approach. The approach taken by the applicant will allow a higher release rate off the site.
 - c. The analysis uses 10" and 5" orifices for the control device; the outlet control structure detail notes a 15" orifice at a different invert. What is the intended control device?
 - d. A detail for the inspection port to the underground storage pipe header is needed.

Should you have any questions please call.

PBM1

CITY OF PORTLAND, MAINE

PLANNING BOARD

John H. Carroll, Chair
Jaimey Caron, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Deborah Krichels
Erin Rodriguez
Mark Malone

October 14, 1999

Anke Read-Segerius
Oest Associates
343 Gorham Road
South Portland, ME 04106

re: Huthcourt Hotel at 2282 Congress Street

Dear Ms. Read-Segerius:

On October 12, 1999, the Portland Planning Board voted unanimously (5-0; Cole, Krichels absent) to approve your application to construct a 90-room hotel at 2282 Congress Street. The Board found that the application met the standards of the Site Plan Ordinance of the Land Use Code.

The approval was granted for the project with the following conditions:

- that the applicant install a screen of plantings along the southeast side of the concrete block retaining wall on the condition that the applicant would not have to change the existing site plan as proposed, and that any additional screening would not impact the wetlands or require any additional permitting in regards to the disturbance of wetlands;
- that the applicant provide a catalog specification and photometric plan for the proposed lighting fixtures for review and approval by staff.

The Planning Board also voted unanimously (5-0; Cole, Krichels absent) to grant the applicant a Stormwater Permit under authority of the Site Location of Development Law.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report # 48-99, which is attached.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Chair Carroll and Members of the Portland Planning Board
FROM: Sarah Hopkins, Senior Planner
DATE: June 8, 1999
RE: Outer Congress Street Hotel Contract Zone

Introduction

Robert Baldacci, agent for Ocean Properties, Ltd. has requested a second workshop with the Planning Board to discuss a proposed contract zone to allow a hotel on a parcel of land on outer Congress Street in the IM zone.

In January, the Planning Board reviewed the applicant's proposal, which was originally a request for a zone change from IM to B-4. The Board found the proposed hotel use reasonable; however, suggested a contract rezoning instead of a B-4 zone. Staff was then directed to draft a contract based on a site plan.

The applicant has returned with a detailed site plan and building elevations and a contract has been drafted accordingly.

Site Issues

During the first workshop, Planning Board members expressed concern regarding stormwater management and whether the development of this parcel will impact the Stroudwater River. The applicant has submitted a stormwater management plan which proposes to control the flow of water off the site with an underground storage system constructed of four 60 inch corrugated metal pipes.

The stormwater will be outletted at the predevelopment rate in the same location as the current condition. The site currently drains southeasterly into a ditch along the Maine Turnpike. Runoff crosses under the Turnpike to Long Creek and eventually reaches the Fore River.

The proposal estimates an impervious surface area of 51%. The drainage structures will provide a total suspended solids removal of 80%.

Proposed Contract Conditions

The conditions of the contract as proposed follows:

1. **The CITY shall amend the Zoning Map of the City of Portland, dated March 1958, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the Portland City Code, by adopting the map change amendment shown on Attachment 1.**

An exempt of the zoning map showing the hotel parcel is included as Attachment 1. this map will be an exhibit of the contract.

2. **The property shall be developed substantially in accordance with the site plan shown on Attachment 2.**

The applicant has submitted a detailed site plan based on a survey indicating grading, drainage, landscaping, and parking layout. The site plan is included as Attachment 2 and will be included as an exhibit of the contract.

The applicant has also submitted building elevations of the proposed hotel. The building will be 3 stories with a varied hip roof. Materials will consist of composition shingle roofing and EIFS wall systems for the building facade. Building elevations are included as Attachment ____.

3. **ASSOCIATES shall be authorized to establish and maintain a Hotel in addition to uses permitted in the I-M zone.**

The development parcel is currently zoned Moderate Impact (IM) industrial. The contract will allow the proposed hotel use while also allowing the uses of the IM zone.

4. **ASSOCIATES shall provide to the CITY a sanitary sewer easement establishing to the satisfaction of the CITY's Public Works Department and Corporation Counsel's office, ASSOCIATES' right to connect to the Harmon-Hutchins private sewer.**

The applicant found during its research, that the sewer serving adjacent properties along outer Congress Street is a private line feeding into a public sewer. A private sewer easement runs parallel to Congress Street and runs north through the Hutchins subdivision and into a 10 inch public sanitary sewer line.

The applicant proposes an easement to tie into this private line and is currently in negotiations to secure the easement.

5. **ASSOCIATES shall provide confirmation from the City of Portland Department of Public Works that the public sewer has capacity to handle the increased flow generated by the hotel facility.**

The applicant has conducted an informal survey of neighboring properties connected to the private sewer line. The interviews indicate that there is sufficient capacity along the sewer line to accept anticipated flows of 15,390 gallons/day based on a proposed 90 room hotel.

6. **The number of rooms permitted in the Hotel shall be ninety (90).**

The proposed hotel will contain 90 rooms.

7. **The Hotel project must obtain site plan approval from the Portland Planning Board. Included within such approval are the following requirements:**

- (1) **ASSOCIATES shall submit a traffic study establishing its ability to meet all the traffic safety requirements to the satisfaction of the CITY's Traffic Engineer, and**
- (2) **All signage on site shall obtain the prior approval of the Zoning Administrator.**

Upon approval of the contract zone by the City Council, the applicant will return to the Planning Board for site plan review.

The Traffic Engineer has determined that a traffic study will be required.

A signage plan will also have to be submitted and approved by the Zoning Administrator.

8. **The provisions of this Agreement, including the permitted hotel use, are intended to be supplemental to the uses and requirements of the underlying I-M zone.**

9. **If construction of the hotel does not commence within two years of the date of this contract, the zone shall revert to I-M zone; provided that ASSOCIATES may extend this agreement by __years at the discretion of the Director of Planning and Urban Development.**

The contract stipulates that the contract will expire in two years unless otherwise extended. We will need some direction on the length of the extension.

The language of the body of the contract states that the rezoning shall run with the subject premises and shall bind the applicants and their successors to the terms of the contract.

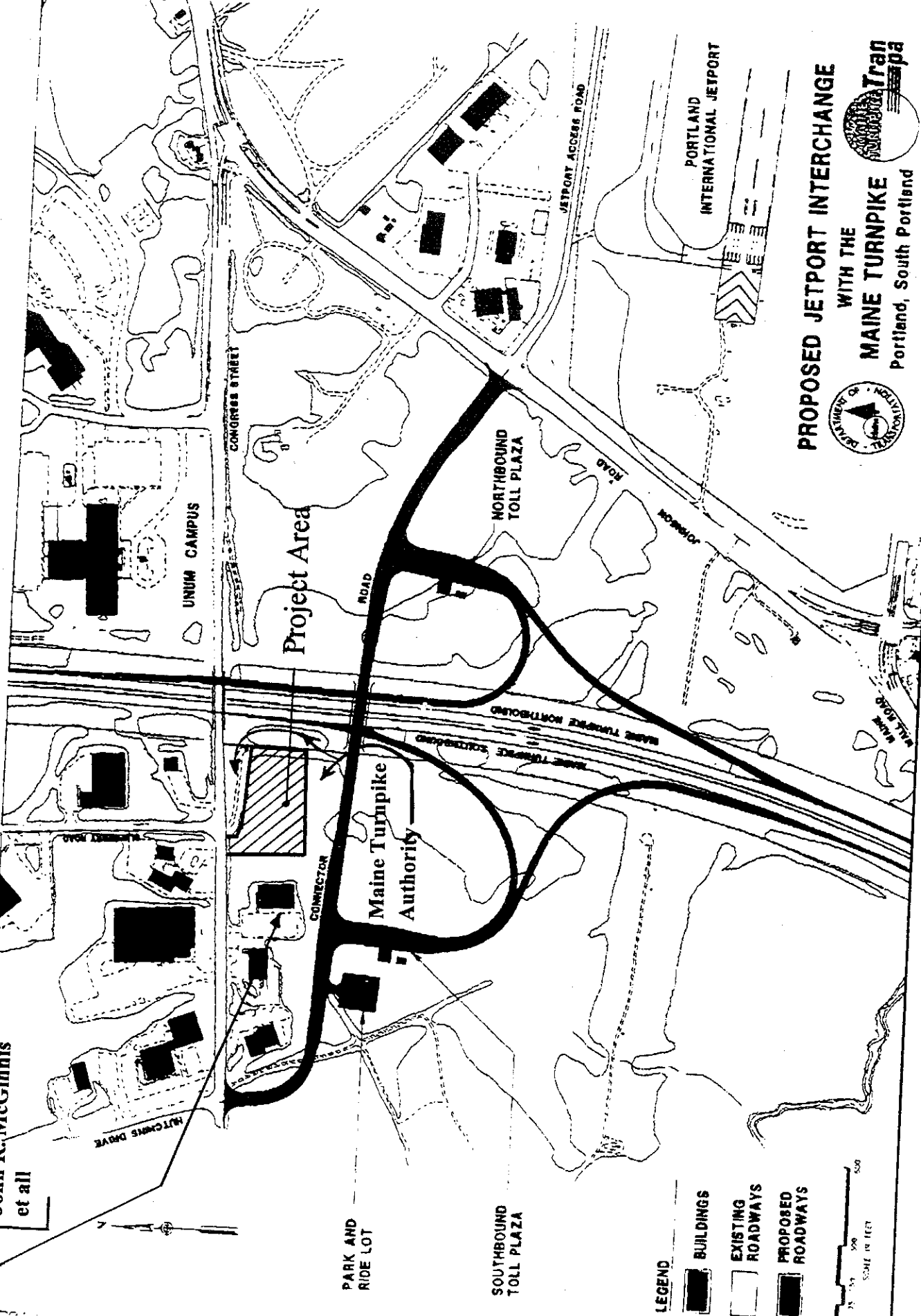
Staff will need direction from the Planning Board on final contract language in order to advertise for a July 13 public hearing.

Attachments

1. Vicinity Map
2. Proposed Contract
3. Stormwater Management Plan
4. Sanitary Sewer Capacity Study
5. Proposed Sanitary Sewer Easement
6. Building Elevations
7. Site Plan
8. Grading Plan

Nichols Portland/Manufacturing Plant
John R. McGinnis
et al

TOTAL P. 02

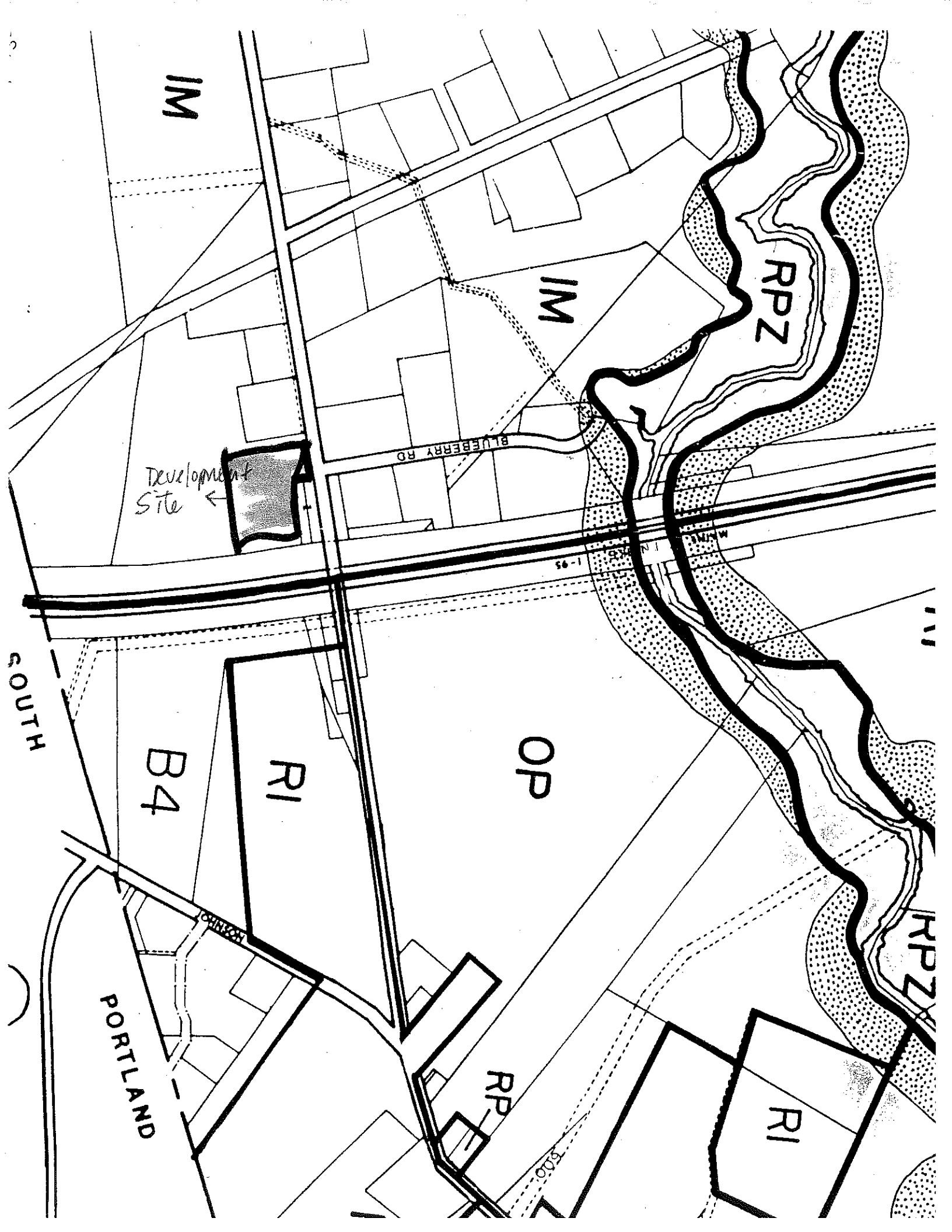


PROPOSED JETPORT INTERCHANGE
WITH THE
MAINE TURNPIKE
Portland, South Portland



VICINITY MAP
Abutters and Project Area

OEST Associates, Inc.
343 Gosham Road South Portland, ME 04106 (207) 761-1770



IM

IM

RPZ

Development Site

BLUEBERRY RD

1-95

SOUTH

B4

R1

OP

PORTLAND

RP

R1

RPZ

500

**AGREEMENT BETWEEN
CITY OF PORTLAND
AND
BALDACCI ASSOCIATES**

AGREEMENT made this _____ day of _____, 1999 by and between the **CITY OF PORTLAND**, a body corporate and politic, located in Cumberland County and State of Maine (hereinafter the "**CITY**") and **BALDACCI ASSOCIATES** of 183 Harlow Street, Bangor, Maine 04401 (hereinafter "**ASSOCIATES**").

WITNESSETH:

WHEREAS, **ASSOCIATES** did request a rezoning of property located at 2282 Congress Street, in Portland, in order to permit the establishment and operation of a hotel on 3.24 acres; and

WHEREAS, the Planning Board of the City of Portland, pursuant to 30-A M.R.S.A. §4352(8), and after notice and hearing and due deliberation thereon, recommended the rezoning of the property as aforesaid, subject, however, to certain conditions; and

WHEREAS, the **CITY** by and through its City Council has determined that said rezoning would be pursuant to and consistent with the **CITY'S** comprehensive land use plan and consistent with the existing and permitted uses within the original zone; and

WHEREAS, the **CITY** has determined that because of the unusual nature of the proposed development it is necessary or appropriate to impose by agreement the following conditions or restrictions in order to insure that the rezoning is consistent with the **CITY'S** comprehensive land use plan; and

WHEREAS, the **CITY** authorized the execution of this Agreement on _____, 1999;

NOW, THEREFORE, in consideration of the mutual promises made by each party to the other, the parties covenant and agree as follows:

1. The **CITY** shall amend the Zoning Map of the City of Portland, dated March 1958, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the Portland City Code, by adopting the map change amendment shown on Attachment 1.
2. The property shall be developed substantially in accordance with the site plan shown on Attachment 2.
3. **ASSOCIATES** shall be authorized to establish and maintain a Hotel in addition to uses permitted in the 1-M zone.
4. **ASSOCIATES** shall provide to the **CITY** a sanitary sewer easement establishing to the satisfaction of the **CITY**'s Public Works Department and Corporation Counsel's Office, **ASSOCIATES'** right to connect to the Harmon-Hutchins private sewer.
5. **ASSOCIATES** shall provide confirmation from the Portland Water District that the public sewer has capacity to handle the increased flow generated by the hotel facility.
6. The number of rooms permitted in the Hotel shall be ninety (90).
7. The Hotel project must obtain site plan approval from the Portland Planning Board. Included within such approval are the following requirements:
 - (1) **ASSOCIATES** shall submit a traffic study establishing its ability to meet all the traffic safety requirements to the satisfaction of the **CITY**'s Traffic Engineer, and
 - (2) All signage on site shall obtain the prior approval of the Zoning Administrator.
8. The provisions of this Agreement, including the permitted hotel use, are intended to be supplemental to the uses and requirements of the underlying I-M zone.
9. If construction of the hotel does not commence within two years of the date of this contract, the zone shall revert to I-M zone; provided that **ASSOCIATES** may extend

this Agreement by 1 year(s) at the discretion of the Director of Planning and Urban Development.

The above stated restrictions, provisions and conditions are an essential part of the rezoning, shall run with the subject premises, shall bind **ASSOCIATES**, their successors and assigns, as permitted by this Agreement, of said property or any part thereof or interest therein, and any party in possession or occupancy of said property or any part thereof, and shall inure to the benefit of and be enforceable by the **CITY**, by and through its duly authorized representatives.

If any of the restrictions, provisions, conditions, or portions thereof set forth herein is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such determination shall not affect the validity of the remaining portions hereof.

Except as expressly modified herein, the use and occupancy of the subject premises shall be governed by and comply with the provisions of the Land Use Code of the City of Portland and any applicable amendments thereto or replacement thereof.

In the event that **ASSOCIATES** or any successor fail to continue to utilize the property in accordance with this Agreement, or in the event of a breach of any condition(s) set forth in this Agreement, the Planning Board shall have the authority, after hearing, to resolve the issue resulting in the breach or the failure to operate. The resolution may include a recommendation to the City Council that the site be rezoned to I-M or any successor zone and that this Agreement be terminated, requiring a cessation of the hotel use.

WITNESS:

CITY OF PORTLAND

By _____

Robert B. Ganley
Its City Manager

WITNESS:

BALDACCI ASSOCIATES

By _____

Its: _____

STATE OF MAINE
CUMBERLAND, ss.

Date: _____, 1999

Personally appeared the above-named Robert B. Ganley, in his capacity as City Manager, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the City of Portland.

Before me,

Notary Public/Attorney at Law

STATE OF MAINE
CUMBERLAND, ss.

Date _____, 1999

Personally appeared the above-named _____, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Baldacci Associates.

Before me,

Notary Public/Attorney at Law

The applicant has conducted an informal survey of neighboring properties connected to the private sewer line. The interviews indicate that there is sufficient capacity along the sewer line to accept anticipated flows of 15,390 gallons/day based on a proposed 90 room hotel.

6. The number of rooms permitted in the Hotel shall be ninety (90).

The proposed hotel will contain 90 rooms.

7. The Hotel project must obtain site plan approval from the Portland Planning Board. Included within such approval are the following requirements:

- (1) ASSOCIATES shall submit a traffic study establishing its ability to meet all the traffic safety requirements to the satisfaction of the CITY's Traffic Engineer, and**
- (2) All signage on site shall obtain the prior approval of the Zoning Administrator.**

Upon approval of the contract zone by the City Council, the applicant will return to the Planning Board for site plan review.

The Traffic Engineer has determined that a traffic study will be required.

A signage plan will also have to be submitted and approved by the Zoning Administrator.

8. The provisions of this Agreement, including the permitted hotel use, are intended to be supplemental to the uses and requirements of the underlying I-M zone.

The language of the body of the contract states that the rezoning shall run with the subject premises and shall bind the applicants and their successors to the terms of the contract.

The applicant may have changes to discuss with the Planning Board during the workshop. Staff will need direction from the Planning Board on final contract language in order to advertise for a July 13 public hearing.

Attachments

1. Vicinity Map
2. Proposed Contract
3. Stormwater Management Plan
4. Sanitary Sewer Capacity Study
5. Proposed Sanitary Sewer Easement
6. Building Elevations
7. Site Plan
8. Grading Plan

Proposed Contract Conditions

The conditions of the contract as proposed follows:

1. **The CITY shall amend the Zoning Map of the City of Portland, dated March 1958, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the Portland City Code, by adopting the map change amendment shown on Attachment 1.**

An exempt of the zoning map showing the hotel parcel is included as Attachment 1. this map will be an exhibit of the contract.

2. **The property shall be developed substantially in accordance with the site plan shown on Attachment 2.**

The applicant has submitted a detailed site plan based on a survey indicating grading, drainage, landscaping, and parking layout. The site plan is included as Attachment 2 and will be included as an exhibit of the contract.

The applicant has also submitted building elevations of the proposed hotel. The building will be 3 stories with a varied hip roof. Materials will consist of composition shingle roofing and EIFS wall systems for the building facade. Building elevations are included as Attachment ____.

3. **ASSOCIATES shall be authorized to establish and maintain a Marriott Hotel in addition to uses permitted in the I-M zone.**

The development parcel is currently zoned Moderate Impact (IM) industrial. The contract will allow the proposed hotel use while also allowing the uses of the IM zone.

4. **ASSOCIATES shall provide to the CITY a sanitary sewer easement establishing to the satisfaction of the CITY's Public Works Department and Corporation Counsel's office, ASSOCIATES' right to connect to the Harmon-Hutchins private sewer.**

The applicant found during its research, that the sewer serving adjacent properties along outer Congress Street is a private line feeding into a public sewer. A private sewer easement runs parallel to Congress Street and runs north through the Hutchins subdivision and into a 10 inch public sanitary sewer line.

The applicant proposes an easement to tie into this private line and is currently in negotiations to secure the easement.

5. **ASSOCIATES shall provide confirmation from the City of Portland Department of Public Works that the public sewer has capacity to handle the increased flow generated by the hotel facility.**

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Chair Carroll and Members of the Portland Planning Board

FROM: Sarah Hopkins, Senior Planner

DATE: June 8, 1999

RE: Outer Congress Street Hotel Contract Zone

Introduction

Robert Baldacci, agent for Ocean Properties, Ltd. has requested a second workshop with the Planning Board to discuss a proposed contract zone to allow a hotel on a parcel of land on outer Congress Street in the IM zone.

In January, the Planning Board reviewed the applicant's proposal, which was originally a request for a zone change from IM to B-4. The Board found the proposed hotel use reasonable; however, suggested a contract rezoning instead of a B-4 zone. Staff was then directed to draft a contract based on a site plan.

The applicant has returned with a detailed site plan and building elevations and a contract has been drafted accordingly.

Site Issues

During the first workshop, Planning Board members expressed concern regarding stormwater management and whether the development of this parcel will impact the Stroudwater River. The applicant has submitted a stormwater management plan which proposes to control the flow of water off the site with an underground storage system constructed of four 60 inch corrugated metal pipes.

The stormwater will be outletted at the predevelopment rate in the same location as the current condition. The site currently drains southeasterly into a ditch along the Maine Turnpike. Runoff crosses under the Turnpike to Long Creek and eventually reaches the Fore River.

The proposal estimates an impervious surface area of 51%. The drainage structures will provide a total suspended solids removal of 80%.

STORMWATER MANAGEMENT PLAN

FOR

PROPOSED HOTEL
2282 CONGRESS STREET
PORTLAND, MAINE

Prepared For

BALDACCI ASSOCIATES
183 HARLOW STREET
BANGOR, MAINE 04401

PREPARED BY

OEST ASSOCIATES, INC.
343 GORHAM ROAD
SOUTH PORTLAND, MAINE

May 1999
740.22.01

SURFACE WATER RUNOFF REPORT

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14.0	FIGURE 2 - SOILS MAP
15.0	APPENDIX - DRAINAGE CALCULATIONS

1.0 INTRODUCTION

The hotel will be constructed on approximately 3.24 acres located next to the Maine Turnpike on Outer Congress St. in Portland, Maine. The existing lot is heavily wooded with a few open spaces and slopes in a southeasterly direction. The existing site drains southeasterly into the Maine Turnpike ditch. The runoff continues south until it crosses under the turnpike, then follows a drainage course to Long creek, and eventually flows to the Fore River. There are no threatened or sensitive waterbodies into which the site stormwater drains, therefore, phosphorus control will not be a factor for this development. Based on our analysis of the Maine State flood maps, it was determined that there are no identified flood concerns for this site or for the surrounding properties.

It is projected that the completed development will consist of approximately 51% impervious area. Increases in the stormwater peak flow rates for the various storm events, due to the alteration of land cover, will be controlled an underground storage system. The stormwater will be controlled by utilizing four, 60" corrugated metal pipes for storage and will outlet the property in the same location as the pre-development flows. Total Suspended Solids (TSS) removal was taken into account for the entire site while designing the drainage structures. Using the estimated percent impervious area and the TSS sliding scale, a TSS removal efficiency was calculated.

2.0 ADJACENT AREAS

The areas which are immediately adjacent to the proposed project include the Maine Turnpike to the east, Jordans/Sysco Food Services to the west, the Maine Turnpike Authority and the EPX Group to the north, and the Maine Turnpike Connector (Under Construction) to the south.

3.0 METHODOLOGY

In order to assess the impact of the proposed construction on the stormwater characteristics of the site, computer modeling techniques using HydroCad's 5.01 software were used. This program incorporates the methodology outlined in the U.S. Department of Agriculture Soil Conservation Service's (SCS) Technical Release Number 20 (TR-20). Runoff was calculated for the 2, 10, and 25 year, 24 hour storm events.

Storm drain pipe sizes were designed utilizing the Flow Master software package created by Haestad's Methods. This program incorporates the methodology associated with Manning's Full Flow Equation. The 25 year storm event was used to size all structures.

4.0 PRECIPITATION

The storm events utilized in this study include the 2, 10, and 25 year, 24 hour storm events. The one day precipitation values for the proposed site are as follows:

- | | | |
|----|---------|------------|
| 1. | 2 Year | 3.0 Inches |
| 2. | 10 Year | 4.7 Inches |
| 3. | 25 Year | 5.5 Inches |

South Portland is located in Cumberland County. Therefore, a type III distribution was utilized throughout this study.

5.0 SOILS

The site soils, as identified in the medium intensity Cumberland County Soil Survey by the U.S.D.A. Soil Conservation Service, consists of one main soil series located within the project limits. The 3.24 acre site consists of the Hollis series which is described as a fine, sandy soil. The Hollis series is classified by the SCS as hydrologic soils grouping C/D. For this analysis, Hollis was classified as a D soil due to the existence of wetlands.

The soil boundaries as taken from the Cumberland County soil survey are noted on drawing D-1 of the project drawings.

6.0 WETLANDS

The 3.24 acre site contains approximately 1.0 acre of identified wetlands. Of this 1.0 acre, .4 acres of wetlands will be impacted by the site development. A permit for the disturbance of the wetlands will be obtained from the Maine State Department of Environmental Protection and the U.S. Army Corps of Engineers.

7.0 ASSUMPTIONS

In order to estimate the stormwater runoff rates generated by the new project, the following assumptions were made:

1. It was assumed that the open space and wooded areas associated with this project were under "good" soils conditions.
2. In order to analyze the effects of the development of this project on the runoff characteristics of the site, the property boundary was taken as the limits of the pre-development watershed condition.
3. Time of concentration flow paths for the post-development conditions were assumed to be channelized through the impervious areas within the subcatchments.

8.0 STUDY APPROACH

In order to analyze the impact of the proposed development on the site's stormwater characteristics, the pre-development project area was analyzed by assuming one Watershed area.

The post development Watershed was broken up into 2 subcatchments. The outlet point for the overall watershed was taken at the same location as the corresponding pre-development watershed. The stormwater runoff impact associated with converting approximately 51% of the site into impervious area was analyzed. It was determined that an underground storage system would be necessary to ensure that the peak flow rate off the site does not exceed the estimated pre-development peak rate. In addition to this, one stormwater treatment unit will be used to obtain the required TSS removal efficiency.

9.0 STORMWATER RUNOFF ANALYSIS

9.1 Watershed 1: Pre-Development Condition

Watershed 1 in pre-development consists of approximately 3.24 acres. At the present time, Watershed 1 drains in a southeasterly direction off the site into the Maine Turnpike ditch. The runoff continues south until it crosses under the turnpike, then follows a drainage course to Long creek, and eventually flows to

the Fore River.

9.2 Watershed 1: Post Development Condition

Watershed 1 in post-development consists of the same area as in pre-development, however, it contains 2 subcatchments. Subcatchment 12 consists of woods, brush, and grass and has an area of 1.24 acres. This subcatchment is being allowed to drain undetained and was accounted for in the post-development flow rate.

Subcatchment 11 consists of 2 acres and is mostly impervious with various landscaped areas mixed in. An underground storage system will be constructed under the parking lot within this watershed. The storage system will consist of four, 60" corrugated metal pipes that are fed by a 36" header pipe. The entire bed will have a surface area equal to 4200 sf. One stormwater treatment unit will be used to filter out any oil, grit, or other suspended solids prior to any stormwater entering the storage system. The pipe system will be designed to store the 25 year storm and will be throttled in the outlet control structure using orifices. A 4" underdrain system will surround the pipe bed to ensure that the groundwater table remains below the bottom of the bed.

The estimated peak flows of post-development will be less than the pre-development flows, thereby mitigating any adverse impacts to downstream abutting properties, structures, or receiving drainage courses. All of the stormwater outlets the property in the same location as in the pre-development condition.

10.0 SUMMARY TABLE

SCS TR-20 METHOD ANALYSIS SUMMARY TABLE
(All Flows are in cubic feet per second (cfs))

Watershed	AREA (ACRES)	Peak Flow 2 year storm	Peak Flow 10 year storm	Peak Flow 25 year storm
Pre - W/S 1	3.24	2.37	5.52	7.13
Post - W/S 1	3.24	2.06	5.49	7.11

11.0 TOTAL SUSPENDED SOLIDS (TSS)

To obtain the TSS removal efficiency necessary for this site, the impervious area was calculated and the sliding scale was used. The roof drainage will flow directly into the chamber storage system and does not require treatment of Total Suspended Solids (TSS). Therefore, the impervious area of the roof was not used in determining the TSS removal efficiency for the site.

Each of the stormwater treatment units will get 80% credit for TSS removal. The TSS removal efficiency required for the drainage area is 62%. The TSS removal efficiency that will be obtained on the property through effective treatment is 80%.

12.0 CONCLUSION

By utilizing an underground storage system, the increased stormwater peak rates associated with the construction of the hotel will be mitigated. Also, the effective use of one stormwater treatment unit will achieve the required TSS removal for the site. Standard erosion control methods for temporary and

permanent stabilization of the site will be employed to alleviate the potential for erosion and sedimentation.

The major outlet points for stormwater that exist in pre-development will not be altered with the construction of this hotel and the natural drainage patterns will be maintained as much as possible during the future development of the project.

SANITARY SEWER CAPACITY STUDY

3. **Jordans/SYSCO Food Services of Northern New England, Inc.**
PO Box 4657, Congress Street
Portland, ME 04112-4657
This is the former AB.Dick and NCR building

I spoke with David Abiati, Gen Manager

The facility is strictly used for offices. One shift/day with a maximum daily employee count of 50. This property is owned by John & Jody McGinnis. Sysco has not had a problem with the sewer and if they did, they would call the property management company. They did not know that they are on a private system.

4. **FOX 51/UPN**
2320 Congress Street
Portland, ME 04102

I spoke with Ann Gagne, Business Manager

This facility is a radio/TV station and strictly used for offices. They work 3 shift. During the day approximately 45 office workers, in the evening 20 and during the night, 4 persons. They do not own the building.

5. **EIU - Excess Insurance Underwriters**
2338 Congress Street
PO Box 1518
Portland, ME 04104

I spoke with Margaret Spino, Account Manager.

This is an office tenant that works one shift during regular business hours. Employee count 12.

6. **ECS - Executel Communications Systems, Inc.**
2338 Congress Street
PO Box 1769
Portland, ME 04104-1769

I spoke with the receptionist.

They are a telecommunications company with strictly office uses at this location. One day shift. Employee count of 28 but only 15 persons actually spend time at this building.

Conclusion

All the businesses I visited, are tenants in buildings they do not own. None was aware of a sewer system maintenance agreement, knew who they would call in case of a problem other than the property management company (which differed at every location) or had anything on the premises other than sinks and toilets. The only exception is EPX. They have a shower because of an on-site exercise room for the employees.

I am not 100% sure that Clark Associates is in fact connected to this private system but did include them.

Final employee count:

DAY	EVENING	NIGHT	TOTAL
252	95	79	426 @15 gallons per day/employee

The proposed hotel will contain 90 rooms @ 100 gallons per day/room.

Estimated existing flows	6,390 GPD
Projected flows from hotel	9,000 GPD
<hr/>	
Total	15,390 GPD

Estimated total capacity of the existing 8" private system is 500,000 GPD (See attached Table 43)

The 8" Harmon/Hutchins Sanitary Sewer system has adequate capacity to receive the projected flows from the proposed hotel.

By: Anke Read-Segerius

Note: Calculations were reviewed by Thomas J. Raymond P.E.

To: File
Bob Baldacci, Jr.

TABLE 41
REDUCTION IN CIRCULAR CROSS-SECTIONAL AREA BY
DEFLECTING FLEXIBLE PIPES

Deflection (%)	% Reduction in Internal Cross Sectional Area from Circular to Elliptical Shape
5	0.366
10	1.431
15	3.146
20	5.473
25	8.378
30	11.814
35	15.761

TABLE 42 - FLOW CHARACTERISTICS - PVC SEWER PIPE

S = 2 FT/1000 FT ASTM D3034 DR 35

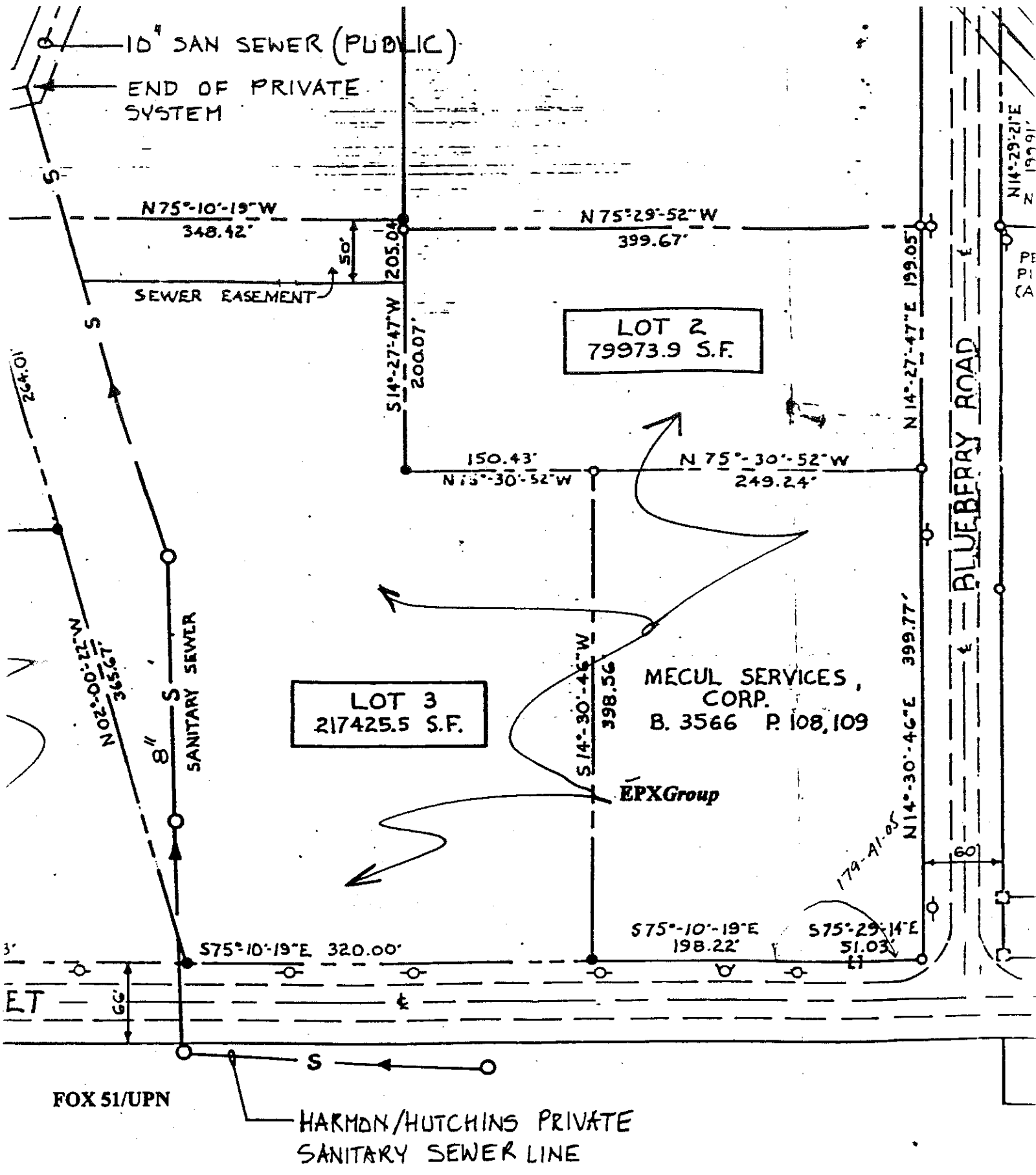
PVC Sewer Pipe	n = 0.009		n = 0.010		n = 0.011	
	V Ft/Sec	Q 1000 Gal/Day	V Ft/Sec	Q 1000 Gal/Day	V Ft/Sec	Q 1000 Gal/Day
4	1.3970	76.8336	1.2573	69.1502	1.1430	62.8638
6	1.8241	223.3236	1.6417	200.9912	1.4924	182.7193
8	2.2159	486.4148	1.9944	437.7734	1.8130	397.9758
10	2.5714	881.9288	2.3142	793.7359	2.1039	721.5781
12	2.8873	1402.0329	2.5986	1261.8299	2.3624	1147.1181
15	3.3053	2407.8642	2.9748	2167.0738	2.7044	1970.0671

TABLE 43 - FLOW CHARACTERISTICS - PVC SEWER PIPE

S = 3 FT/1000 FT ASTM D3034 DR 35

PVC Sewer Pipe	n = 0.009		n = 0.010		n = 0.011	
	V Ft/Sec	Q 1000 Gal/Day	V Ft/Sec	Q 1000 Gal/Day	V Ft/Sec	Q 1000 Gal/Day
4	1.7110	94.1015	1.5399	84.6914	1.3999	76.9922
6	2.2340	273.5144	2.0106	246.1629	1.8278	223.7845
8	2.7140	595.7340	2.4426	536.1607	2.2205	487.4188
10	3.1493	1080.1378	2.8344	972.1240	2.5767	883.7491
12	3.5362	1717.1229	3.1826	1545.4196	2.8933	675.2456
15	4.0482	2949.0139	3.6434	2654.1125	3.3122	2412.8255

AT ASSUMED MIN SLOPE S = 0.003
 CAPACITY = 487,4188 SAY 500,000 GALLONS/DAY



1" = 100'

PROPOSED SANITARY SEWER EASEMENT

OEST Associates, Inc.

- engineers
- architects
- surveyors
- construction managers

343 Gorham Road • South Portland, ME 04106-2317 • TEL (207) 761-1770 • FAX (207) 774-1246
E-mail: mail@oest.com • Web Site: www.oest.com

740.22.02

June 3, 1999

Mr. Frank Brancely
Senior Engineering Technician
Public Works Department
55 Portland Street
Portland, Maine 04101-2921

SUBJECT: Sanitary Sewer Collection and Treatment Capacity Letter for
Proposed Hotel at 2232 Congress Street

Dear Mr. Brancely:

Per our telephone conversation, I am sending you, attached, a copy of the sewer easement deed, a layout plan of the existing private sewer system and the result of the private sewer system's capacity study.

This support data serves to allow you to consider writing a letter that confirms that the City has adequate collection and treatment capacity to serve the proposed project.

The project consists of a 90-room limited service hotel. The site is presently not developed.

We project a total flow of 9,000 GPD. Sarah G. Hopkins, Senior Planner, is our project liaison at the City of Portland's Planning Department.

Thank you for your assistance and we look forward to hearing from you.

Yours truly,
OEST Associates, Inc.


Anke Read-Segerius

Enclosures

cc: Bob Baldacci, Jr.
Sarah G. Hopkins, City of Portland

EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JOHN MCGINNIS and JODY MCGINNIS of 24 White Place, Burlington, Vermont 05401,

for consideration paid,

grant to ROBERT E. BALDACCI, JR., his heirs, executors and assigns, of 183 Harlow Street, Bangor, Maine 04401,

A certain easement to enter upon, cross over and under, and to lay and install sewer lines over, across and under certain property of the Grantors described as follows:

Beginning at a point on the southerly sideline of an existing easement as described in Book 3426, Page 278 and further located S 82° 03' 21" W, 164.68 feet from a 5/8 inch re-bar set on the most northeasterly corner of property now of formerly belonging to OK Properties, LLC, thence running S 02° 43' 05" E, 8.00 feet to a point; thence turning and running S 87° 16' 55" W, 28.00 feet to a point; thence turning and running N 02° 43' 05" W, 8.00 feet to a point located on the southerly sideline of an existing easement; thence turning and running N 87° 16' 55" E, along said easement 28.00 feet to a point.

The above described parcel contains 224 square feet ("Easement Area"). The Sewer Easement Area is shown on a plan attached hereto entitled "Sketch Showing Proposed Sanitary Sewer Easement Rights for 2282 Congress St., Portland, Maine, Located on the Property of: OK Properties LLC, 2300 Congress, Portland, ME" by Oest Associates, Inc., Scale: 1" = 40'.

These easements are granted together with the right to lay and install sewer lines over, across and under said Easement Area for the purpose of connecting to the existing sewer line described in the Deed recorded at Book 3426, Page 278. The Grantor also conveys to the Grantee the right to enter upon said Easement Area for the purpose of maintaining and repairing the sewer line installed thereon.

The Grantee agrees to hold the Grantors harmless and to indemnify the Grantors, their heirs, successors, executors and assigns from and against any and all costs, damages, judgements, assessments, or other charges caused by or arising out of, the utilization of the easement by the Grantee, his heirs, successors, executors and assigns, including without limitation, any additional charges, costs or assessments made or imposed by the City of ~~South~~ Portland in connection with or as a result of the proposed hotel project.

These easements shall inure to the benefit of the Grantee, his heirs, executors and assigns.

The easement granted herein is revoked and cancelled unless this Easement Deed is recorded in the Cumberland County Registry of Deeds on or before October 1, 1999.

IN WITNESS WHEREOF, the said John McGinnis and Jody McGinnis have hereunto executed this instrument this 28 day of May, 1999.

Melaney Crawford
WITNESS

John R. McGinnis
JOHN MCGINNIS

Melaney Crawford
WITNESS

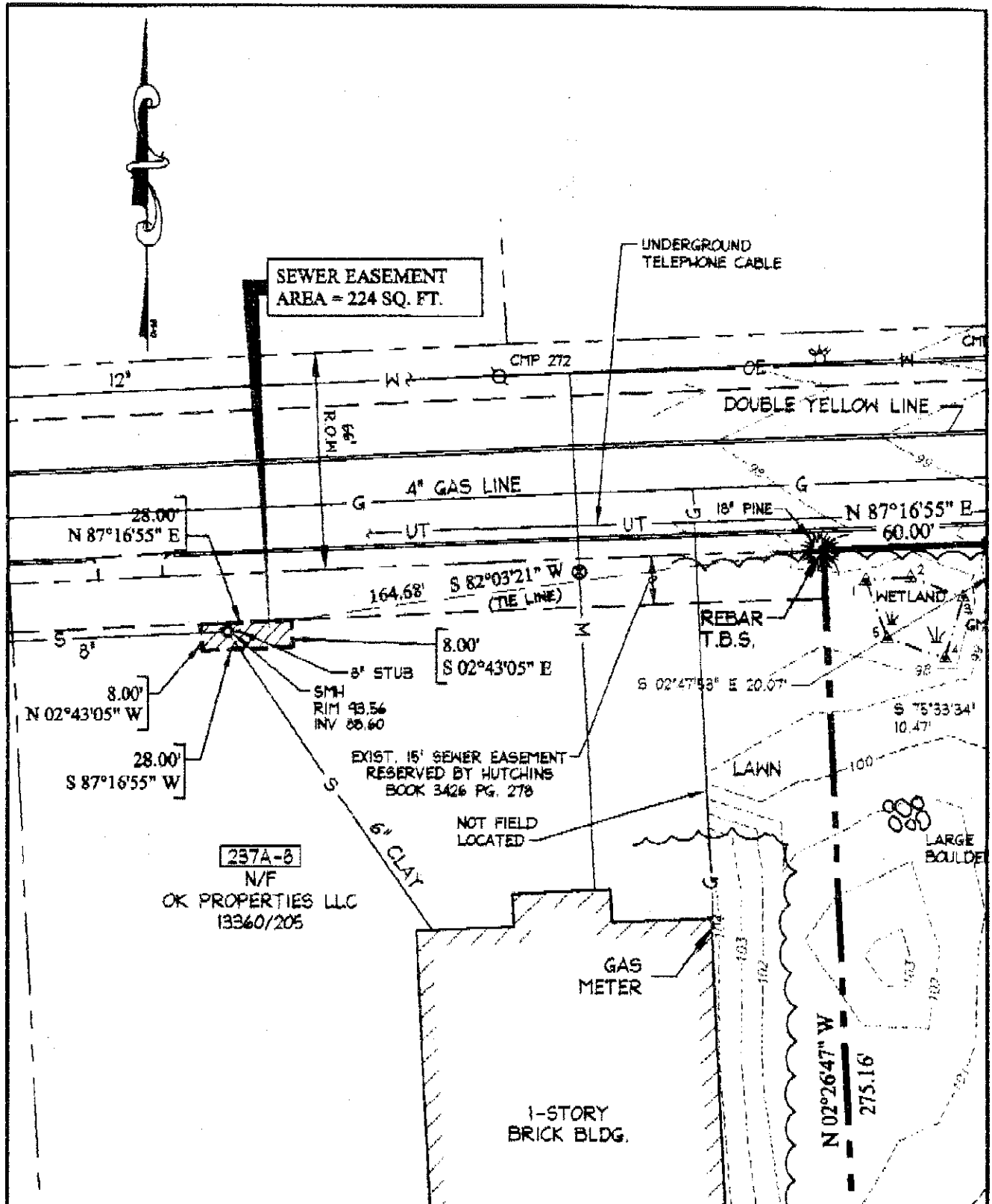
Jody McGinnis
JODY MCGINNIS

STATE OF Vermont
COUNTY OF Chittenden

On this 28 day of May, 1999, personally appeared the above-named JOHN MCGINNIS and JODY MCGINNIS, known to me or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Melaney Crawford
JUSTICE OF THE PEACE/NOTARY PUBLIC
Melaney Crawford

My Commission expires: Feb 2003



OEST Associates, Inc.

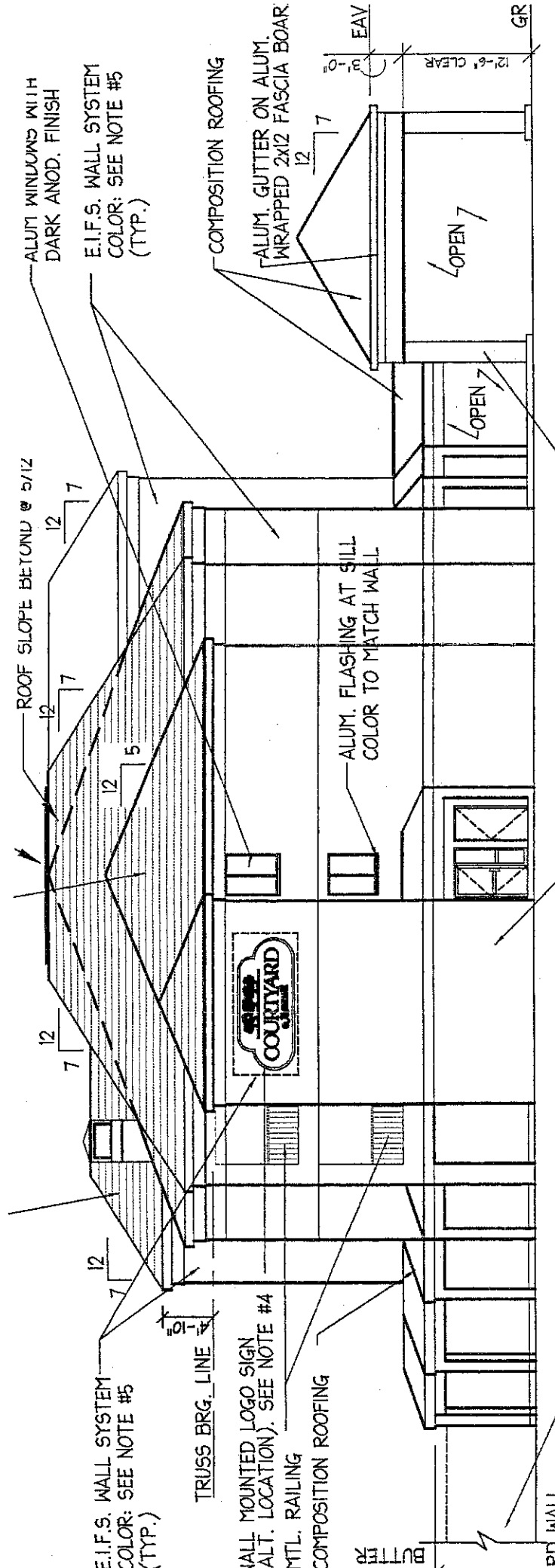
343 Gorham Road · South Portland, ME 04106

Code File: 7402201

SKETCH SHOWING SANITARY SEWER EASEMENT RIGHTS FOR 2282 CONGRESS ST., PORTLAND, MAINE LOCATED ON PROPERTY OF: OK PROPERTIES LLC

2300 CONGRESS ST. PORTLAND, ME

Scale: 1"=40'
Job #: 740.22.02



A. Admati

E.I.F.S. WALL SYSTEM
COLOR: NOTE #5
(TYP.)

LEFT ELEVATION

SCALE: 3/32"=1'-0"

3

E.I.F.S. WALL SYSTEM
COLOR: SEE NOTE #5
(TYP.)

TRUSS BRG. LINE

WALL MOUNTED LOGO SIGN
(ALT. LOCATION). SEE NOTE #4

MTL. RAILING

COMPOSITION ROOFING

GR

YARD WALL
WIN FOR CLARITY

(TYP)

Conclusion

All the businesses I visited, are tenants in buildings they do not own. None was aware of a sewer system maintenance agreement, knew who they would call in case of a problem other than the property management company (which differed at every location) or had anything on the premises other than sinks and toilets. The only exception is EPX. They have a shower because of an on-site exercise room for the employees.

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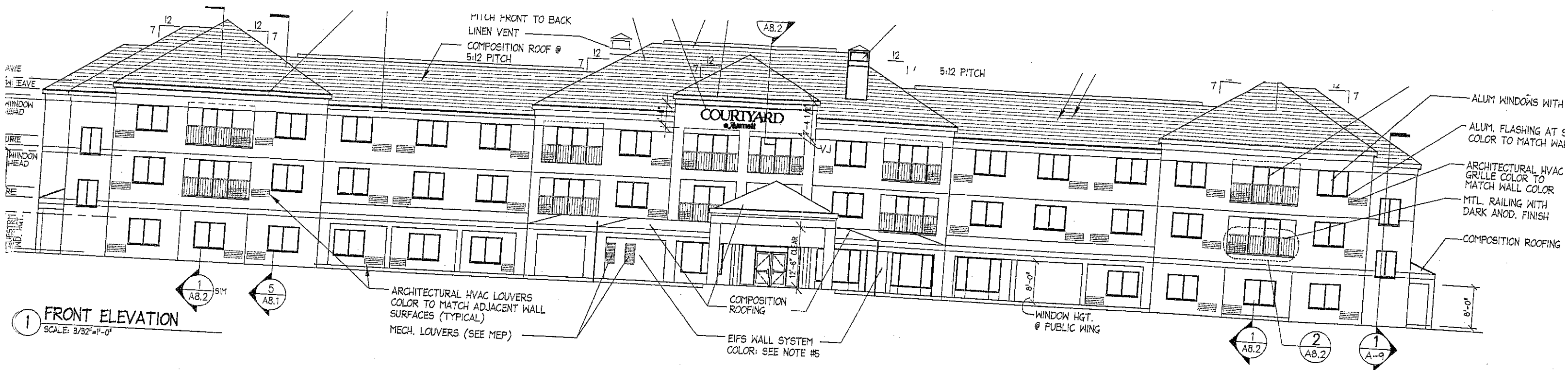
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TABLE 43 - FLOW CHARACTERISTICS - PVC SEWER PIPE

S = 3 FT/1000 FT ASTM D3034 DR 35

PVC Sewer Pipe	n = 0.009		n = 0.010		n = 0.011	
	V Ft/Sec	Q 1000 Gal/Day	V Ft/Sec	Q 1000 Gal/Day	V Ft/Sec	Q 1000 Gal/Day
4	1.7110	94.1015	1.5399	84.6914	1.3999	76.9922
6	2.2340	273.5144	2.0106	246.1629	1.8278	223.7845
8	2.7140	595.7340	2.4426	536.1607	2.2205	487.4188
10	3.1493	1080.1378	2.8344	972.1240	2.5767	883.7491
12	3.5362	1717.1229	3.1826	1545.4196	2.8933	675.2456
15	4.0482	2949.0139	3.6434	2654.1125	3.3122	2412.8255

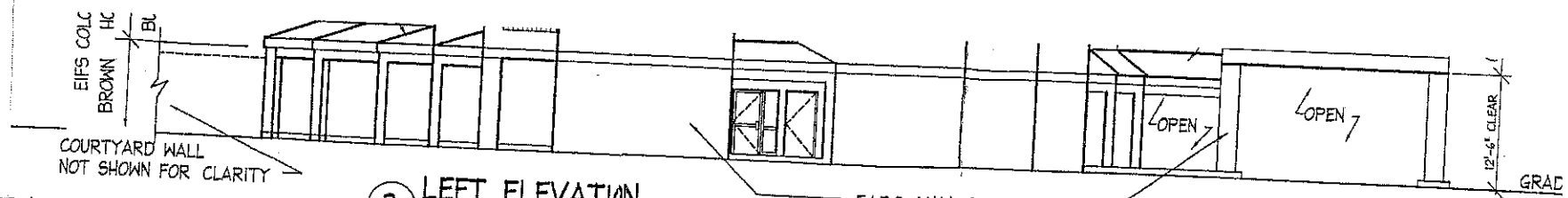
S = 0.003
 500,000 GALLONS/DAY
 M.I.N. SLOPE
 SAY 487.4188
 CAPACITY = 487.4188



1 FRONT ELEVATION
 SCALE: 3/32"=1'-0"

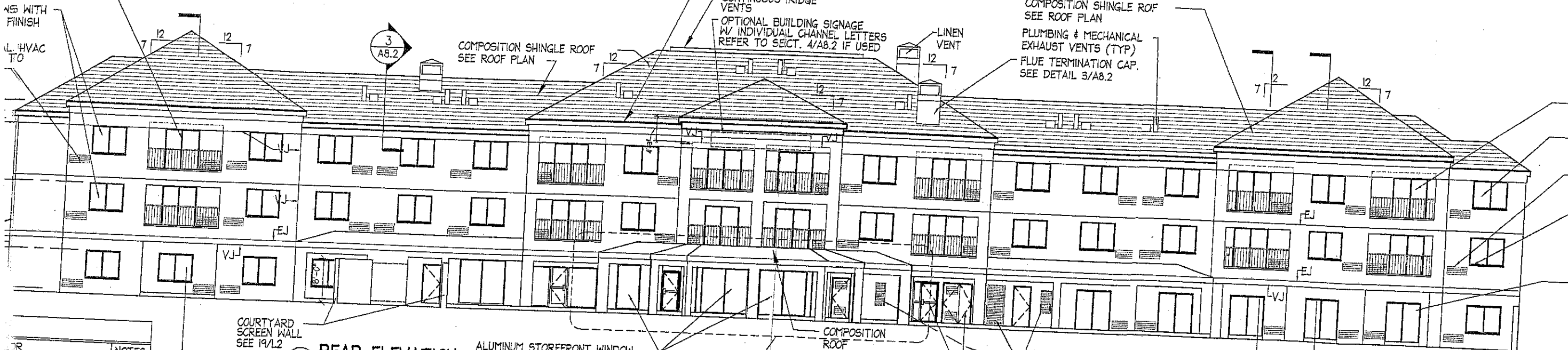
SCALE: 3/32"=1'-0"

E.I.F.S. WALL SYSTEM
COLOR: SEE NOTE #5
(TYP.)



3 LEFT ELEVATION
SCALE: 3/32"=1'-0"

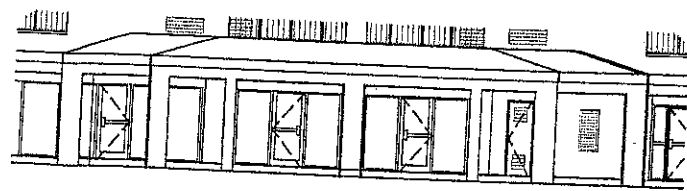
ASS DOORS ANOD. FINISH
AS WITH FINISH
L. HVAC TO



4 REAR ELEVATION
SCALE: 3/32"=1'-0"

ALUMINUM STOREFRONT WINDOW SYSTEM - SEE SCHED.

COLOR	NOTES
BY BUTTER/BROWN	
BY BUTTER	
BY ST. GREEN	
BY PRY BROWN	
E	
H E.I.F.S.	
BY BUTTER	
BY BUTTER	
BY BRONZE FINISH	
BY BRONZE FINISH	
BY MATCH E.I.F.S.	



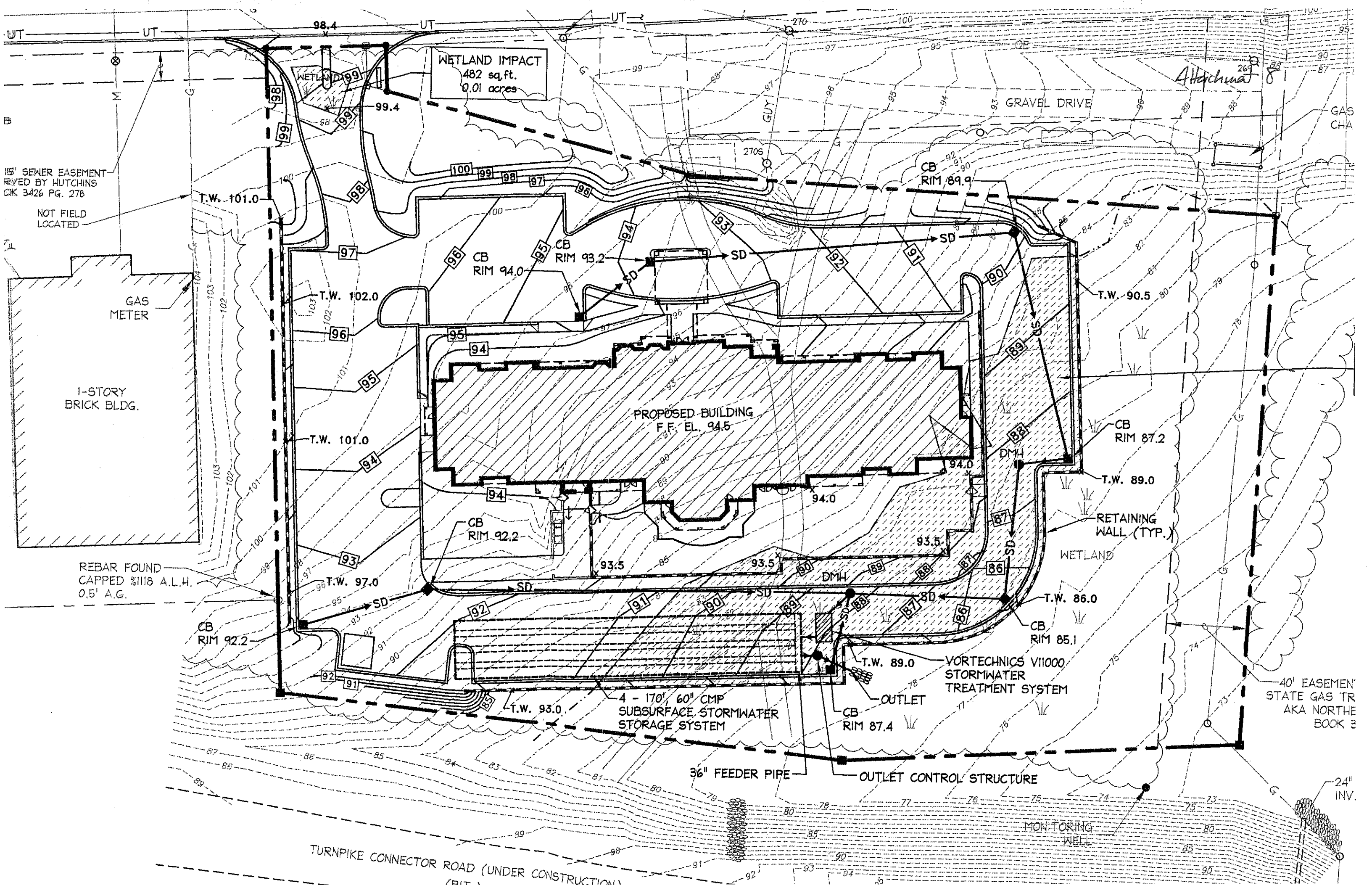
5 PART. REAR ELEVATION, OUTDOOR POOL OPTION
SCALE: 3/32"=1'-0"

GENERAL NOTES:

- GUTTERS SHALL BE PREFINISHED ALUMINUM WITH MINIMUM THICKNESS OF .032, PROFILE: 6" X 7" H WITH 1/4" HIGHER BACK AND NON-CORROSIVE LEAF SCREEN; DOWNSPOUTS SHALL BE PREFINISHED ALUMINUM WITH MINIMUM THICKNESS OF .027, SIZE 3" X 4", COLOR: WHITE
- ALL CEILING HEIGHTS ARE 8'-0" CLEAR UNLESS NOTED OTHERWISE, EXCEPT AT THE FIRST FLOOR WHERE ALL CEILING HEIGHTS ARE 10'-0" UNLESS NOTED OTHERWISE. SEE FINISH SCHEDULE AND REFLECTED CEILING PLAN
- SEE FLOOR PLAN AND DOOR AND WINDOW SCHEDULES (SHEET A-II) FOR DOOR AND WINDOW INFORMATION.
- PROVIDE PLYWOOD BACKING BEHIND BUILDING SIGNAGE AS REQUIRED FOR ATTACHMENT
- COLOR OF TYPICAL EIFS AT EXTERIOR WALL FACES

REV.	DESCRIPTION	DR. BY	CKD. BY	APP. BY	DATE
A	FOR CONTRACT ZONE REVIEW	GRC			5/4/99

BALDACCI ASSOCIA
183 Harlow Street • Bangor, Meir
2282 CONGRESS STREET • PORT.
BUILDING ELEVATIO



WETLAND IMPACT
482 sq. ft.
0.01 acres

PROPOSED BUILDING
F.F. EL. 94.5

CB RIM 94.0

CB RIM 93.2

CB RIM 92.2

CB RIM 89.9

CB RIM 87.2

T.W. 89.0

RETAINING WALL (TYP.)

WETLAND

T.W. 86.0

CB RIM 85.1

VORTECHNICS VII000
STORMWATER
TREATMENT SYSTEM

OUTLET
CB RIM 87.4

4 - 170', 60" CMP
SUBSURFACE STORMWATER
STORAGE SYSTEM

36" FEEDER PIPE

OUTLET CONTROL STRUCTURE

MONITORING
WELL

24"
INV.

TURNPIKE CONNECTOR ROAD (UNDER CONSTRUCTION)

GRAVEL DRIVE

Attachment 8

GAS CHA

15' SEWER EASEMENT
REVISED BY HUTCHINS
CHK 3426 PG. 278

NOT FIELD
LOCATED

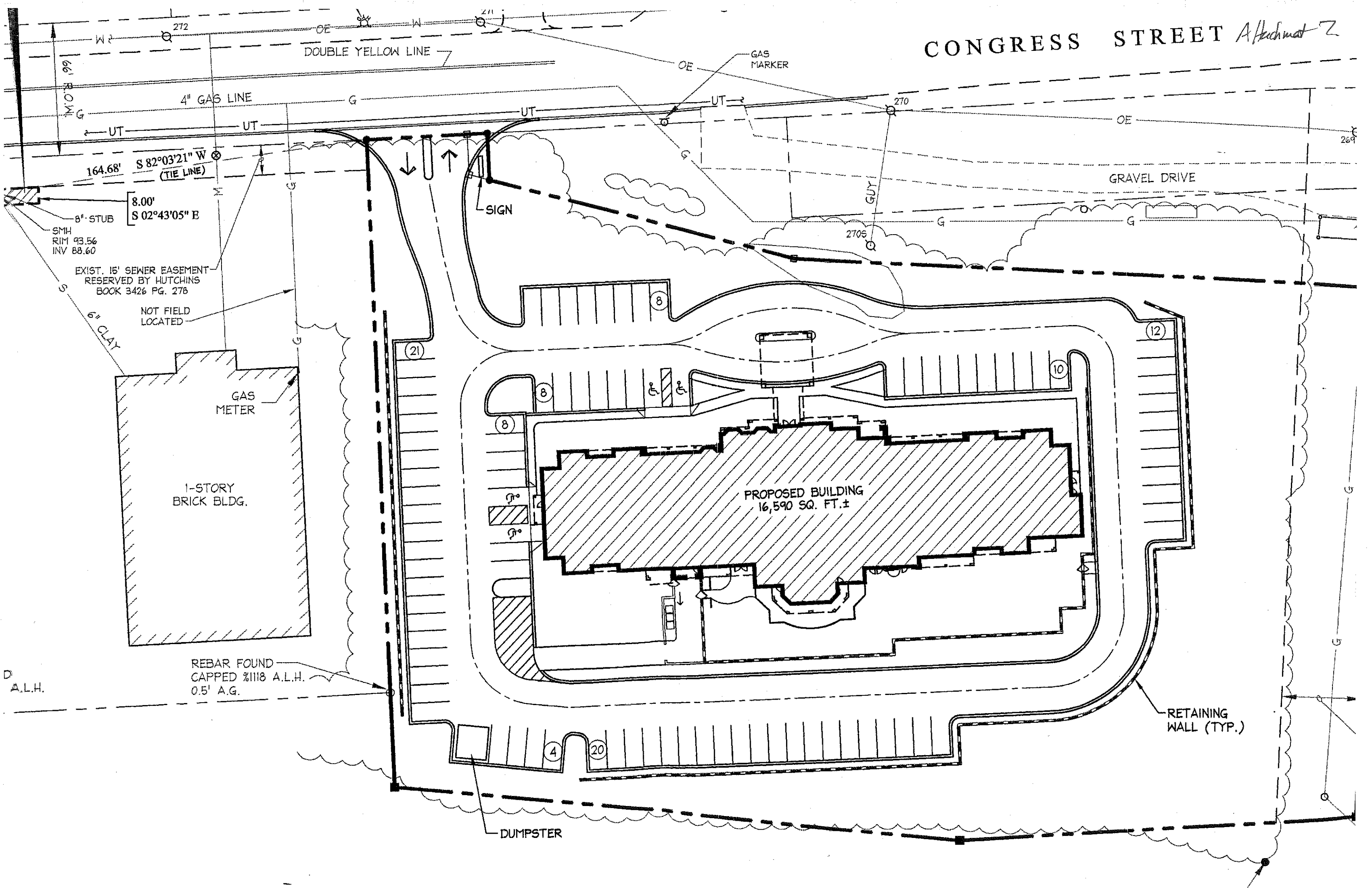
GAS
METER

1-STORY
BRICK BLDG.

REBAR FOUND
CAPPED 3/8" A.L.H.
0.5' A.G.

40' EASEMENT
STATE GAS TR
AKA NORTHE
BOOK 3

CONGRESS STREET *A. Hutchins*



DOUBLE YELLOW LINE

4" GAS LINE

GAS MARKER

270

GRAVEL DRIVE

164.68' $S 82^{\circ}03'21" W$
(TIE LINE)

SIGN

8" STUB
SMH
RIM 93.56
INV 88.60

EXIST. 15' SEWER EASEMENT
RESERVED BY HUTCHINS
BOOK 3426 PG. 278

NOT FIELD
LOCATED

6" CLAY

GAS
METER

1-STORY
BRICK BLDG.

PROPOSED BUILDING
16,590 SQ. FT. ±

RETAINING
WALL (TYP.)

REBAR FOUND
CAPPED 3/118 A.L.H.
0.5' A.G.

DUMPSTER

D
A.L.H.

PBR1

**CONTRACT ZONE PROPOSAL
VICINITY OF 2393 CONGRESS STREET
HUTHCOURT, L.L.C., APPLICANT**

828-6604
BWS

Submitted to:
Portland Planning Board
Portland, Maine

July 13, 1999

I. Introduction

Hutchcourt L.L.C. has requested a recommendation from the Planning Board to the City Council regarding a proposed contract zone to allow construction and operation of a hotel on a parcel of land on outer Congress Street in the IM zone.

In January, the Planning Board reviewed the applicant's proposal, which was originally a request for a zone change from IM to B-4. The Board found the proposed hotel use reasonable; however, suggested a contract rezoning instead of a B-4 zone. A contract was drafted and sent to the Board in June. At that time, text changes were suggested and the contract was revised accordingly.

II. Site Issues

During the first workshop, Planning Board members expressed concern regarding stormwater management and whether the development of this parcel will impact the Stroudwater River. The applicant has submitted a stormwater management plan which proposes to control the flow of water off the site with an underground storage system constructed of four 60 inch corrugated metal pipes.

The stormwater will be outletted at the predevelopment rate in the same location as the current condition. The site currently drains southeasterly into a ditch along the Maine Turnpike. Runoff crosses under the Turnpike to Long Creek and eventually reaches the Fore River.

The proposal estimates an impervious surface area of 51%. The drainage structures will provide a total suspended solids removal of 80%.

III. Proposed Contract Conditions

The conditions of the revised contract as proposed follows:

- 1. The CITY shall amend the Zoning Map of the City of Portland, dated March 1958, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the Portland City Code, by adopting the map change amendment shown on Attachment 1.**

An exempt of the zoning map showing the hotel parcel is included as Attachment 1. This map will be an exhibit of the contract.

- 2. The property shall be developed substantially in accordance with the site plan shown on Attachment 2.**

The applicant has submitted a detailed site plan based on a survey indicating grading, drainage, landscaping, and parking layout. The site plan is included as Attachment 2 and will be included as an exhibit of the contract.

The applicant has also submitted building elevations of the proposed hotel. The building will be 3 stories with a varied hip roof. Materials will consist of composition shingle roofing and EIFS wall systems for the building facade. Building elevations are included as Attachment 6.

3. **CORPORATION shall be authorized to establish and maintain a Hotel with hotel-related accessories including but not limited to a restaurant, bar, conference room(s), pool and gym (provided that the same is located within said Hotel or on a patio adjacent thereto), in addition to undertaking uses permitted in the I-M zone.**

The development parcel is currently zoned Moderate Impact (IM) industrial. The contract will allow the proposed hotel use and various accessory uses while also allowing the uses of the IM zone.

4. **CORPORATION shall provide to the CITY a sanitary sewer easement establishing to the satisfaction of the CITY's Public Works Department and Corporation Counsel's office, CORPORATION'S right to connect to the Harmon-Hutchins private sewer.**

The applicant found during its research, that the sewer serving adjacent properties along outer Congress Street is a private line feeding into a public sewer. A private sewer easement runs parallel to Congress Street and runs north through the Hutchins subdivision and into a 10 inch public sanitary sewer line.

The applicant proposes an easement to tie into this private line and is currently in negotiations to secure the easement.

5. **CORPORATION shall provide confirmation from the City of Portland Department of Public Works that the public sewer has capacity to handle the increased flow generated by the hotel facility.**

The applicant has conducted an informal survey of neighboring properties connected to the private sewer line. The interviews indicate that there is sufficient capacity along the sewer line to accept anticipated flows of 15,390 gallons/day based on a proposed 90 room hotel.

6. **Up to a maximum of ninety-eight (98) guest rooms shall be permitted in the hotel.**

The proposed hotel will contain 90 rooms but the contract allows for an upper limit of 98 rooms.

7. **The Hotel project must obtain site plan approval from the Portland Planning Board. Included within such approval are the following requirements:**

- (1) **CORPORATION shall submit a traffic study establishing its ability to meet all the traffic safety requirements to the satisfaction of the CITY's Traffic Engineer, and**
- (2) **All signage on site shall obtain the prior approval of the Zoning Administrator.**

Upon approval of the contract zone by the City Council, the applicant will return to the Planning Board for site plan review.

The Traffic Engineer has determined that a traffic study will be required.

A signage plan will also have to be submitted and approved by the Zoning Administrator.

8. The provisions of this Agreement, including the permitted hotel use, are intended to be supplemental to the uses and requirements of the underlying I-M zone.
9. If a building permit has not been pulled within two years of the date of this contract, the zone shall revert to I-M zone; provided that CORPORATION may extend this agreement by one (1) years at the discretion of the Director of Planning and Urban Development.

The contract stipulates that the contract will expire in two years unless extended by the Director of Planning for an additional year.

The language of the body of the contract states that the rezoning shall run with the subject premises and shall bind the applicants and their successors to the terms of the contract.

IV. Policy Issues

During its deliberations, the Planning Board expressed the opinion that the hotel use would be compatible with the IM uses found along Outer Congress Street. The Board did not find, however, that all hotel uses would be compatible in all IM zones of the City. Furthermore, the Planning Board determined that a B-4 zone, which would allow a hotel use, would not be an appropriate zone in this part of the City. The Board concluded that because of the unusual nature of the proposed use, a contract for rezoning would be consistent with the Land Use Plan.

V. Motions for the Board to Consider

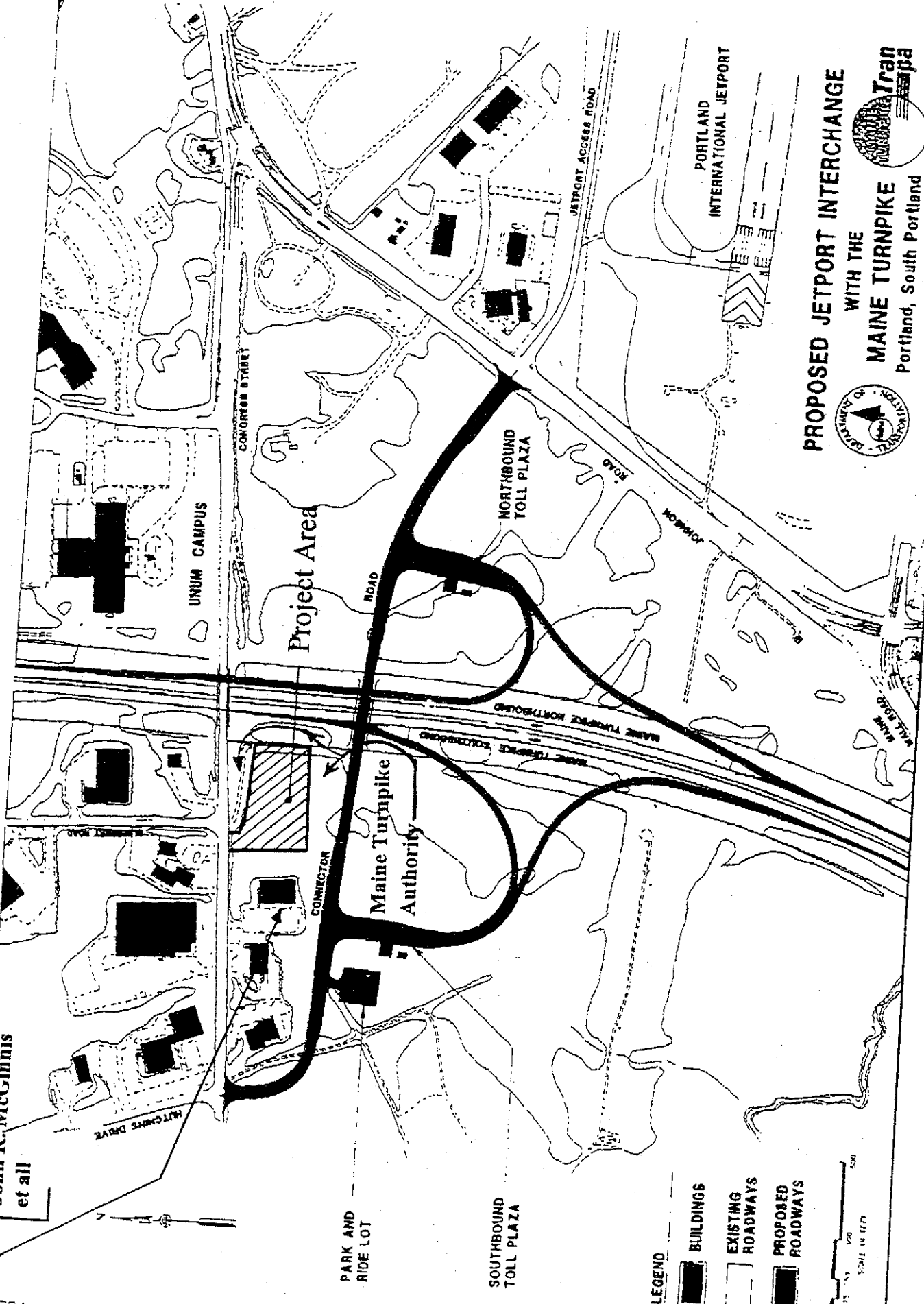
On the basis of plans and materials submitted and on the basis of information contained in Planning Report #27-99, the Planning Board has found the proposed rezoning to be consistent with the City's comprehensive land use plan and consistent with the existing and permitted uses within the IM zone and further [recommends/does not recommend] the Hutchcourt contract rezoning to the City Council.

Attachments

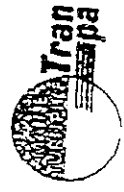
1. Vicinity Map/Zoning Map
2. Proposed Contract
3. Stormwater Management Plan
4. Sanitary Sewer Capacity Study
5. Proposed Sanitary Sewer Easement
6. Building Elevations
7. Site Plan
8. Grading Plan

Nichols Portland/Manufacturing Plant
John R. McGinnis
et al

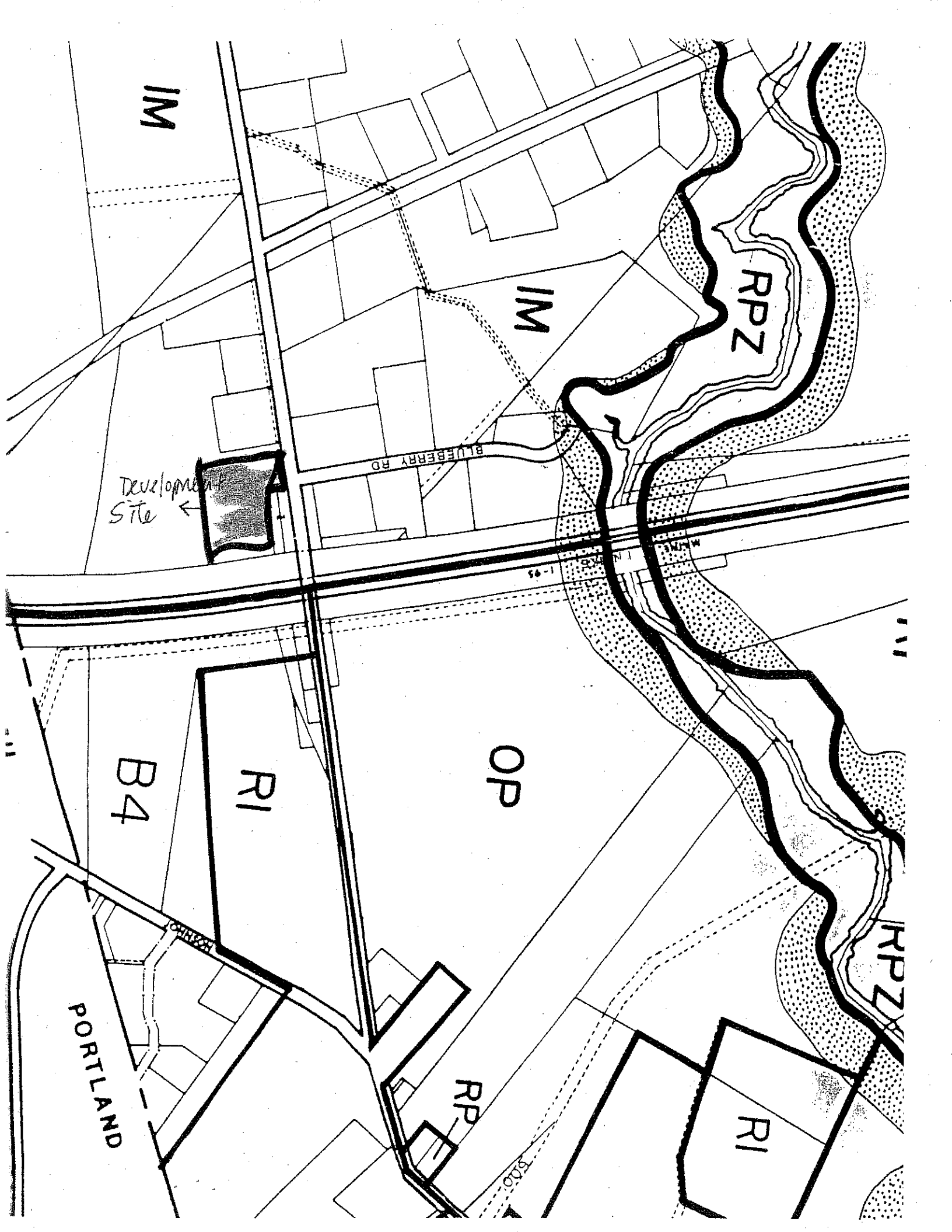
TOTAL P. 02



PROPOSED JETPORT INTERCHANGE
WITH THE
MAINE TURNPIKE
Portland, South Portland



VICINITY MAP
Abutters and Project Area



**AGREEMENT BETWEEN
CITY OF PORTLAND
AND
HUTCHCOURT, L.L.C.**

AGREEMENT made this _____ day of _____, 1999 by and between the **CITY OF PORTLAND**, a body corporate and politic, located in Cumberland County and State of Maine (hereinafter the "**CITY**") and **HUTCHCOURT, L.L.C.** of _____ (hereinafter "**CORPORATION**").

WITNESSETH:

WHEREAS, CORPORATION did request a rezoning of property located at 2282 Congress Street, in Portland, in order to permit the establishment and operation of a hotel on 3.24 acres; and

WHEREAS, the Planning Board of the City of Portland, pursuant to 30-A M.R.S.A. §4352(8), and after notice and hearing and due deliberation thereon, recommended the rezoning of the property as aforesaid, subject, however, to certain conditions; and

WHEREAS, the **CITY** by and through its City Council has determined that said rezoning would be pursuant to and consistent with the **CITY'S** comprehensive land use plan and consistent with the existing and permitted uses within the original zone; and

WHEREAS, the **CITY** has determined that because of the unusual nature of the proposed development it is necessary or appropriate to impose by agreement the following conditions or restrictions in order to insure that the rezoning is consistent with the **CITY'S** comprehensive land use plan; and

WHEREAS, the **CITY** authorized the execution of this Agreement on _____, 1999;

NOW, THEREFORE, in consideration of the mutual promises made by each party to the other, the parties covenant and agree as follows:

1. The **CITY** shall amend the Zoning Map of the City of Portland, dated March 1958, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the Portland City Code, by adopting the map change amendment shown on Attachment 1.
2. The property shall be developed substantially in accordance with the site plan shown on Attachment 2.
3. **CORPORATION** shall be authorized to establish and maintain a Hotel, with hotel-related accessories including but not limited to a restaurant, bar, conference room(s), pool, and gym) provided that the same is located within said Hotel or on a patio adjacent thereto), in addition to undertaking uses permitted in the I-M zone.
4. **CORPORATION** shall provide to the **CITY** a sanitary sewer easement establishing to the satisfaction of the **CITY**'s Public Works Department and Corporation Counsel's Office, **CORPORATION**'s right to connect to the Harmon-Hutchins private sewer.
5. **CORPORATION** shall provide confirmation from the Portland Engineering Department that the public sewer has capacity to handle the increased flow generated by the hotel facility.
6. Up to a maximum of ninety-eight (98) guest rooms shall be permitted in the Hotel.
7. The Hotel project must obtain final site plan approval from the Portland Planning Board. Included within such approval are the following requirements:
 - (1) **CORPORATION** shall submit a traffic study establishing its ability to meet all the traffic safety requirements to the satisfaction of the **CITY**'s Traffic Engineer, and
 - (2) All signage on site shall obtain the prior approval of the Zoning Administrator.

8. The provisions of this Agreement, including the permitted hotel use, are intended to be supplemental to the uses and requirements of the underlying I-M zone.
9. If a building permit has not been pulled within two years of the date of this contract, the zone shall revert to I-M zone; provided that **CORPORATION** may extend this Agreement by one (1) year at the discretion of the Director of Planning and Urban Development.

The above stated restrictions, provisions and conditions are an essential part of the rezoning, shall run with the subject premises, shall bind **CORPORATION**, their successors and assigns, as permitted by this Agreement, of said property or any part thereof or interest therein, and any party in possession or occupancy of said property or any part thereof, and shall inure to the benefit of and be enforceable by the **CITY**, by and through its duly authorized representatives.

If any of the restrictions, provisions, conditions, or portions thereof set forth herein is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such determination shall not affect the validity of the remaining portions hereof.

Except as expressly modified herein, the use and occupancy of the subject premises shall be governed by and comply with the provisions of the Land Use Code of the City of Portland and any applicable amendments thereto or replacement thereof.

In the event that **CORPORATION** or any successor fail to continue to utilize the property in accordance with this Agreement, or in the event of a breach of any condition(s) set forth in this Agreement, the Planning Board shall have the authority, after hearing, to resolve the issue resulting in the

breach or the failure to operate. The resolution may include a recommendation to the City Council that the site be rezoned to I-M or any successor zone and that this Agreement be terminated, requiring a cessation of the hotel use.

WITNESS:

CITY OF PORTLAND

By _____
Robert B. Ganley
Its City Manager

WITNESS:

HUTHCOURT, L.L.C.

By _____
Its: _____

STATE OF MAINE
CUMBERLAND, ss.

Date: _____, 1999

Personally appeared the above-named Robert B. Ganley, in his capacity as City Manager, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the City of Portland.

Before me,

Notary Public/Attorney at Law

STATE OF MAINE
CUMBERLAND, ss.

Date _____, 1999

Personally appeared the above-named _____, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Hutchcourt, L.L.C.

Before me,

Notary Public/Attorney at Law

O:\WP\PENNY\CONTRACT\HUTCHCOU.DOC

STORMWATER MANAGEMENT PLAN

FOR

PROPOSED HOTEL
2282 CONGRESS STREET
PORTLAND, MAINE

Prepared For

BALDACCI ASSOCIATES
183 HARLOW STREET
BANGOR, MAINE 04401

PREPARED BY

OEST ASSOCIATES, INC.
343 GORHAM ROAD
SOUTH PORTLAND, MAINE

May 1999
740.22.01

SURFACE WATER RUNOFF REPORT

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2.0	ADJACENT AREAS
3.0	METHODOLOGY
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5.0	SOILS
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7.0	ASSUMPTIONS
8.0	STUDY APPROACH
9.0	STORMWATER RUNOFF ANALYSIS
9.1	WATERSHED 1: PRE-DEVELOPMENT CONDITION
9.2	WATERSHED 1: POST-DEVELOPMENT CONDITION
10.0	SUMMARY TABLE
11.0	TOTAL SUSPENDED SOLIDS (TSS) REMOVAL
12.0	CONCLUSIONS
13.0	FIGURE 1 - LOCATION MAP
14.0	FIGURE 2 - SOILS MAP
15.0	APPENDIX - DRAINAGE CALCULATIONS

1.0 INTRODUCTION

The hotel will be constructed on approximately 3.24 acres located next to the Maine Turnpike on Outer Congress St. in Portland, Maine. The existing lot is heavily wooded with a few open spaces and slopes in a southeasterly direction. The existing site drains southeasterly into the Maine Turnpike ditch. The runoff continues south until it crosses under the turnpike, then follows a drainage course to Long creek, and eventually flows to the Fore River. There are no threatened or sensitive waterbodies into which the site stormwater drains, therefore, phosphorus control will not be a factor for this development. Based on our analysis of the Maine State flood maps, it was determined that there are no identified flood concerns for this site or for the surrounding properties.

It is projected that the completed development will consist of approximately 51% impervious area. Increases in the stormwater peak flow rates for the various storm events, due to the alteration of land cover, will be controlled an underground storage system. The stormwater will be controlled by utilizing four, 60" corrugated metal pipes for storage and will outlet the property in the same location as the pre-development flows. Total Suspended Solids (TSS) removal was taken into account for the entire site while designing the drainage structures. Using the estimated percent impervious area and the TSS sliding scale, a TSS removal efficiency was calculated.

2.0 ADJACENT AREAS

The areas which are immediately adjacent to the proposed project include the Maine Turnpike to the east, Jordans/Sysco Food Services to the west, the Maine Turnpike Authority and the EPX Group to the north, and the Maine Turnpike Connector (Under Construction) to the south.

3.0 METHODOLOGY

In order to assess the impact of the proposed construction on the stormwater characteristics of the site, computer modeling techniques using HydroCad's 5.01 software were used. This program incorporates the methodology outlined in the U.S. Department of Agriculture Soil Conservation Service's (SCS) Technical Release Number 20 (TR-20). Runoff was calculated for the 2, 10, and 25 year, 24 hour storm events.

Storm drain pipe sizes were designed utilizing the Flow Master software package created by Haestad's Methods. This program incorporates the methodology associated with Manning's Full Flow Equation. The 25 year storm event was used to size all structures.

4.0 PRECIPITATION

The storm events utilized in this study include the 2, 10, and 25 year, 24 hour storm events. The one day precipitation values for the proposed site are as follows:

- | | | |
|----|---------|------------|
| 1. | 2 Year | 3.0 Inches |
| 2. | 10 Year | 4.7 Inches |
| 3. | 25 Year | 5.5 Inches |

South Portland is located in Cumberland County. Therefore, a type III distribution was utilized throughout this study.

5.0 SOILS

The site soils, as identified in the medium intensity Cumberland County Soil Survey by the U.S.D.A. Soil Conservation Service, consists of one main soil series located within the project limits. The 3.24 acre site consists of the Hollis series which is described as a fine, sandy soil. The Hollis series is classified by the SCS as hydrologic soils grouping C/D. For this analysis, Hollis was classified as a D soil due to the existence of wetlands.

The soil boundaries as taken from the Cumberland County soil survey are noted on drawing D-1 of the project drawings.

6.0 WETLANDS

The 3.24 acre site contains approximately 1.0 acre of identified wetlands. Of this 1.0 acre, .4 acres of wetlands will be impacted by the site development. A permit for the disturbance of the wetlands will be obtained from the Maine State Department of Environmental Protection and the U.S. Army Corps of Engineers.

7.0 ASSUMPTIONS

In order to estimate the stormwater runoff rates generated by the new project, the following assumptions were made:

1. It was assumed that the open space and wooded areas associated with this project were under "good" soils conditions.
2. In order to analyze the effects of the development of this project on the runoff characteristics of the site, the property boundary was taken as the limits of the pre-development watershed condition.
3. Time of concentration flow paths for the post-development conditions were assumed to be channelized through the impervious areas within the subcatchments.

8.0 STUDY APPROACH

In order to analyze the impact of the proposed development on the site's stormwater characteristics, the pre-development project area was analyzed by assuming one Watershed area.

The post development Watershed was broken up into 2 subcatchments. The outlet point for the overall watershed was taken at the same location as the corresponding pre-development watershed. The stormwater runoff impact associated with converting approximately 51% of the site into impervious area was analyzed. It was determined that an underground storage system would be necessary to ensure that the peak flow rate off the site does not exceed the estimated pre-development peak rate. In addition to this, one stormwater treatment unit will be used to obtain the required TSS removal efficiency.

9.0 STORMWATER RUNOFF ANALYSIS

9.1 Watershed 1: Pre-Development Condition

Watershed 1 in pre-development consists of approximately 3.24 acres. At the present time, Watershed 1 drains in a southeasterly direction off the site into the Maine Turnpike ditch. The runoff continues south until it crosses under the turnpike, then follows a drainage course to Long creek, and eventually flows to

the Fore River.

9.2 Watershed 1: Post Development Condition

Watershed 1 in post-development consists of the same area as in pre-development, however, it contains 2 subcatchments. Subcatchment 12 consists of woods, brush, and grass and has an area of 1.24 acres. This subcatchments is being allowed to drain undetained and was accounted for in the post-development flow rate.

Subcatchment 11 consists of 2 acres and is mostly impervious with various landscaped areas mixed in. An underground storage system will be constructed under the parking lot within this watershed. The storage system will consist of four, 60" corrugated metal pipes that are fed by a 36" header pipe. The entire bed will have a surface area equal to 4200 sf. One stormwater treatment unit will be used to filter out any oil, grit, or other suspended solids prior to any stormwater entering the storage system. The pipe system will be designed to store the 25 year storm and will be throttled in the outlet control structure using orifices. A 4" underdrain system will surround the pipe bed to ensure that the groundwater table remains below the bottom of the bed.

The estimated peak flows of post-development will be less than the pre-development flows, thereby mitigating any adverse impacts to downstream abutting properties, structures, or receiving drainage courses. All of the stormwater outlets the property in the same location as in the pre-development condition.

10.0 SUMMARY TABLE

SCS TR-20 METHOD ANALYSIS SUMMARY TABLE
(All Flows are in cubic feet per second (cfs))

Watershed	AREA (ACRES)	Peak Flow 2 year storm	Peak Flow 10 year storm	Peak Flow 25 year storm
Pre - W/S 1	3.24	2.37	5.52	7.13
Post - W/S 1	3.24	2.06	5.49	7.11

11.0 TOTAL SUSPENDED SOLIDS (TSS)

To obtain the TSS removal efficiency necessary for this site, the impervious area was calculated and the sliding scale was used. The roof drainage will flow directly into the chamber storage system and does not require treatment of Total Suspended Solids (TSS). Therefore, the impervious area of the roof was not used in determining the TSS removal efficiency for the site.

Each of the stormwater treatment units will get 80% credit for TSS removal. The TSS removal efficiency required for the drainage area is 62%. The TSS removal efficiency that will be obtained on the property through effective treatment is 80%.

12.0 CONCLUSION

By utilizing an underground storage system, the increased stormwater peak rates associated with the construction of the hotel will be mitigated. Also, the effective use of one stormwater treatment unit will achieve the required TSS removal for the site. Standard erosion control methods for temporary and

permanent stabilization of the site will be employed to alleviate the potential for erosion and sedimentation.

The major outlet points for stormwater that exist in pre-development will not be altered with the construction of this hotel and the natural drainage patterns will be maintained as much as possible during the future development of the project.

SANITARY SEWER CAPACITY STUDY

OEST Associates, Inc.

343 Gorham Road • South Portland, ME 04106-2317 • TEL (207) 761-1770 • FAX (207) 774-1246
E- mail: mail@oest.com • Web Site: www.oest.com

• engineers
• architects
• surveyors
• construction
managers

740.22.02

April 16, 1999

SANITARY SEWER QUESTIONNAIRE/EVALUATION FOR THE PRIVATE HARMON/HUTCHINS SYSTEM on Outer Congress Street, Portland, Maine

8" ASB/CEM pipe, gravity, 4 manholes, approximately 1,050 ft long.

I visited the following businesses on the northerly side of Congress Street, starting at the Turnpike overpass:

1. **EPXGroup**
2301 Congress street
Portland, ME 04102

I spoke with Gerry Nadeau, the facilities manager.

EPX occupies 3 buildings. Their business is printing. They work 3 shifts, 7 days per week. Total employee count for all three shifts is 250. They have a containment system to intercept residue from the printing activity. This containment system is cleaned every three months by an outside maintenance company. They do not own the buildings and have never had a problem with the san sewer system. If they did, they would call the property management company.

He was not aware that they are on a private system.

-
2. **Clark Associates - Insurance**
2331 Congress Street
Portland, ME 04104

I spoke with Dale Hudson, CIC.

Clark Associates is strictly an office activity. They work one shift from 08:00 til 16:30. Total employee count is 54. They do not own the buildings and have never had a problem with the sanitary sewer system. If they did, they would call the property management company which is located in Wellesley, Massachusetts.

I visited the following businesses on the southerly side of Congress Street starting at the Turnpike overpass:

3. **Jordans/SYSCO Food Services of Northern New England, Inc.**
PO Box 4657, Congress Street
Portland, ME 04112-4657
This is the former AB.Dick and NCR building

I spoke with David Abiati, Gen Manager

The facility is strictly used for offices. One shift/day with a maximum daily employee count of 50. This property is owned by John & Jody McGinnis. Sysco has not had a problem with the sewer and if they did, they would call the property management company. They did not know that they are on a private system.

4. **FOX 51/UPN**
2320 Congress Street
Portland, ME 04102

I spoke with Ann Gagne, Business Manager

This facility is a radio/TV station and strictly used for offices. They work 3 shift. During the day approximately 45 office workers, in the evening 20 and during the night, 4 persons. They do not own the building.

5. **EIU - Excess Insurance Underwriters**
2338 Congress Street
PO Box 1518
Portland, ME 04104

I spoke with Margaret Spino, Account Manager.

This is an office tenant that works one shift during regular business hours. Employee count 12.

6. **ECS - Executel Communications Systems, Inc.**
2338 Congress Street
PO Box 1769
Portland, ME 04104-1769

I spoke with the receptionist.

They are a telecommunications company with strictly office uses at this location. One day shift. Employee count of 28 but only 15 persons actually spend time at this building.

Conclusion

All the businesses I visited, are tenants in buildings they do not own. None was aware of a sewer system maintenance agreement, knew who they would call in case of a problem other than the property management company (which differed at every location) or had anything on the premises other than sinks and toilets. The only exception is EPX. They have a shower because of an on-site exercise room for the employees.

I am not 100% sure that Clark Associates is in fact connected to this private system but did include them.

Final employee count:

DAY	EVENING	NIGHT	TOTAL
252	95	79	426 @15 gallons per day/employee

The proposed hotel will contain 90 rooms @ 100 gallons per day/room.

Estimated existing flows	6,390 GPD
Projected flows from hotel	9,000 GPD
<hr/>	
Total	15,390 GPD

Estimated total capacity of the existing 8" private system is 500,000 GPD (See attached Table 43)

The 8" Harmon/Hutchins Sanitary Sewer system has adequate capacity to receive the projected flows from the proposed hotel.

By: Anke Read-Segerius

Note: Calculations were reviewed by Thomas J. Raymond P.E.

To: File
Bob Baldacci, Jr.

TABLE 41
REDUCTION IN CIRCULAR CROSS-SECTIONAL AREA BY
DEFLECTING FLEXIBLE PIPES

Deflection (%)	% Reduction in Internal Cross Sectional Area from Circular to Elliptical Shape
5	0.366
10	1.431
15	3.146
20	5.473
25	8.378
30	11.814
35	15.761

TABLE 42 - FLOW CHARACTERISTICS - PVC SEWER PIPE

S = 2 FT/1000 FT ASTM D3034 DR 35

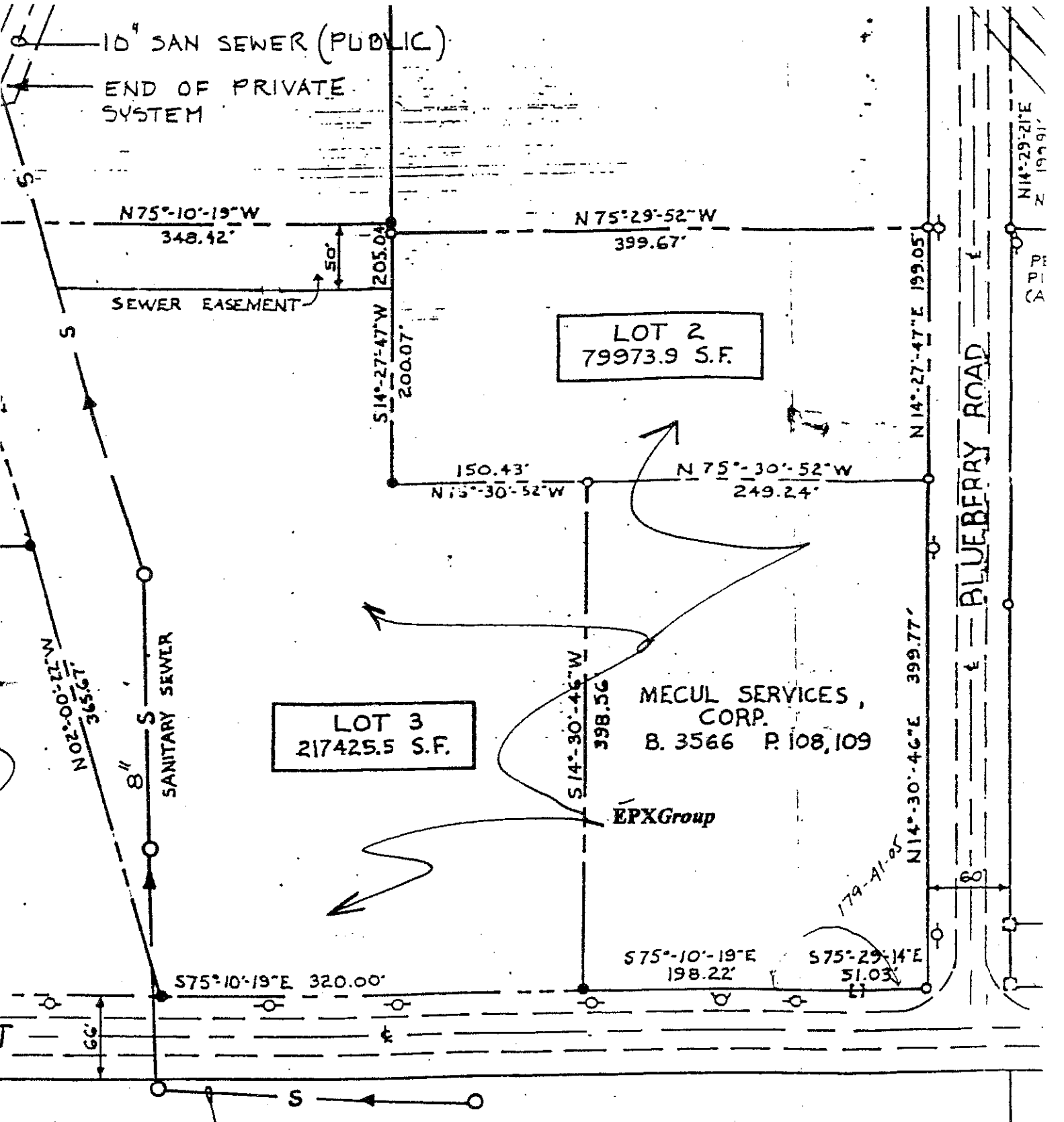
PVC Sewer Pipe	n = 0.009		n = 0.010		n = 0.011	
	V Ft/Sec	Q 1000 Gal/Day	V Ft/Sec	Q 1000 Gal/Day	V Ft/Sec	Q 1000 Gal/Day
4	1.3970	76.8336	1.2573	69.1502	1.1430	62.8638
6	1.8241	223.3236	1.6417	200.9912	1.4924	182.7193
8	2.2159	486.4148	1.9944	437.7734	1.8130	397.9758
10	2.5714	881.9288	2.3142	793.7359	2.1039	721.5781
12	2.8873	1402.0329	2.5986	1261.8299	2.3624	1147.1181
15	3.3053	2407.8642	2.9748	2167.0738	2.7044	1970.0671

TABLE 43 - FLOW CHARACTERISTICS - PVC SEWER PIPE

S = 3 FT/1000 FT ASTM D3034 DR 35

PVC Sewer Pipe	n = 0.009		n = 0.010		n = 0.011	
	V Ft/Sec	Q 1000 Gal/Day	V Ft/Sec	Q 1000 Gal/Day	V Ft/Sec	Q 1000 Gal/Day
4	1.7110	94.1015	1.5399	84.6914	1.3999	76.9922
6	2.2340	273.5144	2.0106	246.1629	1.8278	223.7845
8	2.7140	595.7340	2.4426	536.1607	2.2205	487.4188
10	3.1493	1080.1378	2.8344	972.1240	2.5767	883.7491
12	3.5362	1717.1229	3.1826	1545.4196	2.8933	675.2456
15	4.0482	2949.0139	3.6434	2654.1125	3.3122	2412.8255

S = 0.003
 500,000 GALLONS/DAY
 AT ASSUMED MIN SLOPE
 CAPACITY = 487,4188 SAY



10" SAN SEWER (PUBLIC)
 END OF PRIVATE SYSTEM

N75°-10'-19"W
 348.42'

N75°-29'-52"W
 399.67'

SEWER EASEMENT

LOT 2
 79973.9 S.F.

S14°-27'-47"W
 200.07'

N14°-27'-47"E
 199.05'

150.43'
 N75°-30'-52"W

N75°-30'-52"W
 249.24'

LOT 3
 217425.5 S.F.

MECUL SERVICES,
 CORP.
 B. 3566 P. 108,109

S14°-30'-46"W
 398.56'

N14°-30'-46"E
 399.77'

EPX Group

N02°-00'-17"W
 365.67'
 8" SANITARY SEWER

S75°-10'-19"E
 320.00'

S75°-10'-19"E
 198.22'

S75°-29'-14"E
 51.03'

BLUEBERRY ROAD

N14°-29'-21"E
 199.91'

FOX 51/UPN

HARMON/HUTCHINS PRIVATE
 SANITARY SEWER LINE

SYSCO/JORDAN'S

1" = 100'

PROPOSED SANITARY SEWER EASEMENT

OEST Associates, Inc.

engineers
architects
surveyors
construction
managers

340 Gorham Road • South Portland, ME 04106-2317 • TEL (207) 761-1770 • FAX (207) 774-1248
E-mail: mail@oest.com • Web Site: www.oest.com

740.22.02

June 3, 1999

Mr. Frank Brancely
Senior Engineering Technician
Public Works Department
55 Portland Street
Portland, Maine 04101-2921

SUBJECT: Sanitary Sewer Collection and Treatment Capacity Letter for
Proposed Hotel at 2262 Congress Street

Dear Mr. Brancely:

Per our telephone conversation, I am sending you, attached, a copy of the sewer easement deed, a layout plan of the existing private sewer system and the result of the private sewer system's capacity study.

This support data serves to allow you to consider writing a letter that confirms that the City has adequate collection and treatment capacity to serve the proposed project.

The project consists of a 90-room limited service hotel. The site is presently not developed.

We project a total flow of 9,000 GPD. Sarah G. Hopkins, Senior Planner, is our project liaison at the City of Portland's Planning Department.

Thank you for your assistance and we look forward to hearing from you.

Yours truly,
OEST Associates, Inc.


Anke Read-Segerius

Enclosures

cc: Bob Baldacci, Jr.
Sarah G. Hopkins, City of Portland

EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JOHN MCGINNIS and JODY MCGINNIS of 24 White Place, Burlington, Vermont 05401,

for consideration paid,

grant to ROBERT E. BALDACCI, JR., his heirs, executors and assigns, of 183 Harlow Street, Bangor, Maine 04401,

A certain easement to enter upon, cross over and under, and to lay and install sewer lines over, across and under certain property of the Grantors described as follows:

Beginning at a point on the southerly sideline of an existing easement as described in Book 3426, Page 278 and further located S 82° 03' 21" W, 164.68 feet from a 5/8 inch re-bar set on the most northeasterly corner of property now of formerly belonging to OK Properties, LLC, thence running S 02° 43' 05" E, 8.00 feet to a point; thence turning and running S 87° 16' 55" W, 28.00 feet to a point; thence turning and running N 02° 43' 05" W, 8.00 feet to a point located on the southerly sideline of an existing easement; thence turning and running N 87° 16' 55" E, along said easement 28.00 feet to a point.

The above described parcel contains 224 square feet ("Easement Area"). The Sewer Easement Area is shown on a plan attached hereto entitled "Sketch Showing Proposed Sanitary Sewer Easement Rights for 2282 Congress St., Portland, Maine, Located on the Property of: OK Properties LLC, 2300 Congress, Portland, ME" by Cest Associates, Inc., Scale: 1" = 40'.

These easements are granted together with the right to lay and install sewer lines over, across and under said Easement Area for the purpose of connecting to the existing sewer line described in the Deed recorded at Book 3426, Page 278. The Grantor also conveys to the Grantee the right to enter upon said Easement Area for the purpose of maintaining and repairing the sewer line installed thereon.

The Grantee agrees to hold the Grantors harmless and to indemnify the Grantors, their heirs, successors, executors and assigns from and against any and all costs, damages, judgements, assessments, or other charges caused by or arising out of, the utilization of the easement by the Grantee, his heirs, successors, executors and assigns, including without limitation, any additional charges, costs or assessments made or imposed by the City of ~~South~~ Portland in connection with or as a result of the proposed hotel project.

These easements shall inure to the benefit of the Grantee, his heirs, executors and assigns.

The easement granted herein is revoked and cancelled unless this Easement Deed is recorded in the Cumberland County Registry of Deeds on or before October 1, 1999.

IN WITNESS WHEREOF, the said John McGinnis and Jody McGinnis have hereunto executed this instrument this 28 day of May, 1999.

Melaney Crawford
WITNESS

John McGinnis
JOHN MCGINNIS

Melaney Crawford
WITNESS

Jody McGinnis
JODY MCGINNIS

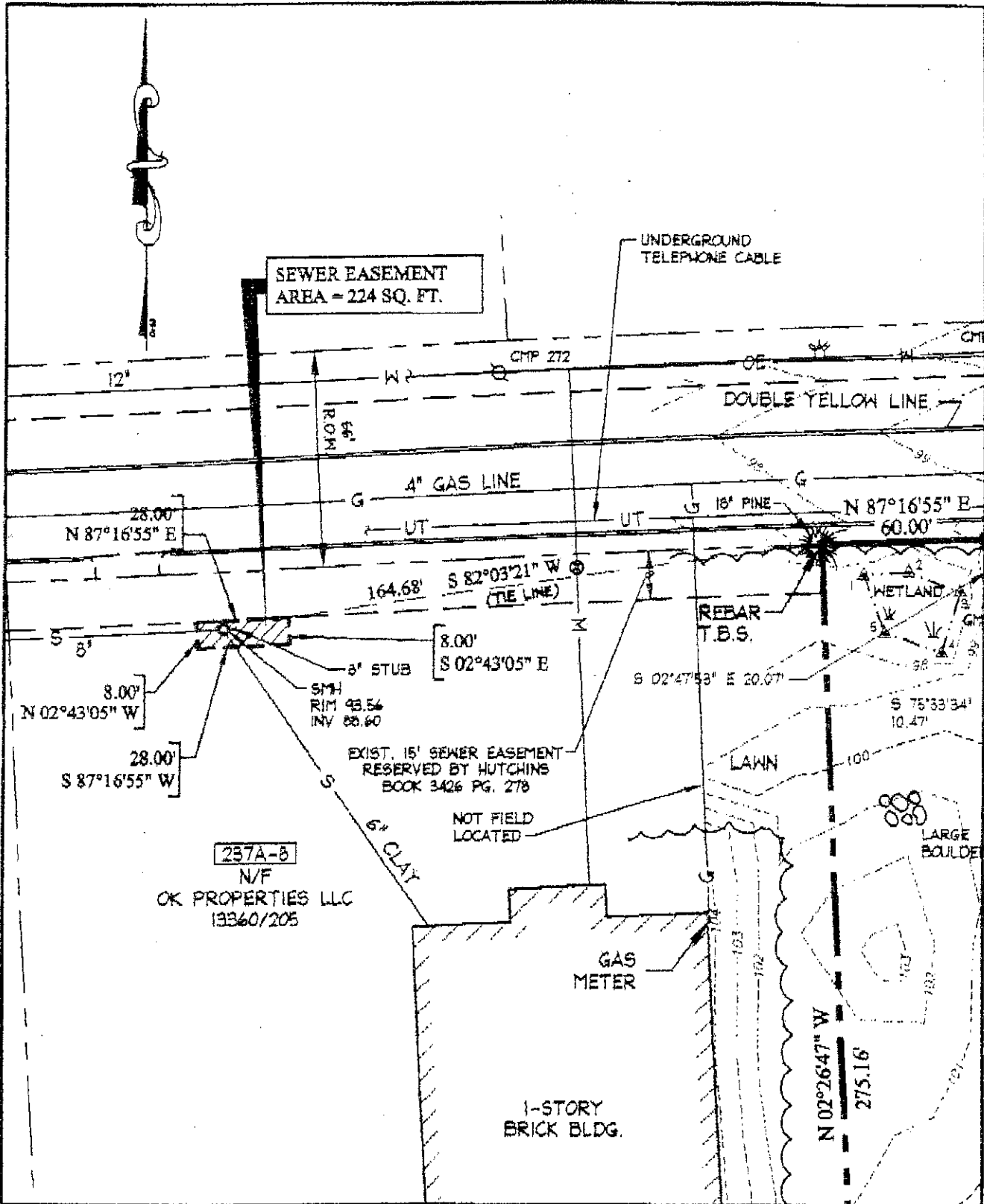
STATE OF Vermont

COUNTY OF Chittenden

On this 28 day of May, 1999, personally appeared the above-named JOHN MCGINNIS and JODY MCGINNIS, known to me or satisfactorily proven, to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same for the purposes therein contained.

Melaney Crawford
JUSTICE OF THE PEACE / NOTARY PUBLIC
Melaney Crawford

My Commission expires: Feb 2003



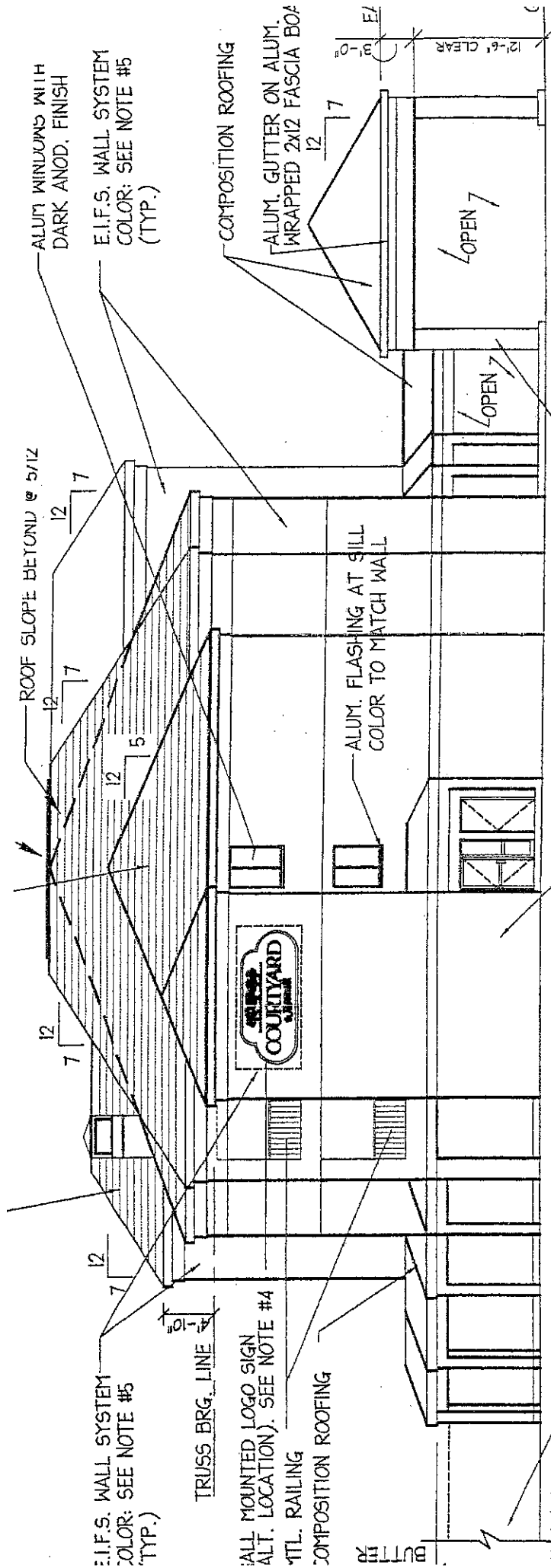
OEST Associates, Inc.

343 Gorham Road • South Portland, ME 04106

Cadd File: 7402201

SKETCH SHOWING SANITARY SEWER EASEMENT RIGHTS FOR 2282 CONGRESS ST., PORTLAND, MAINE LOCATED ON PROPERTY OF: OK PROPERTIES LLC 2300 CONGRESS ST. PORTLAND, ME

Scale: 1"=40'
Job #: 740.22.02



Handwritten signature: A. Admati

LEFT ELEVATION

3

SCALE: 3/32"=1'-0"

ALUM. WINDOWS WITH DARK ANOD. FINISH
E.I.F.S. WALL SYSTEM COLOR: SEE NOTE #5 (TYP.)

COMPOSITION ROOFING
ALUM. GUTTER ON ALUM. WRAPPED 2X12 FASCIA BOA

ROOF SLOPE BEYOND @ 5/12

ALUM. FLASHING AT SILL COLOR TO MATCH WALL

E.I.F.S. WALL SYSTEM COLOR: SEE NOTE #5 (TYP.)

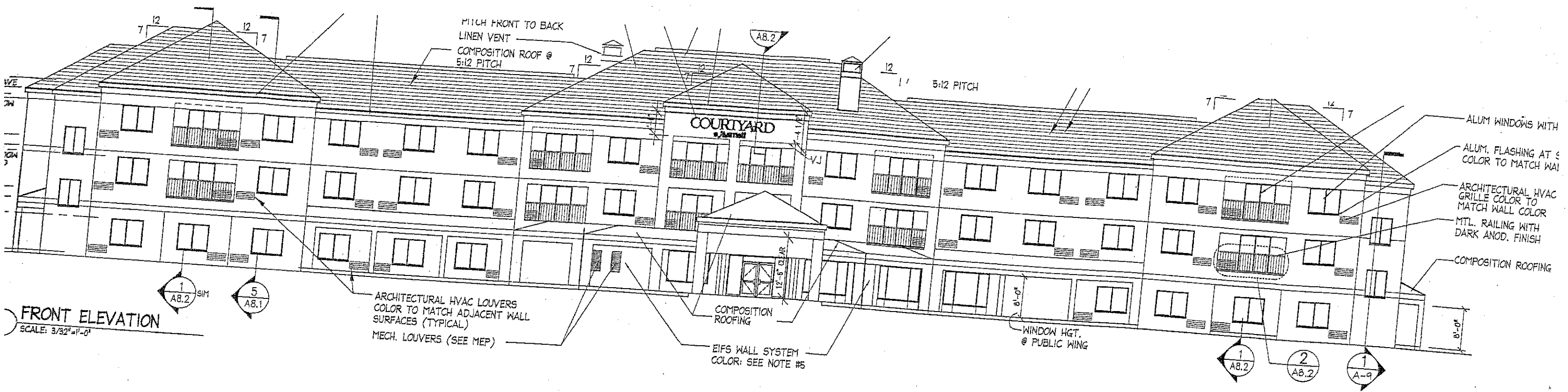
TRUSS BRG. LINE
ALL MOUNTED LOGO SIGN (ALT. LOCATION). SEE NOTE #4
TTL. RAILING

COMPOSITION ROOFING

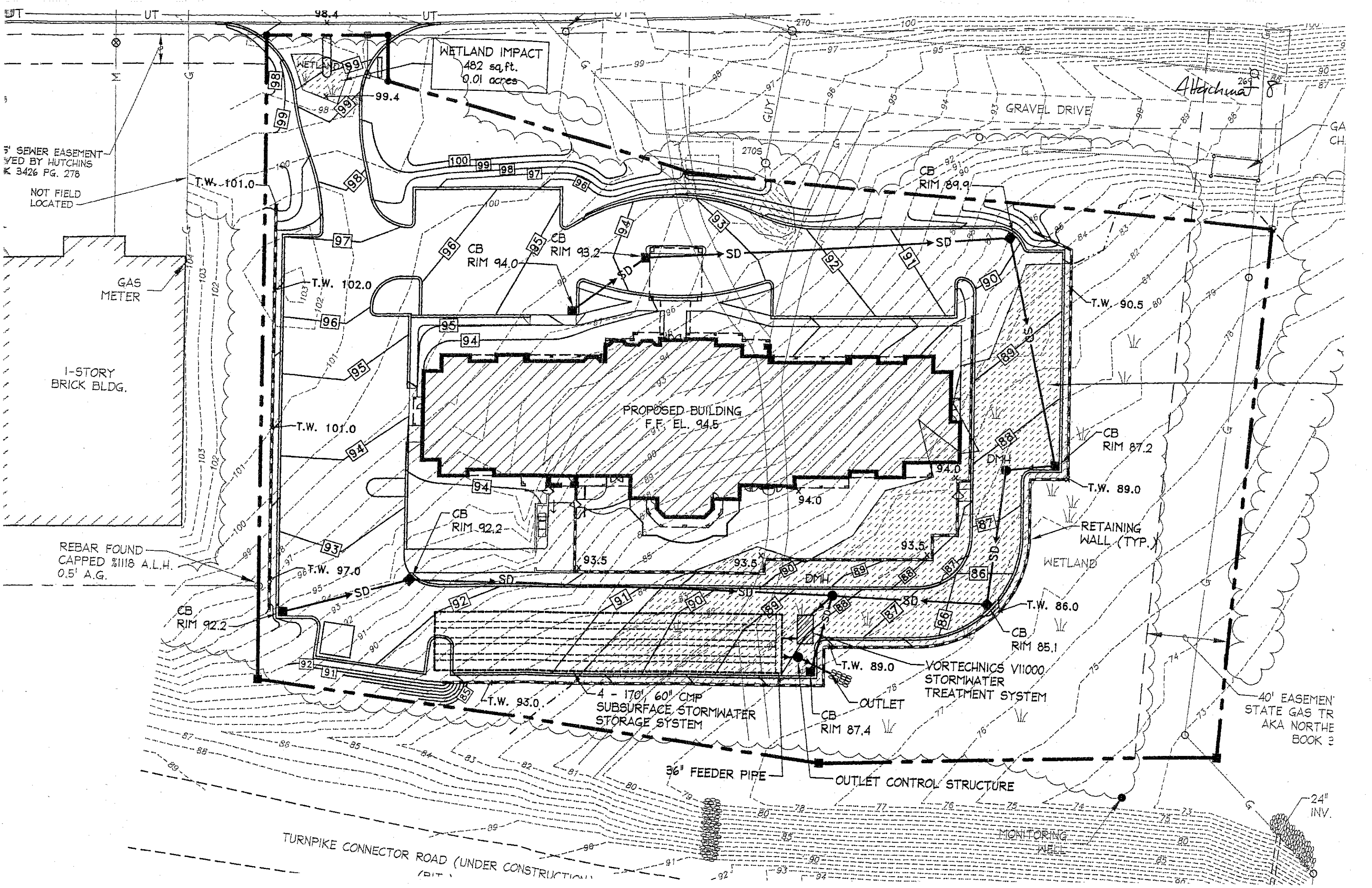
RD WALL
AN FOR CLARITY

E.I.F.S. WALL SYSTEM COLOR: NOTE #5 (TYP.)

(TYP.)



FRONT ELEVATION
SCALE: 3/32"=1'-0"



WETLAND IMPACT
482 sq. ft.
0.01 acres

7' SEWER EASEMENT
BY HUTCHINS
K 3426 PG. 278

NOT FIELD
LOCATED

GAS
METER

1-STORY
BRICK BLDG.

PROPOSED BUILDING
F.F. EL. 94.5

REBAR FOUND
CAPPED 3/8" A.L.H.
0.5' A.G.

CB
RIM 92.2

4 - 170' 60" CMP
SUBSURFACE STORMWATER
STORAGE SYSTEM

VORTECHNICS VII000
STORMWATER
TREATMENT SYSTEM

RETAINING
WALL (TYP.)

40' EASEMENT
STATE GAS TR
AKA NORTHE
BOOK 2

36" FEEDER PIPE

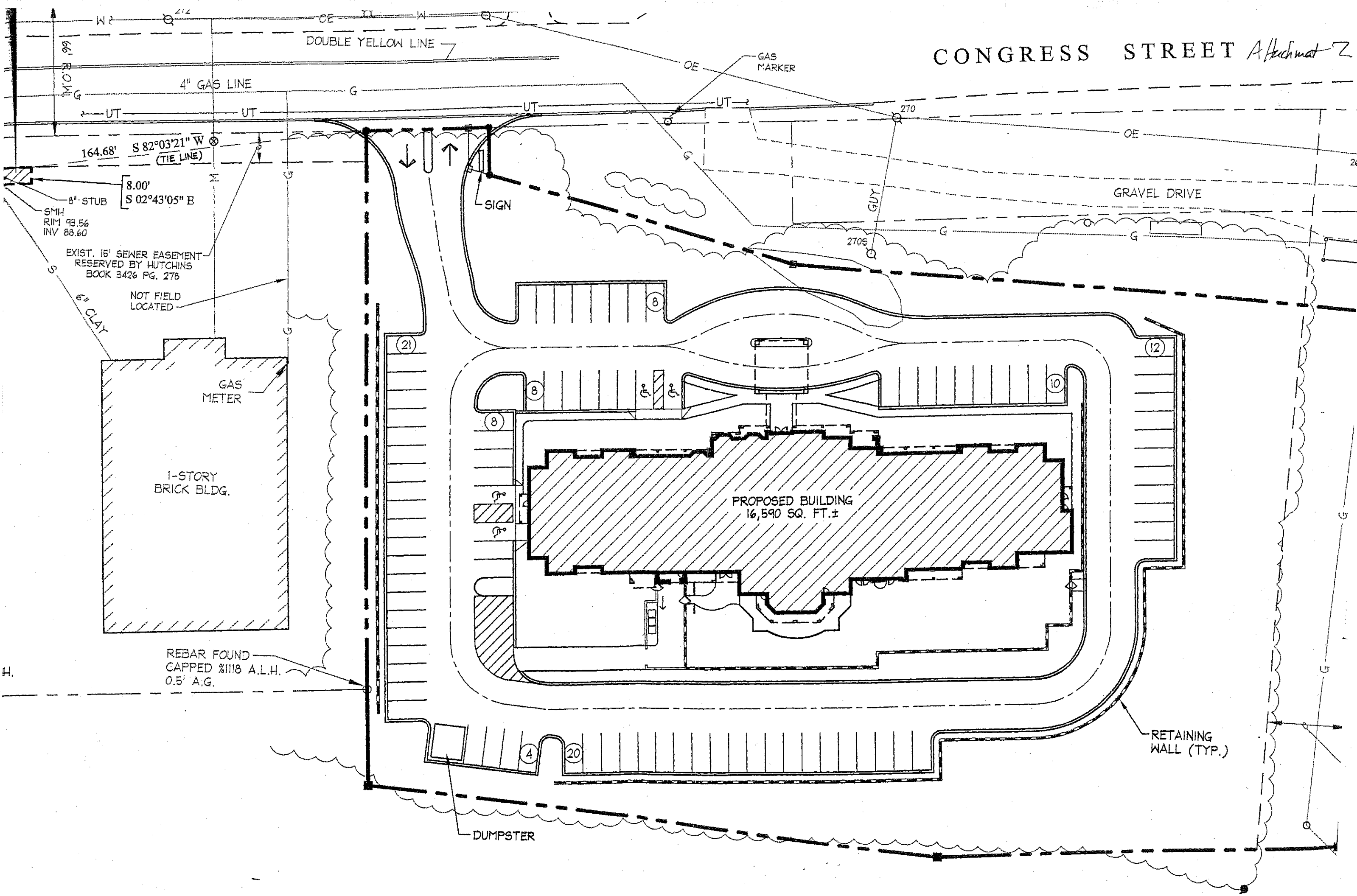
OUTLET CONTROL STRUCTURE

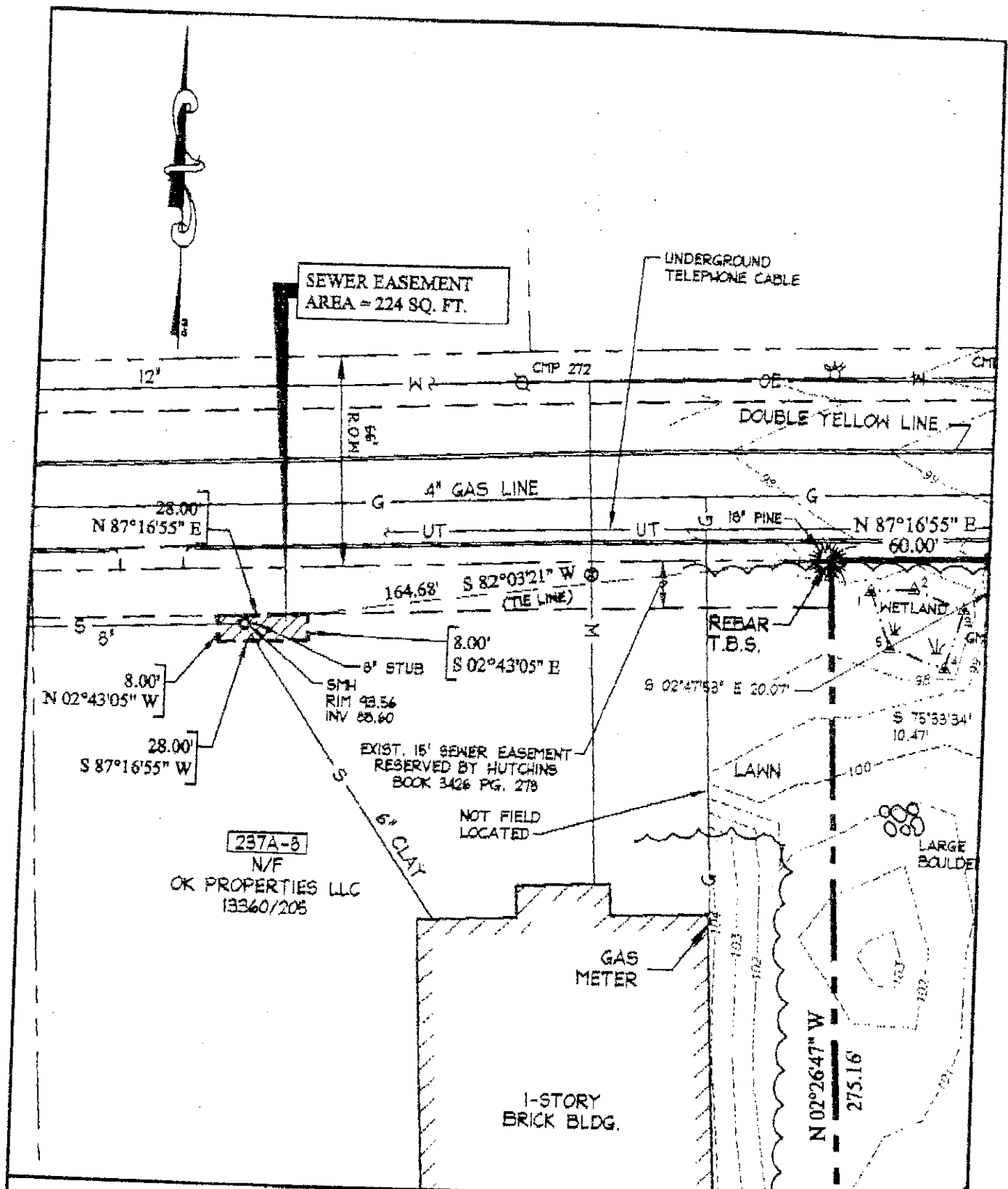
MONITORING
WELL

TURNPIKE CONNECTOR ROAD (UNDER CONSTRUCTION)

24"
INV.

CONGRESS STREET *Attachment 2*





OEST Associates, Inc.

343 Gorham Road • South Portland, ME 04108

Cadd File: 7402201

SKETCH SHOWING SANITARY SEWER EASEMENT RIGHTS FOR 2282 CONGRESS ST., PORTLAND, MAINE LOCATED ON PROPERTY OF: OK PROPERTIES LLC

Scale: 1"=40'
Job #: 740.22.02

2300 CONGRESS ST.
PORTLAND, ME

PLANNING BOARD REPORT #48 -99

**HUTHCOURT HOTEL
VICINITY OF OUTER CONGRESS STREET
HUTHCOURT, L.L.C., APPLICANT**

Submitted to:
Portland Planning Board
Portland, Maine

October 12, 1999

I. INTRODUCTION

Hutchcourt L.L.C. has requested site plan review and approval for a 90-room hotel to be constructed adjacent to the new turnpike interchange on Congress Street, across from Hutchins Drive. The applicant recently was granted a conditional rezoning by the City Council to allow a hotel use in the IM zone.

The applicant proposes to construct a three-story, limited service hotel. The guest amenities will include a pool, exercise room, and lounge/restaurant.

The Planning Board will review the plan for conformance with the Site Plan Ordinance of the Land Use Code and the Stormwater Permit requirements of the Site Location of Development Law.

II. SUMMARY OF FINDINGS

Land Area	3.24 acres
Zoning	IM (conditional)
Footprint	16,590
Total Square Footage	49,770
Height	37ft
Surrounding Uses	commercial, industrial

III. SITE PLAN REVIEW

1. Traffic/Circulation

Access to the site will be provided by a driveway from Congress Street. An access road circles the hotel, providing parking and access for clients and vendors.

Wilbur Smith Associates submitted a traffic evaluation for the proposed hotel. The hotel is expected to generate 60 vehicles (35 entering/25 exiting) during the a.m. peak hour, and 64 vehicles (31 entering/33 exiting) during the p.m. peak hour, with a total of 802 daily trips.

Congress Street traffic volumes were investigated, as well as site distance from the driveway. No improvements to Congress Street were recommended.

Larry Ash, City Traffic Engineer, has reviewed the traffic evaluation and is in agreement with its findings.

2. Bulk, Location, Height of Buildings

The proposed three-story hotel will have a footprint of 16,590 square feet, with a total square footage of 49,770 and height of 37 feet. The building will be clad in a honey-colored exterior insulation finish system (EIFS). The hip roof will be green.

The building contains a number of indentations and protrusions to break up its massing.

Due to the elevated grades of Congress Street and the dense screen of existing vegetation to be preserved on the hotel site and adjacent turnpike site, it will be difficult to see the entire length of the building from any location.

3. Utilities, Easements

Water, gas, telephone, and electric services will be connected to existing lines on Congress Street. The sewer line will be connected to the private Harmon/Hutchins sewer, which serves the Hutchins Drive development across Congress Street.

The applicant has secured an easement to tie into the sewer. Also, the City's environmental division has confirmed that there is adequate capacity to serve the development. (See attachments 8a and b.) Lastly, when the deal closes, the applicant will have rights to use the private sewer. (See attachment 8c.) The applicant has also provided utility capacity letters from the Portland Water District, CMP, Bell Atlantic, Northern Utilities, and Time-Warner Cable.

4. Landscaping

The applicant proposes to plant a variety of trees; including 13 Red Maples, 2 Crimson King Maples, 5 Lindens, 20 Blue Spruces, 4 Dwarf Pine Spruces, 4 Flowering Crabs, 6 Ornamental Pears, 2 Amur Maples, and 9 White Birch. A large variety of shrubs, annuals, and perennials will be planted as well.

One potential condition of approval is:

- that the applicant submit a revised landscaping plan showing a screen of plantings along the foot of the southeast side of the concrete block retaining wall, to be reviewed and approved by the City Arborist.

5. Stormwater/Wetlands.

The development site is heavily wooded and slopes in a southeasterly direction towards the Maine Turnpike. The applicant proposes to install a series of catchbasins throughout the site, and to route runoff via stormdrains to a stormwater treatment unit into an underground storage system. The runoff will then pass through an outlet control structure, across a riprap apron, and across a level lip spreader.

The stormwater plan will reduce the peak flow during the 2-, 10-, and 25-year storms, and will provide for a total suspended solids (TSS) removal of 80%.

Approximately 0.42 acres of wetland will be filled for this development. A wetland delineation was performed in February by Woodlot Alternatives. Their report is included as Attachment 13.

The applicant has applied for a stormwater permit under Site Law, as well as a Natural Resources Protection Act (NRPA) permit.

Steve Bushey, the Reviewing Engineer, has reviewed the plans. His comments will be available at the October 12 public hearing.

6. Lighting

The applicant proposes to install eight 20-foot high pole-mounted shoebox lights around the perimeter of the site. No lights are shown on the building.

A potential condition of approval may be:

- that the applicant provide a catalog specification and photometric plan for the lighting fixtures.

7. Fire Safety

Two fire hydrants are shown within the hotel site. Additionally, access is provided around the entire building.

The Fire Department has signed off on the site design of this proposal, and will review the building plans for conformance with the Fire Code.

8. Solid Waste

A dumpster is shown on the plan. Reynolds & Sons will provide trash pick-up service to the hotel. See Attachment 6.

9. Financial Capability

Included as Attachment 14 is a letter of financial capability to construct the development. Background financial information has also been submitted.

10. Signage

The applicant is proposing two freestanding signs on the property: one 35-foot high sign on Congress Street and one 17-foot high sign adjacent to the turnpike. Building-mounted signage is also proposed on four sides of the hotel.

The contract for rezoning stipulated that signage will be reviewed by the Zoning Administrator. The applicant submitted cross-sections of the site, indicating views of the signs in context with Congress Street and the turnpike. See Attachment 7.

IV. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and information contained in Planning Report #48-99, and on the basis of plans and materials submitted by the applicant, the Planning Board finds

A. That the proposed Hutchcourt Courtyard Marriot Hotel is in conformance with the Site Plan Ordinance of the Land Use Code. 5-0

1. Potential conditions of approval:

• that the applicant submit a revised landscaping plan showing a screen of plantings along the southeast side of the concrete block retaining wall, to be reviewed and approved by the City Arborist. or some type screen
w/ wetlands.
4-1

• that the applicant provide a catalog specification and photometric plan for the proposed lighting fixtures. review & approval by staff. 5-0

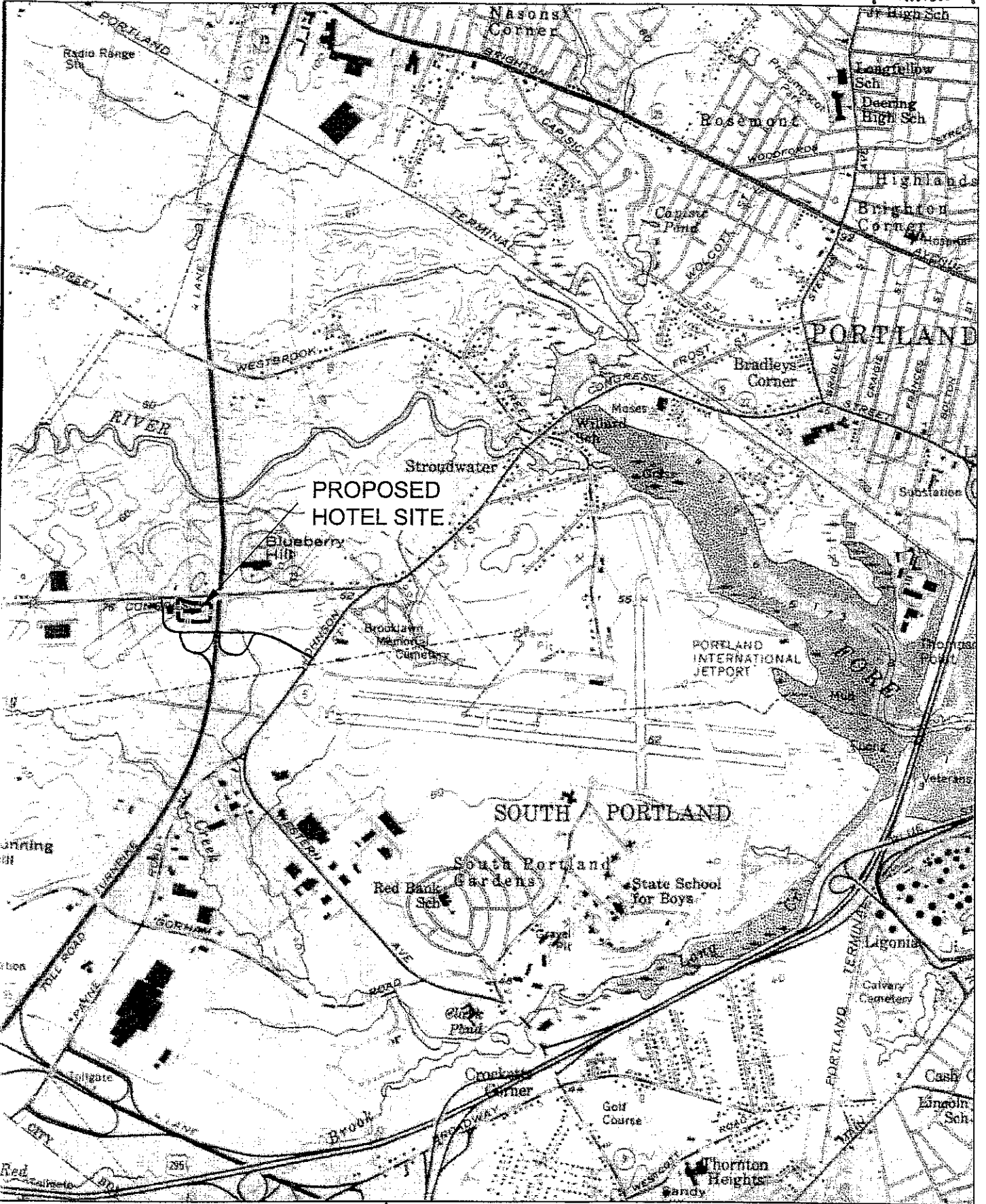
B. That the proposed Hutchcourt Courtyard Marriot Hotel is in conformance and meets the Stormwater Permit Standards under Site Location of Development Law. 5-0

Attachments:

1. Vicinity Map
2. Project Narrative
3. Correspondence from the Applicant
4. Contract for Rezoning
5. Capacity of Utilities
6. Solid Waste Information
7. Signage Information
8. Sewer Information
 - a. sewer easement
 - b. capacity
 - c. sewer rights
9. Stormwater Management Report
10. Traffic Evaluation
11. Vortechnic Information and Maintenance Comr
12. DEP Permit Application
13. Wetland Delineation
14. Financial Capacity
15. Staff Comments
 - a. Public Works
16. Building Elevations
17. Plans

revised lp showing
on cond that there
plantings should not
in anyway impact wetlands
would not have to change
existing sp as proposed.
no alter any SP and +
can't impact wetlands or
review & approval by
staff.

Handwritten notes on yellow background:
- "revised lp showing on cond that there plantings should not in anyway impact wetlands"
- "would not have to change existing sp as proposed. no alter any SP and +"
- "can't impact wetlands or review & approval by staff."
- "applicant's obligation to receive permits for disturbing wetlands."
- "review & approval by staff."
- A double-headed arrow points from the word "change" to the word "review".



OEST Associates, Inc.
 343 Gorham Road · South Portland, ME 04106

PROPOSED HOTEL SITE
 2282 CONGRESS STREET
 PORTLAND, MAINE
 SCALE: 1" = 2000' ±
 FROM USGS MAP (7.5') PORTLAND WEST MAINE

WRITTEN STATEMENT

The subject property is located on 2282 Congress Street (a.k.a. Outer Congress Street) on a vacant parcel of land owned by George M. Hutchins of 75 Dartmouth Street, South Portland, Maine 04106.

The property consists of approximately 3.24 acres of land abutting the Maine Turnpike on the easterly side, Congress Street on the northerly side, a property owned by OK Properties on the westerly side, which contains a one story office building and the new Turnpike spur on the southerly side.

The applicant, Hutchcourt L.L.C. of Building One, 1000 Market Street, Portsmouth, New Hampshire 03801, proposes to develop and operate on the site a 90 room Courtyard Hotel by Marriott. Hutchcourt, L.L.C. is an affiliated company of Ocean Properties, Ltd., also located in Portsmouth, New Hampshire.

Ocean Properties, Ltd. owns and operates in excess of 100 major chain hotels, including the Marriott at Sable Oaks. A company profile is included under **Tab 9**.

The proposed hotel will provide limited services to guests only. The building's footprint totals approximately 16,590 square feet and offers various guest amenities including a pool, exercise room and lounge/restaurant area. The building will consist of three (3) stories, resulting in a total floor area of approximately 49,770 square feet.

The building will be sprinklered and fully ADA compliant. The exterior finish will consist of a honey butter colored finish coat over a composite exterior insulation finish system, a.k.a. E.I.F.S. The roof will be colored forest green. See elevations on drawing A-1.

The site will be accessed from Congress Street through one curbcut. Parking provided totals 91 spaces which include 4 handicap spaces. All driveways and parking areas will be bituminous paved. Service areas are located in the rear of the building and will be properly screened. See drawing C-101 for detailed information.

All utilities will be underground. See drawing C-102 for locations. **Tab 5** exhibits the availability of utilities off site and includes an evaluation of traffic impacts on nearby streets.

No existing easements or burdens are presently placed on the site nor are any proposed.

Solid waste will be stored in appropriate containers which will be screened from sight. Volume and type of waste stream and method of disposal are discussed under **Tab 4**.

Surface drainage is handled by catch basins and piped to a subsurface stormwater collection system via a Vortechs stormwater treatment unit which will remove sediment from the stormwater prior to entering the subsurface storage system. The stormwater storage system consists of four (4) - 60" diameter corrugated metal pipe, each 170' long. The stormwater outlet

point is located at the southeasterly corner of the stormwater containment system where it will follow the natural pre-development pattern and leave the site through an existing 24" pipe.

Tab 6 contains a detailed stormwater management plan. Drawing C-302 details the various components of this system and drawing C-103 shows the layout and its location under the driveway in the rear of the building. Drawing C-302 details the Erosion and Sediment Control Plan.

A construction plan for the project is outlined under **Tab 7**.

Tab 8 contains information on federal and state regulatory approvals this project is subject to.

The applicant's financial capacity to undertake and complete this project is supported by the material included under **Tab 9**. The applicant has retained the services of OEST Associates, Inc. to provide the technical support.

Applicant's interest in the property is demonstrated by the Agreement for the Purchase of Real Estate between George M. Hutchins and Robert E. Baldacci, Jr., the latter being the buyer's agent in this matter. This document has been assigned by Robert E. Baldacci, Jr. to Hutchcourt L.L.C. and is included under **Tab 10**. It is the applicant's intent to purchase the property on or before August 30, 1999.

No unusual natural areas, wildlife, fisheries habitats, or archaeological sites are located on or near the property. Letters from the Maine Historic Preservation Commission and the project's Wildlife Biologist/Wetland Scientist are included under **Tab 11**.

This completes the Written Statement, Section 14-525 (c) (1) through (11).

OEST Associates, Inc.

• engineers
• architects
• surveyors
• construction
managers

343 Gorham Road • South Portland, ME 04106-2317 • TEL (207) 761-1770 • FAX (207) 774-1246
E-mail: mail@oest.com • Web Site: www.oest.com

740.22.01

September 27, 1999

Sarah G. Hopkins, Senior Planner
City of Portland
389 Congress Street
Portland, Maine 04101

SUBJECT: Courtyard Marriott Hotel at 2282 Congress Street.

Dear Sarah:

I am sending you this letter and the attached material in response to your letter dated September 20, 1999.

In your letter you requested additional information on four items and I will response in the same order you listed these items in your letter.

1. *RE: Size and scale of sign #1 as seen from Congress Street and sign #2 as seen from the Maine Turnpike.*

The attached drawing illustrates the scale of the freestanding signs as viewed from the public ways in relationship to the surroundings.

Preamble to attached drawing:

Sign #1 - Elevation as seen from Congress Street:

The site's frontage facing Congress Street totals approximately 500'. Of this length, only 60' actually abuts Congress Street. The remaining 440' abuts the strip of land owned by the Maine Turnpike Authority. This strip of land has a varying depth of 40' to 100' and is quite heavily wooded. It is to be expected that most of the existing vegetation within this "buffer" will remain and thus obscure any views of the hotel from Congress Street. The trees in this area are quite mature and 10' to 20' taller than the proposed pylon sign.

You will find that Congress Street at this location becomes quite elevated as it approaches the I-95 overpass. Congress Street's road surface elevation in this area is from 4' to 10' higher than that of the first floor elevation of the hotel.

Sign #2 - Elevation as seen from I-95:

The distance between the edge of pavement of the southbound lane of I-95 and Hutchcourt's property line is approximately 145'. The distance between the property line and sign #2 is another 50'. That entire area is covered by mature vegetation. Evergreens and deciduous trees are present in large numbers within this 200' area and most are 40' to 60' tall. Much taller than the sign. Our study shows that the fascia of this sign is at eye level when traveling on I-95.

Sarah G. Hopkins
September 27, 1999
Page 2

2. *RE: A letter from bank.*

A letter from Bank of America's Real Estate Banking Group is attached for your review.

3. *RE: A letter from the FAA regarding building height.*

The FAA does not write letters of the type you are looking for. We filed the customary FAA Form 7460-1, a.k.a. Notice of Proposed Construction, on June 29, 1999. The Notice for this project has been assigned the following number: 99-ANE-0486-OE.

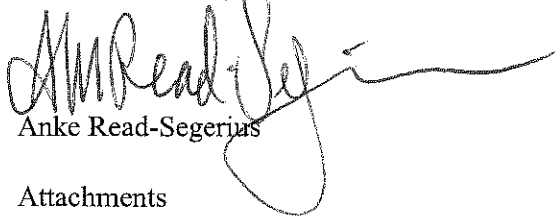
Our height study has shown that the subject building at this location could be constructed as high as 103 feet and still be below the transition FAA Part 77 surface.

4. *RE: Letter from the applicant regarding maintenance of the Vortech unit.*

A letter from Hutchcourt, L.L.C. addressing this issue is attached.

We have noted that the next scheduled meeting for this project is on October 12, 1999, a Public Hearing.

Sincerely,
OEST Associates, Inc.



Anke Read-Segerius

Attachments

cc: Patrick Walsh, Ocean Properties

A:\hopk0927.ars.wpd

OEST Associates, Inc.

• engineers
• architects
• surveyors
• construction
managers

343 Gorham Road • South Portland, ME 04106-2317 • TEL (207) 761-1770 • FAX (207) 774-1246
E-mail: mail@oest.com • Web Site: www.oest.com

740.22.01

September 14, 1999

Ms. Sarah G. Hopkins
Senior Planner
City of Portland
389 Congress Street
Portland, Maine 04101

Mr. Jim Wendel, P.E.
Development Coordinator City of Portland
DeLuca Hoffman Associates, Inc.
c/o Planning Department
City of Portland
389 Congress Street
Portland, Maine 04101

SUBJECT: Site Plan Review of Courtyard by Marriott, 2282 Congress Street.

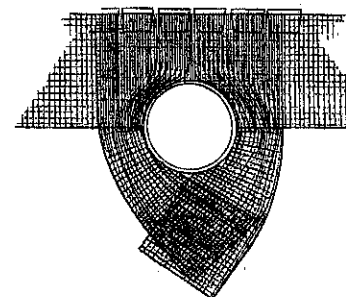
Dear Sarah:

Per your direction, please find attached three (3) copies of the Hutchcourt Site Plan drawings which reflect the changes we have made to some of the drawings in response to Jim Wendel's comments expressed in a memo to you dated September 2, 1999 and which we received by fax on September 7, 1999.

Our response to Jim's comments will be in the order they were listed in his memorandum.

1. We have redesigned the entrance to avoid having to seek easements from the abutters. You will find that all construction, temporary and permanent, will be limited to the project site. See drawings C-101 and C-103.
2. We have clarified the types of curbing proposed for this project. Please refer to drawing C-101. The entranceway will be vertical granite on both sides into the parking areas. At the 90-degree intersection with the parking areas, the curbing will change to sloped granite and will continue all around. There will be no longitudinal transitions from vertical to sloped curbing which would require granite transition pieces. Around the building, all curbing is proposed to be concrete.
3. Additional geometric data has been added. See drawing C-101.

4. We have eliminated the concrete rumble strip.
5. There are no bituminous sidewalks proposed for this project and the detail of this item has been removed from drawing C-300. Please see drawing C-101.
6. The 10' service drive is not intended for vehicular traffic. Delivery vans will park in the designated area identified on drawing C-101 as a No Parking area and use the service drive to make deliveries on foot. Any wheeled transportation aids used in this area will consist of laundry baskets, beverage dollies etc.
7. The retaining wall proposed near the westerly property line is of the same material as the retaining wall proposed for the easterly and southerly perimeter walls. Details and notes regarding this wall type appear on drawing C-101.
8. Stormwater collected by gutters and down spouts will be connected to the enclosed storm drain system. These connections will be coordinated with the architectural design as this aspect of the design is finalized. The roof drain connections to the drainage system are depicted on drawing C-103 and DR-2.
9. We have extended the southerly perimeter retaining wall in the westerly direction to provide an area to direct and extend the riprap-lined swale located at the southwesterly corner of the parcel to convey runoff in an easterly direction to the flatter slopes adjacent to the receiving wetland. In doing so, the runoff from its limited drainage area will be directed to the receiving area without requiring construction activity on the Turnpike property. See drawing C-103.
10. There is only one type of trash enclosure, cedar. The other enclosure, made of E.I.F.S. covered masonry block, is the enclosure for the patio area located at the rear of the building. We have rearranged the details for both enclosures on drawing C-103 to avoid further confusion.
11. Please refer to drawing C-103 for grading at the entrance area.
12. A 4-inch diameter solid pvc underdrain outlet, which was inadvertently left off the original submission, has been added to the plans. See drawing C-103.
13. A note and directional arrows have been added to the plan to clearly indicate to the contractor that this connection must be made.
14. The geogrid is not cut. Instead, longitudinal strips are gathered and wrapped around structures in an X pattern to ensure that tension is supplied to support the wall.



PLAN VIEW (NTS)

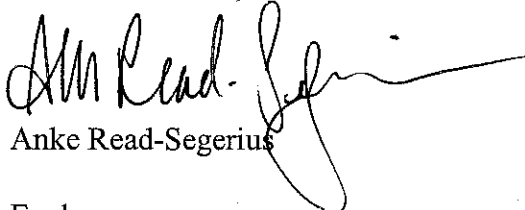
Sarah G. Hopkins
September 14, 1999
Page 3

15. The flagpole location is proposed for the westerly side of the Porte Cochere. See drawing C-101.
16. Stormwater Management
 - a. The analysis has been revised to reflect the correct use of the Type III storm. Refer to the revised (September 1999) Stormwater Management Plan report.
 - b. The analysis has been revised to reflect the recommended 'C' classification for the Hollis soils in the upland areas and the use of the 'D' classification in the wetland areas. Refer to the revised (September 1999) Stormwater Management Plan report.
 - c. The outlet control device has been revised to accommodate the revised runoff peak flow rates. The analysis and the details on drawing C-302 reflect a 4-inch orifice and a 7-inch diameter orifice to control the release rate from the underground detention system.
 - d. A detail of the inspection port has been added to drawing C-302.

Two (2) copies of the revised Stormwater Management Plan and Drainage Calculations are attached with this submission.

We thank you for your attention to this project and will await your response to our submission. Should you have any questions or comments regarding this project, please call.

Sincerely,
OEST Associates, Inc.



Anke Read-Segerius

Enclosures

cc: Tom Raymond, OEST Associates, Inc.
Steve Harding, OEST Associates, Inc.
Todd Gammon, OEST Associates, Inc.

A:\hopk0914.ars.wpd

**AGREEMENT BETWEEN
CITY OF PORTLAND
AND
HUTHCOURT, L.L.C.**

AGREEMENT made this _____ day of _____, 1999 by and between the **CITY OF PORTLAND**, a body corporate and politic, located in Cumberland County and State of Maine (hereinafter the "**CITY**") and **HUTHCOURT, L.L.C.** of _____ (hereinafter "**CORPORATION**").

WITNESSETH:

WHEREAS, CORPORATION did request a rezoning of property located at 2282 Congress Street, in Portland, in order to permit the establishment and operation of a hotel on 3.24 acres; and

WHEREAS, the Planning Board of the City of Portland, pursuant to 30-A M.R.S.A. §4352(8), and after notice and hearing and due deliberation thereon, recommended the rezoning of the property as aforesaid, subject, however, to certain conditions; and

WHEREAS, the **CITY** by and through its City Council has determined that said rezoning would be pursuant to and consistent with the **CITY'S** comprehensive land use plan and consistent with the existing and permitted uses within the original zone; and

WHEREAS, the **CITY** has determined that because of the unusual nature of the proposed development it is necessary or appropriate to impose by agreement the following conditions or restrictions in order to insure that the rezoning is consistent with the **CITY's** comprehensive land use plan; and

WHEREAS, the **CITY** authorized the execution of this Agreement on _____, 1999;

NOW, THEREFORE, in consideration of the mutual promises made by each party to the other, the parties covenant and agree as follows:

1. The **CITY** shall amend the Zoning Map of the City of Portland, dated March 1958, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the Portland City Code, by adopting the map change amendment shown on Attachment 1.
2. The property shall be developed substantially in accordance with the site plan shown on Attachment 2.
3. **CORPORATION** shall be authorized to establish and maintain a Hotel, with hotel-related accessories including but not limited to a restaurant, bar, conference room(s), pool, and gym) provided that the same is located within said Hotel or on a patio adjacent thereto), in addition to undertaking uses permitted in the I-M zone.
4. **CORPORATION** shall provide to the **CITY** a sanitary sewer easement establishing to the satisfaction of the **CITY**'s Public Works Department and Corporation Counsel's Office, **CORPORATION**'s right to connect to the Harmon-Hutchins private sewer.
5. **CORPORATION** shall provide confirmation from the Portland Engineering Department that the public sewer has capacity to handle the increased flow generated by the hotel facility.
6. Up to a maximum of ninety-eight (98) guest rooms shall be permitted in the Hotel.
7. The Hotel project must obtain final site plan approval from the Portland Planning Board. Included within such approval are the following requirements:
 - (1) **CORPORATION** shall submit a traffic study establishing its ability to meet all the traffic safety requirements to the satisfaction of the **CITY**'s Traffic Engineer, and
 - (2) All signage on site shall obtain the prior approval of the Zoning Administrator.

8. The provisions of this Agreement, including the permitted hotel use, are intended to be supplemental to the uses and requirements of the underlying I-M zone.
9. If a building permit has not been pulled within two years of the date of this contract, the zone shall revert to I-M zone; provided that **CORPORATION** may extend this Agreement by one (1) year at the discretion of the Director of Planning and Urban Development.

The above stated restrictions, provisions and conditions are an essential part of the rezoning, shall run with the subject premises, shall bind **CORPORATION**, their successors and assigns, as permitted by this Agreement, of said property or any part thereof or interest therein, and any party in possession or occupancy of said property or any part thereof, and shall inure to the benefit of and be enforceable by the **CITY**, by and through its duly authorized representatives.

If any of the restrictions, provisions, conditions, or portions thereof set forth herein is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such determination shall not affect the validity of the remaining portions hereof.

Except as expressly modified herein, the use and occupancy of the subject premises shall be governed by and comply with the provisions of the Land Use Code of the City of Portland and any applicable amendments thereto or replacement thereof.

In the event that **CORPORATION** or any successor fail to continue to utilize the property in accordance with this Agreement, or in the event of a breach of any condition(s) set forth in this Agreement, the Planning Board shall have the authority, after hearing, to resolve the issue resulting in the

breach or the failure to operate. The resolution may include a recommendation to the City Council that the site be rezoned to I-M or any successor zone and that this Agreement be terminated, requiring a cessation of the hotel use.

WITNESS:

CITY OF PORTLAND

By _____
Robert B. Ganley
Its City Manager

WITNESS:

HUTHCOURT, L.L.C.

By _____
Its: _____

STATE OF MAINE
CUMBERLAND, ss.

Date: _____, 1999

Personally appeared the above-named Robert B. Ganley, in his capacity as City Manager, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of the City of Portland.

Before me,

Notary Public/Attorney at Law

STATE OF MAINE
CUMBERLAND, ss.

Date _____, 1999

Personally appeared the above-named _____, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Hutchcourt, L.L.C.

Before me,

Notary Public/Attorney at Law

O:\WP\PENNY\CONTRACT\HUTHCOU.DOC



Portland Water District

225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553

Attachment 5

(207) 774-5961
FAX (207) 761-8307
www.pwd.org

March 25, 1999

Arikee Read-Segerius
OEST Associates, Inc
343 Gorham Rd
S Portland, Me 04106

Re: Proposed Hotel for Outer Congress St

Dear Ms Read-Segerius,

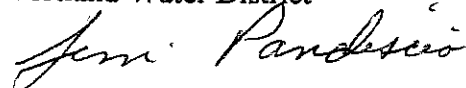
This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed hotel off Congress St west of the Turnpike overpass. Checking District records, I find there is a 12" water main on the opposite side of the street in Congress St. Enclosed is a scaled map of the area indicating the location of the District's water main. I have also included a quick sizing calculation for the size of the domestic water service.

The current data from the nearest hydrant indicates there should be adequate capacity of water.

Congress St 600' west of Maine Turnpike overpass
Hydrant # 1624
Static pressure = 54PSI
Flow = 1061GPM
Last Tested = 6/19/91

If the district can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District


Jim Pandiscio
Means Coordinator



July 23, 1999

Ms. Anke Read-Segerius
OEST Associates, Inc.
343 Gorham Road
South Portland, ME 04106-2317

Subject: 2282 Congress Street, Portland

Dear Ms. Read-Segerius:

This letter is to advise that Central Maine Power Company has sufficient three phase electrical capacity in the area to serve the subject project.

When plans are available, please forward them to me so that I can coordinate our utilities with your project. I have enclosed a load request form to be completed and return to me along with a copy of Central Maine Power Company's "Contractor's Handbook".

Sincerely,

Gary Crabtree
Energy Services Advisor

GC/rr
Enclosures

Bell Atlantic - New England
5 Davis Farm Road
Portland, ME 04103
207 797-1785



July 22, 1999

Anke Read-Segarius
Oest Associates, Inc.
343 Gorham Road
South Portland, Maine 04106-2317

RE: Adequate Facilities – Proposed 90 Room Hotel Project, 2282 Congress Street, Portland

Dear Anke:

In accordance with your recent request, please be advised that our engineering department has reviewed the facility records for your project located at 2282 Congress Street in Portland.

Based upon their findings, we have adequate facilities to provide for present and future service requirements utilizing the very latest in telecommunications technology.

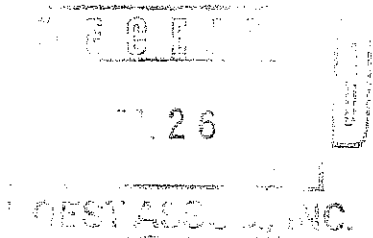
If you have any questions, do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy F. McDonald".

Troy F. McDonald
Manager – Right of Way

Cc: Erin Murphy



Northern Utilities, Inc.
1075 Forest Ave.
Portland, Maine 04103

facsimile transmittal

To: Anke Road-Segerius Fax: 774-1246
From: Scott Carpenter Date: 08/10/99
Re: 2282 Congress St., Portland Pages: 1
CC:

Urgent For Review Please Comment Please Reply Please Recycle

Notes: Per our discussion the other day. Please note that we have sufficient capacity to supply you with natural gas from our 4" intermediate pressure steel line. We will need contact names and numbers for contracts and credit applications. We will also need gas load information, delivery pressure requested and location of meter.

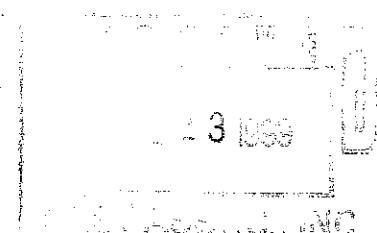
Please call me if you have any questions.

797-8002 x 6288

Scott Carpenter



TIME WARNER
CABLE



July 21, 1999

Anke Read-Segerius
OEST Associates Inc.
343 Gorham Road
South Portland, ME 04106

Dear Anke:

Time Warner Cable of Maine is prepared to provide any co-axial cable service to the proposed hotel at 2282 Congress Street in Portland, currently being designed by Oest Associates for Hutchcourt LLC. Co-axial cable delivered services currently include cable television programming, digital music service and high speed internet service (Road Runner).

As you move ahead with the design and permitting process, please keep us apprised of your schedule to ensure we schedule the extension of our plant in a timely manner. Enclosed is a check-list of items we will need to review with you as you design the internal cable wiring.

If you should have any questions, please feel free to contact me. We look forward to working with you.

Sincerely,

Leigh P. Fisher
Commercial Accounts Manager

PICK-UP ARTISTS.

Attachment C

8/11/99

Anke Read-Segerius
Oest Associates, Inc.
343 Gorham Road
South Portland, Maine 04106

SUBJECT: Proposed 90 room hotel 2282 Congress Street, Portland, Me.

Dear Anke,

Regarding your request for waste management services for the above mentioned project, Reynolds & Sons is offering the following:

We have the experience and disposal capabilities to coordinate the removal of all waste from this project to approved disposal facilities.

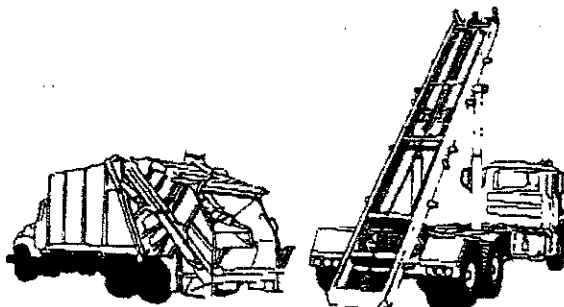
Your projected amount of 12 cubic yards per week of construction debris will go to the Riverside Recycling Center in Portland, Me.

The anticipated volume of monthly refuse of 8,830 lbs. will consist of approximately 85% of recyclable material. Cardboard will be stored on site in a six yard container and be disposed of at Goodman & Sons, returnable beverage containers will be routed through a redemption service and the rest of the refuse will be contained in an eight cubic yard container on site and its contents disposed of at Regional Waste Systems in Portland.

Reynolds & Sons has been in business since 1962 and has an excellent reputation for service and dependability. We are looking forward to working closely with you on this project.

Respectfully,


William B. Reynolds



REYNOLDS & SONS
Disposal Service

"Giving You More Than We Take"

P.O. Box 1092, Portland, ME 04104 Tel. 773-5862

August 1999

Hotel site 2282 Congress Street		
ANTICIPATED SOLID WASTE STREAM		
Item	Quantity	Disposal Location
Trees & Brush	375 cy total	Chipped and or sold.
Stumps	200 cy total	Chipped and used as landscape material or burned off-site.
Construction Debris ¹	12 cy per week	Riverside Recycling Center.
Solid Waste	16 cy per week	Regional Waste Systems, Inc.
Solid Waste (Recyclables)	10 cy per week	An approved area recycling facility..
NOTE. ¹ Construction schedule is estimated to run from October 1999 to May 2000		

A. Hochman + 7

COLORS

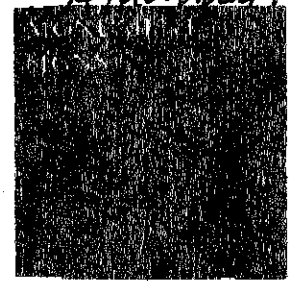
- Sign Cabinet and Resinase: Larch Gold aluminum.
- Filler: Larch Gold.
- Face background: VT-3254 green 3M Scotchcal.
- Faces: Mirror gold vinyl with white border all around; white spaces between text.
- All other copy is white.
- Cladding: PMS 465 beige.

MATERIALS

- Sign Cabinet and Resinase: .040 Larch Gold aluminum.
- Face: #7338 White solar grade Lexan overlaid with VT-3254 green 3M Scotchcal, cut out to expose white copy areas. Faces are mirror gold vinyl.
- Cladding: .090 aluminum.

ELECTRICAL

- Lamps: High output fluorescent.
- CY 50M: 120 volt, 5.6 amps, 1-20 amp circuit.
- CY 30M: 120 volt, 6.4 amps, 1-20 amp circuit.

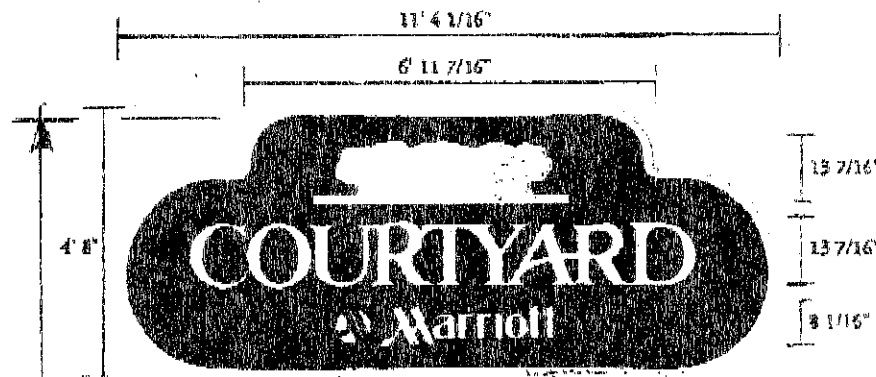


**DOUBLE FACED
FLUORESCENT
ILLUMINATED**
TOTAL ACTUAL SQUARE
FOOTAGE:
CY 50M: 52.92 sq. ft.
CY 30M: 32.32 sq. ft.

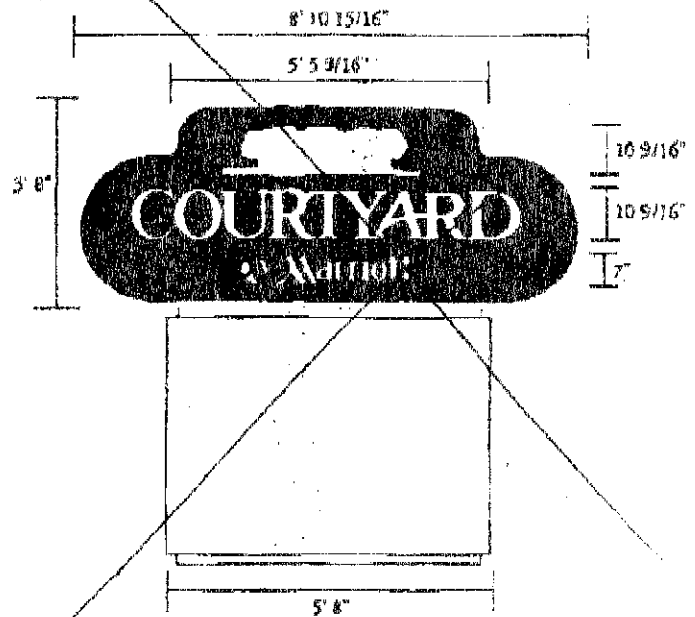
SIGN # 2



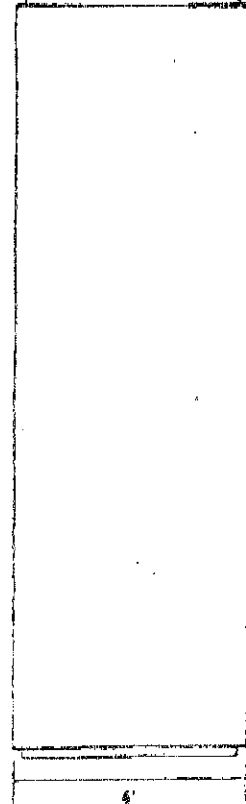
Shows at 18' overall height.



Shows at 8' 2\" overall height.



17'



COLORS

- *Sign Cabinet and Remains: Lorin Gold aluminum.
- *Filler: Lorin Gold.
- *Face background: VT-3254 green 3M Scotchcal.
- *Trees: Mirror gold vinyl with white border all around; white spaces between trees.
- *All other copy is white.
- *Cladding/Steel: PMS 465 beige.

MATERIALS

- *Sign Cabinet and Remains: .040 Lorin Gold aluminum.
- *Face: 3M 940 white Plexiglas overlaid with Courtyard Green (VT-3254) green, set out to expose white copy areas. Trees are mirror gold vinyl.
- *Cladding: .090 aluminum.

ELECTRICAL

- *Lamps: High output fluorescent.
- *CY 140P: 120 volts, 12.96 amps, 1-20 amp circuit.
- *CY 80MR: 120 volts, 11.7 amps, 1-20 amp circuit.

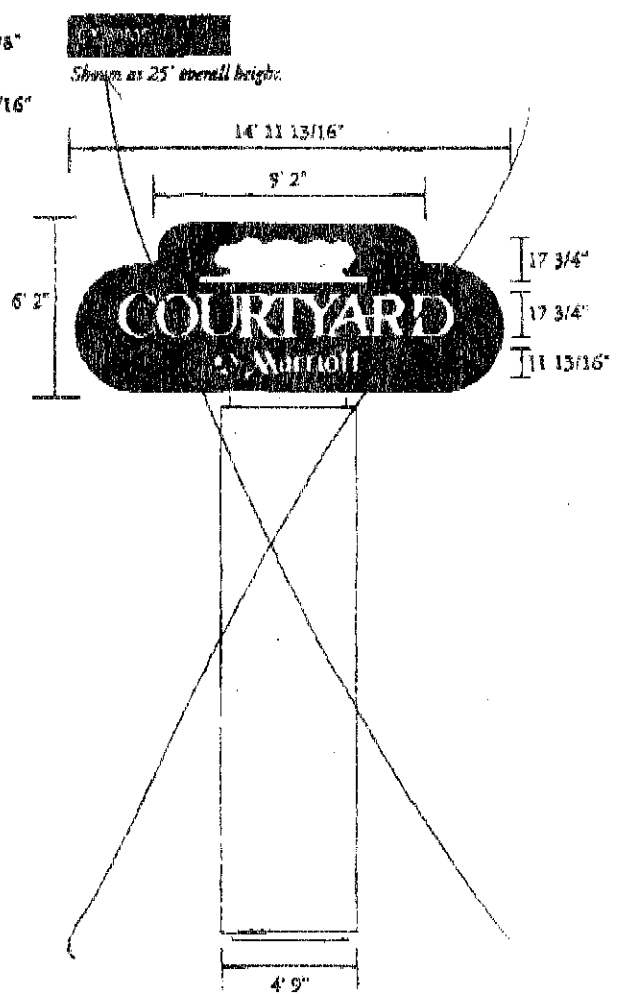
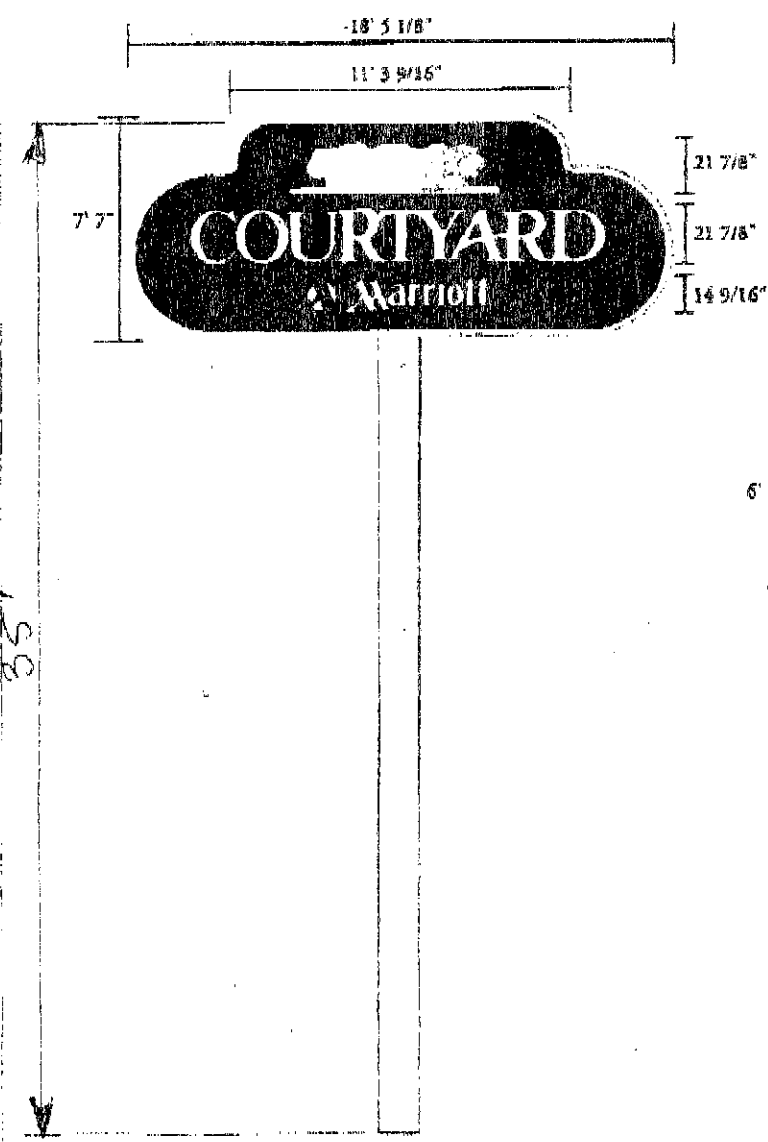


**DOUBLE FACED
FLUORESCENT
ILLUMINATED
TOTAL ACTUAL SQUARE
FOOTAGE:
CY 140P: 139.74 sq. ft.
CY 80MR: 92.4 sq. ft.**



Shown at 25" overall height

SIGN # 1



Attachment 8a

EASEMENT DEED

KNOW ALL MEN BY THESE PRESENTS, THAT WE, JOHN MCGINNIS and JODY MCGINNIS of 24 White Place, Burlington, Vermont 05401,

for consideration paid,

grant to ROBERT E. BALDACCI, JR., his heirs, executors and assigns, of 183 Harlow Street, Bangor, Maine 04401,

A certain easement to enter upon, cross over and under, and to lay and install sewer lines over, across and under certain property of the Grantors described as follows:

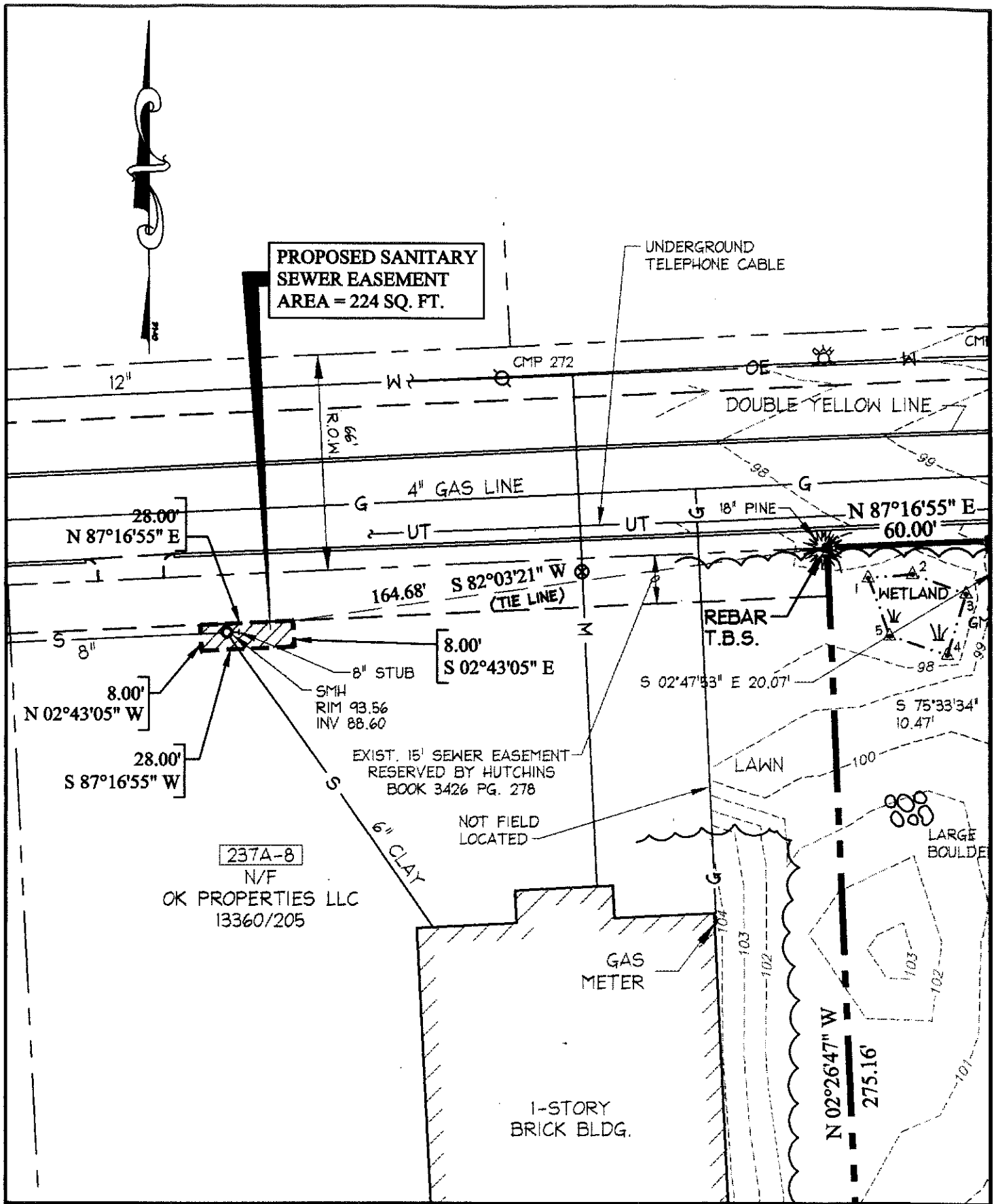
Beginning at a point on the southerly sideline of an existing easement as described in Book 3426, Page 278 and further located S 82° 03' 21" W, 164.68 feet from a 5/8 inch re-bar set on the most northeasterly corner of property now of formerly belonging to OK Properties, LLC; thence running S 02° 43' 05" E, 8.00 feet to a point; thence turning and running S 87° 16' 55" W, 28.00 feet to a point; thence turning and running N 02° 43' 05" W, 8.00 feet to a point located on the southerly sideline of an existing easement; thence turning and running N 87° 16' 55" E, along said easement 28.00 feet to a point.

The above described parcel contains 224 square feet ("Easement Area"). The Sewer Easement Area is shown on a plan attached hereto entitled "Sketch Showing Proposed Sanitary Sewer Easement Rights for 2282 Congress St., Portland, Maine, Located on the Property of: OK Properties LLC, 2300 Congress, Portland, ME" by Oest Associates, Inc., Scale: 1" = 40'.

These easements are granted together with the right to lay and install sewer lines over, across and under said Easement Area for the purpose of connecting to the existing sewer line described in the Deed recorded at Book 3426, Page 278. The Grantor also conveys to the Grantee the right to enter upon said Easement Area for the purpose of maintaining and repairing the sewer line installed thereon.

The Grantee agrees to hold the Grantors harmless and to indemnify the Grantors, their heirs, successors, executors and assigns from and against any and all costs, damages, judgements, assessments, or other charges caused by or arising out of, the utilization of the easement by the Grantee, his heirs, successors, executors and assigns, including without limitation, any additional charges, costs or assessments made or imposed by the City of ~~South~~ Portland in connection with or as a result of the proposed hotel project.

These easements shall inure to the benefit of the Grantee, his heirs, executors and assigns.



OEST Associates, Inc.

343 Gorham Road · South Portland, ME 04106

SKETCH SHOWING PROPOSED SANITARY SEWER EASEMENT RIGHTS FOR 2282 CONGRESS ST., PORTLAND, MAINE
 LOCATED ON PROPERTY OF: OK PROPERTIES LLC
 2300 CONGRESS ST.
 PORTLAND, ME

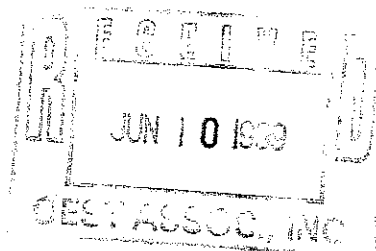
Scale: 1"=40'
 Job #: 740.22.02

Department of Public Works

William J. Bray, P. E.
Director

CITY OF PORTLAND

8 June 1999



Mrs. Anke Read-Segerius,
Oest Associates, Incorporated,
343 Gorham Road,
South Portland, Maine 04106-2317

RE: Sanitary Sewer Capacity of the City Sewer System and the Portland Water District Sewage Treatment Facilities to Handle Anticipated Wastewater Flows, from the Proposed "Courtyard" Hotel.

Dear Mrs. Read-Segerius:

Both the existing ten inch diameter "Stroudwater Interceptor" sanitary sewer pipe, located downstream of the connecting private "Harmon/Hutchins" sanitary sewer and the Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to transport and treat the anticipated wastewater flows of 15,840 GPD, from your proposed limited hotel, to be built at #2282 Congress Street, City of Portland.

Anticipated Wastewater Flows from the Proposed Hotel

Estimated Existing Flows in the "Harmon/Hutchins" Private Sanitary Sewer	= 6,390 GPD
Proposed 90 Rooms @ 100 GPD/Room	= 9,000 GPD
Proposed 30 Employees @ 15 GPD/Employee	= 0,450 GPD
Total Proposed Increase in Wastewater Flows for this Project	=15,840 GPD

If I can be of further assistance, please call me at 874-8832.

Sincerely,
CITY OF PORTLAND

Frank Brancely
Frank J. Brancely, BA, MA
Senior Engineering Technician

FJB

cc: Joseph E. Gray, Director, Department of Planning & Urban Development, City of Portland
Sarah Hopkins, Senior Planner, Dept. of Planning & Urban Development, City of Portland
Katherine A. Staples, PE, City Engineer, City of Portland
Bradley A. Roland, PE, Environmental Projects Engineer, City of Portland
Anthony W. Lombardo, PE, Project Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
Desk File

O:\Engshare\CSO\2282Cong.Doc

740.22.02

April 16, 1999

SANITARY SEWER QUESTIONNAIRE/EVALUATION FOR THE PRIVATE HARMON/HUTCHINS SYSTEM on Outer Congress Street, Portland , Maine

8" ASB/CEM pipe, gravity, 4 manholes, approximately 1,050 ft long.

I visited the following businesses on the northerly side of Congress Street, starting at the Turnpike overpass:

1. **EPXGroup
2301 Congress street
Portland, ME 04102**

I spoke with Gerry Nadeau, the facilities manager.

EPX occupies 3 buildings. Their business is printing. They work 3 shifts, 7 days per week. Total employee count for all three shifts is 250. They have a containment system to intercept residue from the printing activity. This containment system is cleaned every three months by an outside maintenance company. They do not own the buildings and have never had a problem with the san sewer system. If they did, they would call the property management company.

He was not aware that they are on a private system.

-
2. **Clark Associates - Insurance
2331 Congress Street
Portland, ME 04104**

I spoke with Dale Hudson, CIC.

Clark Associates is strictly an office activity. They work one shift from 08:00 til 16:30. Total employee count is 54.

They do not own the buildings and have never had a problem with the sanitary sewer system. If they did, they would call the property management company which is located in Wellesley, Massachusetts.

I visited the following businesses on the southerly side of Congress Street starting at the Turnpike overpass:

3. **Jordans/SYSCO Food Services of Northern New England, Inc.**
PO Box 4657, Congress Street
Portland, ME 04112-4657
This is the former AB.Dick and NCR building

I spoke with David Abiati, Gen Manager

The facility is strictly used for offices. One shift/day with a maximum daily employee count of 50. This property is owned by John & Jody McGinnis. Sysco has not had a problem with the sewer and if they did, they would call the property management company. They did not know that they are on a private system.

4. **FOX 51/UPN**
2320 Congress Street
Portland, ME 04102

I spoke with Ann Gagne, Business Manager

This facility is a radio/TV station and strictly used for offices. They work 3 shift. During the day approximately 45 office workers, in the evening 20 and during the night, 4 persons. They do not own the building.

5. **EIU - Excess Insurance Underwriters**
2338 Congress Street
PO Box 1518
Portland, ME 04104

I spoke with Margaret Spino, Account Manager.

This is an office tenant that works one shift during regular business hours. Employee count 12.

6. **ECS - Executel Communications Systems, Inc.**
2338 Congress Street
PO Box 1769
Portland, ME 04104-1769

I spoke with the receptionist.

They are a telecommunications company with strictly office uses at this location. One day shift. Employee count of 28 but only 15 persons actually spend time at this building.

Conclusion

All the businesses I visited, are tenants in buildings they do not own. None was aware of a sewer system maintenance agreement, knew who they would call in case of a problem other than the property management company (which differed at every location) or had anything on the premises other than sinks and toilets. The only exception is EPX. They have a shower because of an on-site exercise room for the employees.

I am not 100% sure that Clark Associates is in fact connected to this private system but did include them.

Final employee count:

DAY	EVENING	NIGHT	TOTAL
252	95	79	426 @15 gallons per day/employee

The proposed hotel will contain 90 rooms @ 100 gallons per day/room.

Estimated existing flows	6,390 GPD
Projected flows from hotel	9,000 GPD
<hr/>	
Total	15,390 GPD

Estimated total capacity of the existing 8" private system is 500,000 GPD (See attached Table 43)

The 8" Harmon/Hutchins Sanitary Sewer system has adequate capacity to receive the projected flows from the proposed hotel.

By: Anke Read-Segerius

Note: Calculations were reviewed by Thomas J. Raymond P.E.

To: File
Bob Baldacci, Jr.

TABLE 41
REDUCTION IN CIRCULAR CROSS-SECTIONAL AREA BY
DEFLECTING FLEXIBLE PIPES

Deflection (%)	% Reduction in Internal Cross Sectional Area from Circular to Elliptical Shape
5	0.366
10	1.431
15	3.146
20	5.473
25	8.378
30	11.814
35	15.761

TABLE 42 - FLOW CHARACTERISTICS - PVC SEWER PIPE

S = 2 FT/1000 FT ASTM D3034 DR 35

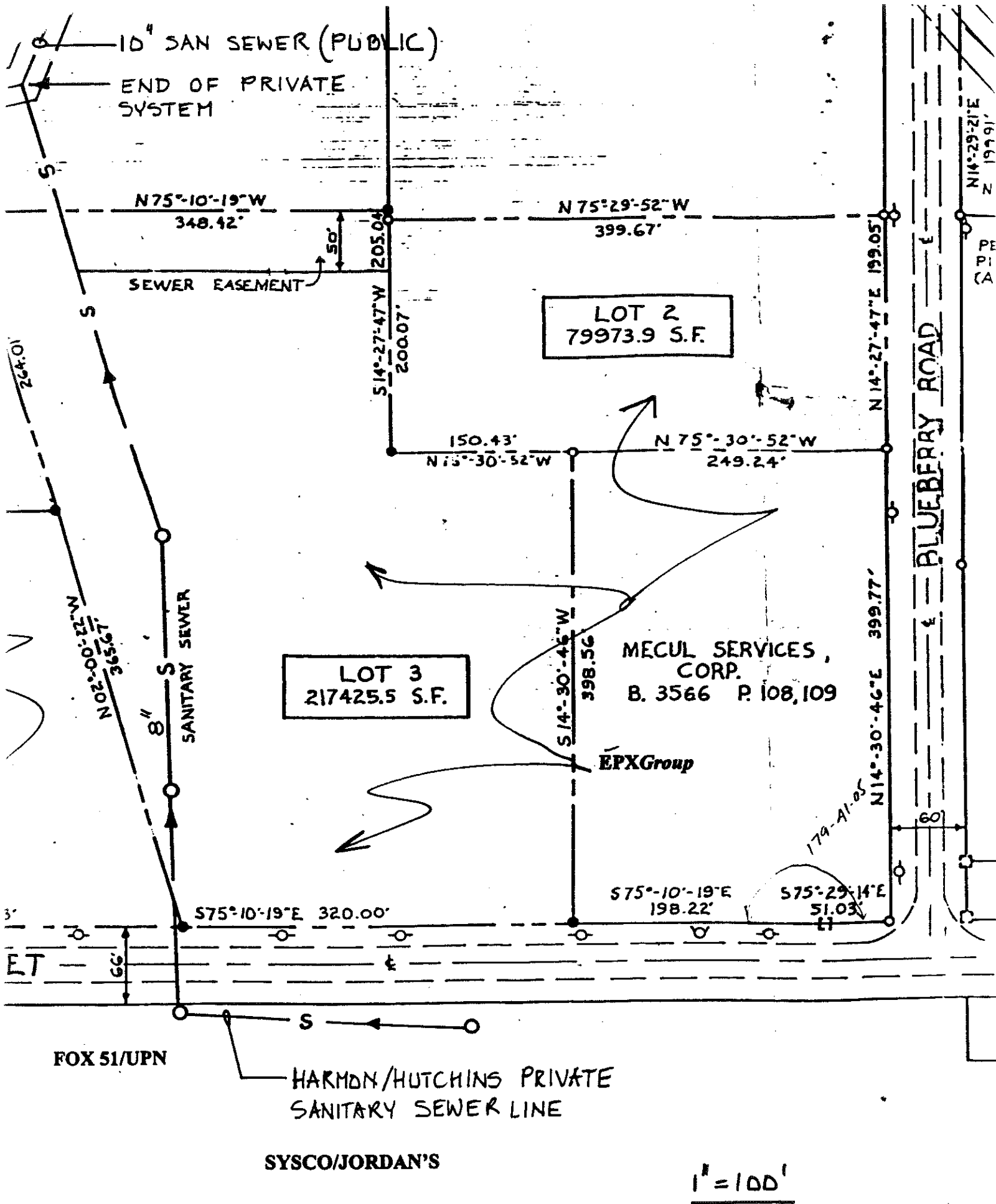
PVC Sewer Pipe	n = 0.009		n = 0.010		n = 0.011	
	V Ft/Sec	Q 1000 Gal/Day	V Ft/Sec	Q 1000 Gal/Day	V Ft/Sec	Q 1000 Gal/Day
4	1.3970	76.8336	1.2573	69.1502	1.1430	62.8638
6	1.8241	223.3236	1.6417	200.9912	1.4924	182.7193
8	2.2159	486.4148	1.9944	437.7734	1.8130	397.9758
10	2.5714	881.9288	2.3142	793.7359	2.1039	721.5781
12	2.8873	1402.0329	2.5986	1261.8299	2.3624	1147.1181
15	3.3053	2407.8642	2.9748	2167.0738	2.7044	1970.0671

TABLE 43 - FLOW CHARACTERISTICS - PVC SEWER PIPE

S = 3 FT/1000 FT ASTM D3034 DR 35

PVC Sewer Pipe	n = 0.009		n = 0.010		n = 0.011	
	V Ft/Sec	Q 1000 Gal/Day	V Ft/Sec	Q 1000 Gal/Day	V Ft/Sec	Q 1000 Gal/Day
4	1.7110	94.1015	1.5399	84.6914	1.3999	76.9922
6	2.2340	273.5144	2.0106	246.1629	1.8278	223.7845
8	2.7140	595.7340	2.4426	536.1607	2.2205	487.4188
10	3.1493	1080.1378	2.8344	972.1240	2.5767	883.7491
12	3.5362	1717.1229	3.1826	1545.4196	2.8933	675.2456
15	4.0482	2949.0139	3.6434	2654.1125	3.3122	2412.8255

S = 0.003
500,000 GALLONS/DAY
AT ASSUMED MIN SLOPE
CAPACITY = 487,4188 SAY



**GEORGE M. HUTCHINS
75 DARTMOUTH STREET
SOUTH PORTLAND, ME 04106**

Attachment 8c

June 8, 1999

Robert E. Balducci, Jr.
Balducci Associates
183 Harlow Street
Bangor, ME 04401

Re: Sale of Property on Congress Street, Portland, Maine

Dear Mr. Balducci:

We are parties to a certain Purchase and Sale Agreement dated August 3, 1996, which agreement has been amended, most recently by an agreement dated April 21, 1999. I am writing to confirm that provided this transaction closes in due course, I will provide a deed at the closing to convey the parcel of land, and the deed will include my conveyance to you of rights in common with others to use, maintain, repair and replace the existing private sewer line running from the National Cash Register property to the public sewer line north of Congress Street.

Very truly yours,

George M. Hutchins
George M. Hutchins

cc: Ms. Inca Reed, Oest Associates
Mr. Gregory Boulos, The Boulos Company
James H. Young, II, Esq.
Thomas M. Keane, Esq.

F:\CLIENTS\JMH\oest\p01\060115-balducci3tr.doc

Post-it® Fax Note	7671	Date	# of pages 1
To	SARAH HOPKINS	From	Inca Reed - S
Co./Dept.	PLANNING	Co.	OEST
Phone #		Phone #	761-1770
Fax #	756-8258	Fax #	

1.0 INTRODUCTION

The Stormwater Management Plan has been revised, per Jim Wendel's comments in his Site Plan Review memorandum submitted to Sarah Hopkins on September 2, 1999.

The hotel will be constructed on approximately 3.24 acres located next to the Maine Turnpike on Outer Congress St. in Portland, Maine. The existing lot is heavily wooded with a few open spaces and slopes in a southeasterly direction. The existing site drains southeasterly into the Maine Turnpike ditch. The runoff continues south until it crosses under the turnpike, then follows a drainage course to Long creek, and eventually flows to the Fore River. The development is not in the direct watershed of a waterbody most at risk, therefore, phosphorus control will not be a factor for this development. Based on our analysis of the Maine State flood maps, it was determined that there are no identified flood concerns for this site or for the surrounding properties.

It is projected that the completed development will consist of approximately 51% impervious area. Increases in the stormwater peak flow rates for the various storm events, due to the alteration of land cover, will be controlled an underground storage system. The stormwater will be controlled by utilizing four, 60" corrugated metal pipes for storage and will outlet the property in the same location as the pre-development flows. Total Suspended Solids (TSS) removal was taken into account for the entire site while designing the drainage structures. Using the estimated percent impervious area and the TSS sliding scale, a TSS removal efficiency was calculated.

2.0 ADJACENT AREAS

The areas which are immediately adjacent to the proposed project include the Maine Turnpike to the east, Jordans/Sysco Food Services to the west, the Maine Turnpike Authority and the EPX Group to the north, and the Maine Turnpike Connector (Under Construction) to the south.

3.0 METHODOLOGY

In order to assess the impact of the proposed construction on the stormwater characteristics of the site, computer modeling techniques using HydroCad's 5.01 software were used. This program incorporates the methodology outlined in the U.S. Department of Agriculture Soil Conservation Service's (SCS) Technical Release Number 20 (TR-20). Runoff was calculated for the 2, 10, and 25 year, 24 hour storm events.

Storm drain pipe sizes were designed utilizing the Flow Master software package created by Haestad's Methods. This program incorporates the methodology associated with Manning's Full Flow Equation. The 25 year storm event was used to size all structures.

4.0 PRECIPITATION

The storm events utilized in this study include the 2, 10, and 25 year, 24 hour storm events. The one day precipitation values for the proposed site are as follows:

- | | | |
|----|---------|------------|
| 1. | 2 Year | 3.0 Inches |
| 2. | 10 Year | 4.7 Inches |
| 3. | 25 Year | 5.5 Inches |

Portland is located in Cumberland County. Therefore, a type III distribution was utilized throughout this study.

5.0 SOILS

The site soils, as identified in the medium intensity Cumberland County Soil Survey by the U.S.D.A. Soil Conservation Service, consists of one main soil series located within the project limits. The 3.24 acre site consists of the Hollis series which is described as a fine, sandy soil. The Hollis series is classified by the SCS as hydrologic soils grouping C/D. For this analysis, Hollis was classified as a D soil in the areas in which wetlands were present, and a C soil for the remainder of the property.

The soil boundaries as taken from the Cumberland County soil survey are noted on drawing D-1 of the project drawings.

6.0 WETLANDS

The 3.24 acre site contains approximately 1.0 acre of identified wetlands. Of this 1.0 acre, .4 acres of wetlands will be impacted by the site development. A permit for the disturbance of the wetlands will be obtained from the Maine State Department of Environmental Protection and the U.S. Army Corps of Engineers.

7.0 ASSUMPTIONS

In order to estimate the stormwater runoff rates generated by the new project, the following assumptions were made:

1. It was assumed that the open space and wooded areas associated with this project were under "good" soils conditions.
2. In order to analyze the effects of the development of this project on the runoff characteristics of the site, the property boundary was taken as the limits of the pre and post development watershed conditions.
3. Time of concentration flow paths for the post-development condition was assumed to be channelized through the impervious areas within the subcatchment.

8.0 STUDY APPROACH

In order to analyze the impact of the proposed development on the site's stormwater characteristics, the pre-development project area was analyzed by assuming one Watershed area.

The post development Watershed was broken up into 2 subcatchments. The outlet point for the overall watershed was taken at the same location as the corresponding pre-development watershed. The stormwater runoff impact associated with converting approximately 51% of the site into impervious area was analyzed. It was determined that an underground storage system would be necessary to ensure that the peak flow rate off the site does not exceed the estimated pre-development peak rate. In addition to this, one stormwater treatment unit will be used to obtain the required TSS removal efficiency.

9.0 STORMWATER RUNOFF ANALYSIS

9.1 Watershed 1: Pre-Development Condition

Watershed 1 in pre-development consists of approximately 3.24 acres. At the present time, Watershed 1 drains in a southeasterly direction off the site into the Maine Turnpike ditch. The runoff continues south until it crosses under the turnpike, then follows a drainage course to Long creek, and eventually flows to

the Fore River.

9.2 Watershed 1: Post Development Condition

Watershed 1 in post-development consists of the same area as in pre-development, however, it contains 2 subcatchments. Subcatchment 2 consists of woods, brush, and grass and has an area of 1.24 acres. This subcatchment is being allowed to drain undetained and was accounted for in the post-development flow rate.

Subcatchment 1 consists of 2 acres and is mostly impervious with various landscaped areas mixed in. An underground storage system will be constructed under the parking lot within this watershed. The storage system will consist of four, 60" corrugated metal pipes that are fed by a 60" header pipe. The entire bed will have a surface area equal to 5100 sf. One stormwater treatment unit will be used to filter out any oil, grit, or other suspended solids prior to any stormwater entering the storage system. The pipe system will be designed to store the 25 year storm and will be throttled in the outlet control structure using orifices. All stormwater which exits the storage system and flows through the outlet pipe will be directed into a 16 foot long level lip spreader, resulting in a more environmentally friendly sheet flow. A 4" underdrain system will surround the pipe bed to ensure that the groundwater table remains below the bottom of the bed.

The estimated peak flows of post-development will be less than the pre-development flows, thereby mitigating any adverse impacts to downstream abutting properties, structures, or receiving drainage courses. All of the stormwater outlets the property in the same location as in the pre-development condition.

10.0 SUMMARY TABLE

SCS TR-20 METHOD ANALYSIS SUMMARY TABLE
(All Flows are in cubic feet per second (cfs))

Watershed	AREA (ACRES)	Peak Flow 2 year storm	Peak Flow 10 year storm	Peak Flow 25 year storm
Pre - W/S 1	3.24	1.49	3.81	5.03
Post - W/S 1*	3.24	1.37	3.79	4.88

* For Watershed 1 in post-development, a summation reach was used to combine the flows coming from each subcatchment.

11.0 TOTAL SUSPENDED SOLIDS (TSS)

To obtain the TSS removal efficiency necessary for this site, the impervious area was calculated and the sliding scale was used. The stormwater treatment unit will get 80% credit for TSS removal. The TSS removal efficiency required for the drainage area is 62%. The TSS removal efficiency that will be obtained on the property through effective treatment is 80%.

12.0 CONCLUSION

By utilizing an underground storage system, the increased stormwater peak rates associated with the construction of the hotel will be mitigated. Also, the effective use of one stormwater treatment unit will

achieve the required TSS removal for the site. Standard erosion control methods for temporary and permanent stabilization of the site will be employed to alleviate the potential for erosion and sedimentation.

The major outlet points for stormwater that exist in pre-development will not be altered with the construction of this hotel and the natural drainage patterns will be maintained as much as possible during the future development of the project.



Attachment 10

MEMORANDUM

*Portland Office
July 9, 1999*

To: Ms. Anke M. Read-Segerius, OEST Associates, Inc.
From: Thomas A. Errico, P.E., Senior Transportation Engineer, Wilbur Smith Associates
Subject: Traffic Assessment – Proposed Hotel - 2282 Congress Street, Portland, Maine

In response to your request we are pleased to submit this Memorandum evaluating traffic impacts associated with the proposed 90-room Hotel project located on Congress Street near Blueberry Road in Portland, Maine. As noted on the site plan date May 4, 1999, one access drive is proposed and will be located on the south side of Congress Street approximately 140 feet west of Blueberry Road. Specifically this assessment details: site generated traffic from the site; traffic volumes on Congress Street and at the Congress Street/Blueberry Road intersection; access drive requirements; and the accident history on Congress Street in the vicinity of the site. I would like to note that the scope of work is based upon a field investigation conducted by Larry Ash, City of Portland Traffic Engineer and myself.

Trip Generation

According to discussions with you the proposed hotel will comprise of a business suites type hotel and therefore the following trip generation estimate accounts for that type of facility. According to data contained in the publication Trip Generation, Institute of Transportation, 6th Edition, the trip generation rates for a Business Hotel were developed from limited site samples and therefore are not appropriate. Accordingly, trip generation rates for a typical hotel (Land Use Code 310) were used and resulted in the following traffic estimates.

	AM PEAK HOUR		PM PEAK HOUR		DAILY	
	Enter	Exit	Enter	Exit	Enter	Exit
90-Room Hotel	35	25	31	33	401	401

As noted in the above table, the proposed project is expected to generate 60 vehicles (35 entering /25 exiting) during the AM peak hour, 64 vehicles (31 entering/33 exiting) during the PM peak hour, and 802 vehicles on a daily basis.

Congress Street Traffic Volumes

Intersection turning movement counts were conducted at the Congress Street/Blueberry Road intersection on Tuesday July 6, 1999 between 4:00 – 6:00PM and on Wednesday July 7, 1999 between 7:00 – 9:00AM. Results of the counts indicate the peak hours occurred between 7:15 – 8:15AM and 4:30 – 5:30PM.

To account for seasonal variation, traffic volumes may need to be adjusted to reflect Design Hour or 30th Highest Hour volume conditions. According to Maine Department of Transportation (MDOT) Weekly Group Mean Factors for Urban Group I Roads, traffic volumes during the first week of July represent design hour conditions. Accordingly no adjustment of the volumes is necessary.

Figure 1 present the 1999 AM and PM peak hour traffic volumes. Figure 2 presents the 1999 traffic volumes following construction of the proposed hotel.

Access Drive Requirements

Several issues were evaluated relative to the site drive including: sight distance, auxiliary turn lanes on Congress Street, and the driveway width and radii.

Sight Distance from the site was measured in the field and indicated that over 600 feet of sight is available in both directions. For a road with a posted speed limit of 40 mph, a minimum of 400 feet of sight distance is required according to guidelines in the publication, Access Management Improving the Efficiency of Maine Arterials, MDOT. Accordingly, adequate sight distance will be provided.

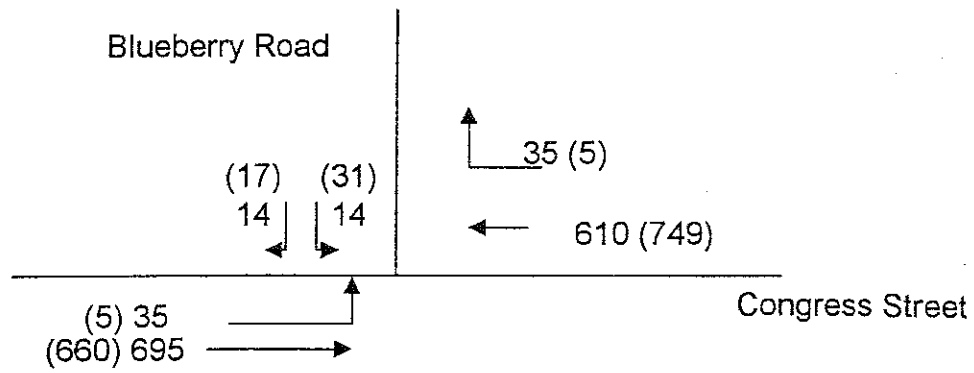
The need for auxiliary turn lanes was investigated according to guidelines contained in the MDOT Highway Design Guide. In respect to an exclusive right-turn lane entering the hotel site, warrants are not met. According to MDOT design criteria the need for a left-turn lane at the proposed site cannot be determined because the site-specific traffic volume conditions do not fall within the range of values developed by MDOT. According to traffic estimates the proposed project is expected to generate 16 left-turn vehicles during the AM and PM peak hours. This represent a car turning left into the site every 3.75 minutes. Based upon this level of traffic turning into the site, provision of a left-turn lane is not recommended. It should be noted that during field review of the project site vehicles waiting to turn left into the abutting property did not impede westbound through vehicles (the shoulder area was used to by-pass the turning vehicle). It should also be noted that traffic levels on Congress Street in the vicinity of the project site are expected to decline following the completion of the new Maine Turnpike Jetport Interchange.

According to the site plan one exit lane will be provided. Although it would be desirable to provide two exiting lanes (separate left and right turn lanes) one exiting lane should adequately handle the low volumes expected from the site. During the development of final site plan details it is recommended that the driveway radii be maximized to ensure right-turn vehicles entering and exiting the site do not significantly disrupt traffic on Congress Street.

Accident History

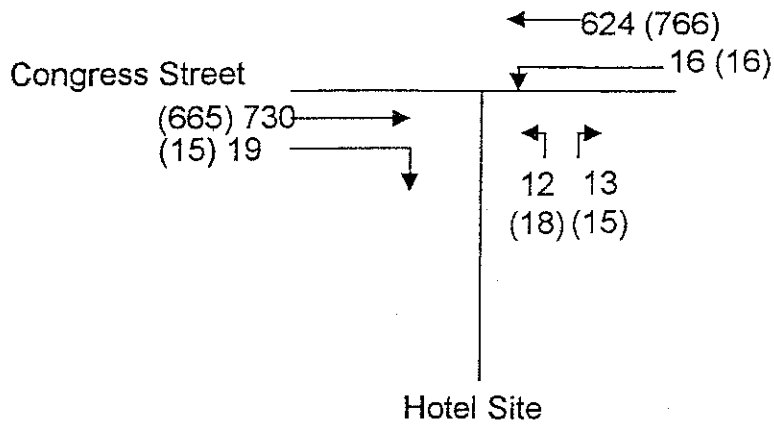
Accident data from the MDOT publication, High Accident Location Listing for 1995-1997 (the most recent available data) was reviewed relative to accident issues on Congress Street in the vicinity of the project. Review of the data indicates that Congress Street in vicinity of the project is not designated as a High Accident Location, and therefore is not considered to be problematic relative to accidents.

TAE:
cc:



1999 EXISTING TRAFFIC VOLUMES

Figure 1



1999 BUILD TRAFFIC VOLUMES

Figure 2

PROPOSED HOTEL PROJECT 2282 CONGRESS STREET

WILBUR SMITH ASSOCIATES

XXX-AM Peak Hour
(xxx) PM Peak Hour

Attachment II

HUTCHCOURT, LLC

September 24, 1999

City of Portland
C/o Anke Read-Segerius
OEST Associates
343 Gorham Road
South Portland, ME 04106

RE: Courtyard by Marriott
2282 Congress Street, Portland, ME

Dear Anke:

Following up on the letter from Sarah Hopkins from the City of Portland regarding the use and maintenance of the Vortech stormwater treatment unit for the above referenced project, we at Hutchcourt, LLC will undertake and use our best efforts to maintain the system as per the manufacturer's instructions, which will include an annual clean out and seasonal inspections of the system.

Thank you and if you have any questions, please do not hesitate to contact our office.

Sincerely,



Julie Jacques
Hutchcourt, LLC - Project Manager

Vortechs™

STORMWATER TREATMENT SYSTEM

The Vortechs System requires minimal routine maintenance; however, it is important that the system be properly inspected and cleaned when necessary in order to function at its best. The rate at which the system collects pollutants will depend more heavily on site activities than the size of the unit, e.g., heavy winter sanding will cause the grit chamber to fill more quickly but regular sweeping will slow accumulation.

Inspection

Inspection is the key to effective maintenance and it is easily performed. In the first year of operation, frequent inspections of the accumulated sediment volume within the aluminum grit chamber are necessary to establish an appropriate maintenance plan. Vortechs recommends seasonal inspections during the first year. Inspections should be performed more often in the winter months in climates where sanding operations may lead to rapid accumulations, or in equipment washdown areas. After the first year, the inspection schedule should be reviewed and modified according to experience. It is very useful to keep a record of each inspection. A simple form for doing so is provided.

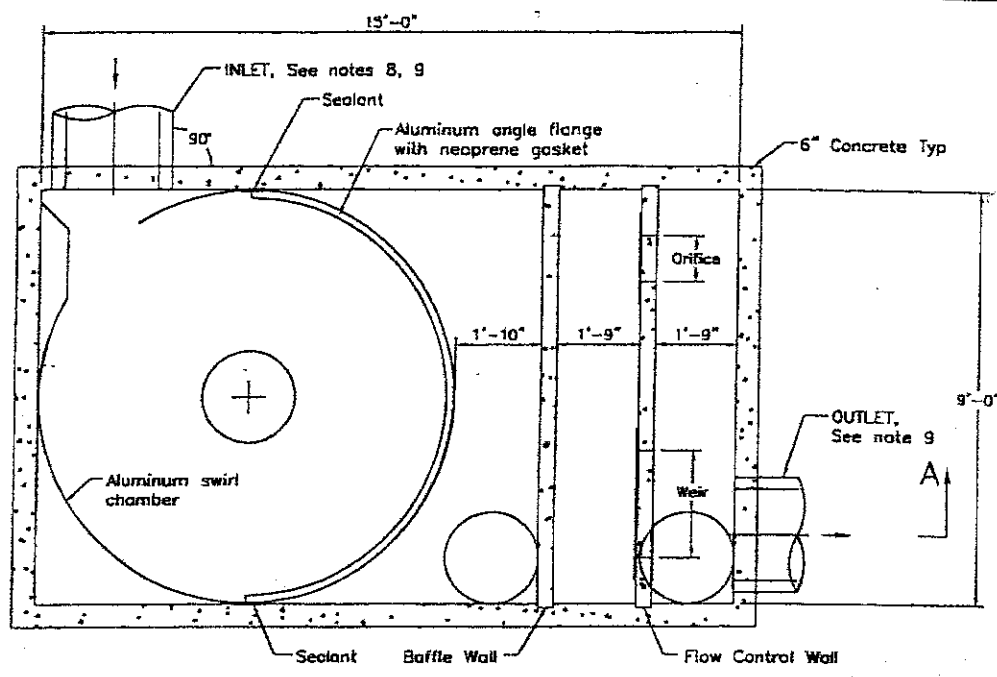
The Vortechs System only needs to be cleaned when inspection reveals that it is nearly full; specifically, when sediment depth has accumulated to within six inches of the dry-weather water level. This determination can be made by taking 2 measurements with a stadia rod or similar measuring device: one measurement is the distance from the manhole opening to the top of the sediment pile and the other is the distance from the manhole opening to the water surface. If the difference between the two measurements is less than six inches the system should be cleaned out. Note: to avoid underestimating the volume of sediment in the chamber, the measuring device must be lowered to the top of the sediment pile carefully. Finer, silty particles at the top of the pile typically offer less resistance to the end of the rod than larger particles toward the bottom of the pile.

In Vortechs installations where the risk of large petroleum spills is small, liquid contaminants will not accumulate as quickly as sediment. Under normal conditions, systems should be pumped out when the floating scum layer reaches 3 to 6 inches in depth. Vortechs Systems can be designed to trap catastrophic spill events, providing for oil storage of up to 3 feet.

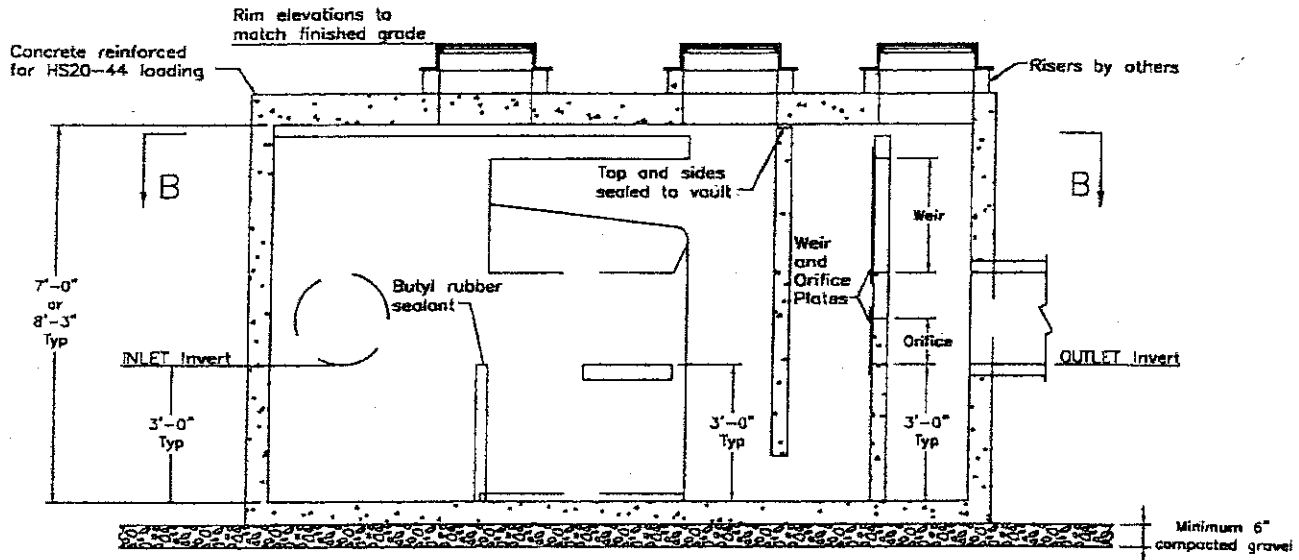
Cleaning

Cleanout of the Vortechs System with a vacuum truck is generally the most effective and convenient method. Cleanout should not occur within 6 hours of a rain event to allow for the entire collection system to drain down. Properly maintained Vortechs Systems will only require evacuation of the grit chamber portion of the system, in which case only the manhole cover nearest to the system inlet need be opened to remove water and contaminants.

In some cases, it may be necessary to pump out all chambers. An important maintenance feature built into Vortechs Systems is that floatables remain trapped after a cleaning. In virtually any conventional system, the portion of floatable material left on the floor after pump-out can escape under the baffle that is exposed by the cleaning. In the Vortechs System, a pocket of water between the grit chamber and the outlet panel keeps the bottom of the baffle submerged, so that all floatables remain trapped when the system begins to fill up again. Therefore, in the event of cleaning other chambers it is imperative that the grit chamber be drained first. Manhole covers should be securely seated following cleaning activities, to ensure that surface runoff does not leak into the unit from above.



PLAN VIEW B - B



SECTION A - A

NOTES:

1. Stormwater Treatment System (SWTS) shall have:
 - Peak treatment capacity: 14 cfs
 - Maximum system capacity: 18 cfs
 - Sediment storage: 4.75 cu yd
 - OR storage: 1,500 gallons
 - Sediment chamber dia: 9' min
2. SWTS shall be contained in one rectangular structure
3. SWTS shall remove 80% of annual TSS loading
4. SWTS shall retain floatables and trapped sediment up to and including peak treatment capacity
5. SWTS inverts in and out shall be at the same elevation
6. SWTS shall not be compromised by effects of downstream tailwater
7. SWTS shall have no internal components that obstruct maintenance access
8. Inlet pipe must be perpendicular to the structure
9. Pipe orientation may vary; see site plan for size and location
10. Purchaser shall not be responsible for assembly of unit
11. Manhole frames and perforated covers supplied with system, not installed
12. Purchaser to prepare excavation and provide lifting equipment

This CADD file is for the purpose of specifying stormwater treatment equipment to be furnished by Vortechtechnics, Inc. and may only be transferred to other documents exactly as provided by Vortechtechnics. Title block information, including the Vortechtechnics logo and the Vortechs™ Stormwater Treatment System designation and patent number, may be deleted if necessary. Revisions to any part of this CADD file without prior coordination with Vortechtechnics shall be considered unauthorized use of proprietary information.

Vortechtechnics
 41 Evergreen Drive
 Portland, ME 04103
 Tel.: 207-878-3662
 Fax: 207-878-8507

STANDARD DETAIL
STORMWATER TREATMENT SYSTEM
VORTECHS™ MODEL 9000 U.S. PATENT No. 5,759,415
 PROPRIETARY INFORMATION - NOT TO BE USED FOR CONSTRUCTION PURPOSES

DATE: 4/12/99	SCALE: 1/4" = 1'-0"	FILE NAME: STD9K	DRAWN BY: AP/NDG	CHECKED BY: KJM
---------------	---------------------	------------------	------------------	-----------------

FOR OFFICE USE ONLY			
Assigned code(s) _____		L- _____	
		Total Fees: _____	
		Date Received: _____	
	Most at Risk	Sensitive or Threatened	Other
Impervious	Vegetative = NA Structural = NB	Vegetative = NE Structural = NF	Vegetative = NI Structural = NJ
Disturbed	Vegetative = NC Structural = ND	Vegetative = NG Structural = NH	Vegetative = NK Structural = NL

**PERMIT APPLICATION
STORMWATER LAW, 38 M.R.S.A. §420-D**

Please type or print:

Name of applicant: Hutchcourt, L.L.C.

Address: Building One, 1000 Market Street Telephone: 1-603-559-2100
Portsmouth, NH 03801

E-mail address (if available): _____ Fax number (if available): 1-603-559-2179

Name of local contact or agent, if applicable: OEST Associates, Inc., Anke Read-Segerius

Address: 343 Gorham Road, South Portland, ME Telephone: 207-761-1770
04106

E-mail address (if available): anke@oest.com Fax number (if available): 207-774-1246

Name of project: Courtyard

Location of project including road, street, or nearest route number: 2282 Congress Street

City/Town/Village/Township: Portland County: Cumberland

Name(s) of DEP staff person(s) present at any pre-application meeting: _____

Name(s) of DEP staff person(s) otherwise contacted concerning this application: Alex Wong

Was this project started prior to obtaining a license? Yes ___ No X

Is this project or any portion of the site currently subject to an enforcement action? Yes ___ No X

Check all that apply--This application is for: Stormwater quantity X; Stormwater quality X
Project requires a Natural Resources Protection Act (NRPA) permit X; Site Law permit
(traffic only) N/A

Site law application or permit number (s): N/A

NRPA application or permit number(s): 99-796-S

FEE WORKSHEET

Use this form to help determine the permit fee. The fee is based upon the amount of impervious area or disturbed area created.

Vegetative and structural control measures—note. Ditches, swales, ditch turn-outs, level spreaders, and similar Best Management Practices (BMPs) used solely to convey or discharge water to a vegetated buffer are not considered, by themselves, to constitute structural BMPs, provided that the applicant assumes that all water quality treatment takes place in the buffer. If any treatment is assumed within the BMPs used to convey water to the buffer, they are treated as structural BMPs for the purposes of determining the applicable fee (and review period).

Disturbed and impervious area. "Disturbed area" and "impervious area" are defined in Chapter 500.2(C) and (E).

When trigger 2 permit thresholds. If the project requires a permit **both** because of the amount of impervious area and the amount of disturbed area, calculate the fee for each. The higher of the two fees will be the permit fee.

(a) **Impervious area.** Will the project result in 20,000 sq. ft. or more of impervious area in a watershed most at risk, or one acre or more of impervious area elsewhere? Yes X No

(i) If no, go to (b).

(ii) If yes, use the following to determine the fee.

- How much impervious area will be created? 71,874 sq. ft.; 1.65 acres
- Will the project use solely "vegetative" control measures, or X include "structural" control measures? (check one)

If solely vegetative control measures are used, the fee is \$250 for from 20,000 sq. ft. up to one acre, plus \$125 for each additional whole acre of impervious area.

Example. Project will create 2.34 acres of impervious area.

Fee = \$250 + [\$125 x (1)]. Fee = \$375.00

Your fee:

 = \$250 + [\$125 x ()].

If any structural control measures are used, the fee is \$500 for from 20,000 sq. ft. up to one acre of impervious area, plus \$250 for each additional whole acre of impervious area.

Example. Project will create 2.34 acres of impervious area.

Fee = \$500 + [\$250 x (1)]. Fee = \$750.00.

Your fee:

 = \$500 + [\$250 x ()] N/A

(iii) Will the project also result in 5 acres or more of disturbed area? If yes, also fill out (b).

(b) **Disturbed area.** Will the project result in 5 acres or more of disturbed area? Yes No X

If yes, use the following to determine the fee.

- How much disturbed area will be created? acres
- Will the project use solely "vegetative" control measures,

or ____ include "structural" control measures? (check one)

If solely vegetative control measures are used, the fee is \$250 for 5 acres, plus \$250¹ for each additional whole acre of disturbed area.

Example. Project will create 6.34 acres of disturbed area.

Fee = \$250 + [\$250 x (1)]. Fee = \$500.00

Your fee:

_____ = \$250 + [\$250 x (____)].

On and after 9/19/97:

Example. Project will create 6.34 acres of disturbed area.

Fee = \$250 + [\$125 x (1)]. Fee = \$325.00

Your fee:

_____ = \$250 + [\$125 x (____)].

If any structural control measures are used, the fee is \$500 for 5 acres, plus \$250 for each additional whole acre of disturbed area.

Example. Project will create 6.34 acres of disturbed area.

Fee = \$500 + [\$250 x (1)]. Fee = \$750.00

Your fee:

_____ = \$500 + [\$250 x (____)]

TRACKING INFORMATION

- (a) Is the project located in the direct watershed of a waterbody most at risk? No
 If no, go to (b).
(ii) If yes, will the project use ____ solely "vegetative" measures, or ____ include "structural" control measures? (Check one)
- (b) Is the project located in a sensitive or threatened region or watershed? No
 If no, go to (c).
(ii) If yes, will the project use ____ solely "vegetative" measures, or ____ include "structural" control measures? (Check one)
- (c) The project located in some other area within the organized part of the State of Maine.
Will the project use ____ solely "vegetative" measures, or ____ include "structural" measures?
(Check one)

(d) Does this application include a request for a variance from the peak flow standard, pursuant to Chapter 500.3(A)? If yes, check that which applies:

____ Discharge to the ocean, a major river segment, or a great pond

____ Road discharging to buffer

____ Project other than road discharging to buffer

____ Discharge into a stormwater system of a municipality or public utility.

(e) Does this application include a request for allowance of an insignificant increase in the peak flow from the site or the peak flow of the receiving waters, pursuant to Chapter 500.3, last paragraph?

Yes ____ No X

¹This figure is reduced from \$250 to \$125 on September 19, 1997. See PL 502, c. 502, § 3.

(f) Does this application include a request for use of the "lesser standard" provision of the stormwater rules, pursuant to Chapter 500.4? Yes ___ No X

(g) Does this application propose infiltration of stormwater within the wellhead of a public water supply? Yes ___ No X

(h) Does this application include a request for a quality "off-set" as described in Chapter 500.5?
Yes ___ No X

(i) Does this application propose a compensation fee pursuant to PL 1997, c. 502, § 4 (effective 9/19/97)?

APPLICATION CERTIFICATION

The person responsible for preparing this application and/or attaching pertinent site and design information hereto, by signing below, certifies that the application for project approval is complete and accurate to the best of his/her knowledge.

Signature: [Handwritten Signature] Re/Cert/Lic No.: 6633
Name (print): Stephen D. Harding, P.E. Engineer [checked]
Geologist
Soil Scientist
Land Surveyor
Site Evaluator
Active Member of the Maine Bar
Professional Landscape Architect
Other

If the signature below is not the applicant's signature, attach a letter of agent authorization signed by the applicant.

"I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete. I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment."

[Handwritten Signature] Date: AUG 16 1999
Signature of applicant Date

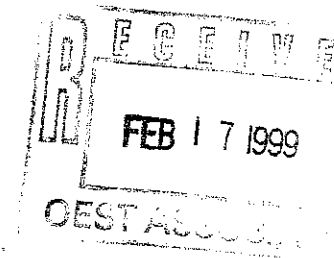
NOTICE CERTIFICATION

By signing below, the applicant (or authorized agent) certifies that he or she has

- 1. Published a Notice of Intent to File once in a newspaper circulated in the area where the project site is located within thirty days prior to the filing of the application;
2. Sent by certified mail a completed copy of the Notice of Intent to File to the owners of the property abutting the land upon which the project site is located within thirty days prior to the filing of the application;
3. Sent by certified mail a completed copy of the Notice of Intent to File and filed a duplicate of this application with the town clerk or city clerk of the municipality(ies) where the project is located; and
4. Provided a copy of the notice with this application.

[Handwritten Signature] Date: AUG 16 1999
Signature of applicant or agent* Date
PATRICK WALSH
Print name and title of applicant or agent* Date

*If signature is other than that of the applicant, attach letter of agent authorization signed by applicant.



10 February 1999

Anke Read-Segerius
Oest Associates, Inc.
343 Gorham Road
South Portland, ME 04106-2317

RE: Wetland Delineation at Hutchins Property, Congress Street, Portland, Maine.

Dear Anke:

At your request, Woodlot Alternatives, Inc. (Woodlot) performed a wetland delineation and GPS survey on the Hutchins Property, located on Outer Congress Street in Portland, Maine. Field work on this site was conducted on February 10, 1999. The site is bordered by Congress Street to the north, the newly constructed turnpike interchange to the south, and a Granite State Natural Gas pipeline to the east. The site consists of an upland knoll that slopes to the southeast into a forested wetland. Wetland boundaries were determined using the technical criteria of the U.S. Army Corps of Engineers (Corps) and the Maine Department of Environmental Protection (DEP). Specifics of wetland jurisdiction are further discussed below.

Site Description

The Hutchins property encompasses approximately 3.5 acres that includes forested upland and forested wetland. Uplands on the site are dominated by a dense canopy of white pine (*Pinus strobus*), along with white ash (*Fraxinus americana*), and shagbark hickory (*Carya ovata*). A moderate shrub layer includes Morrow's honeysuckle (*Lonicera morrowii*), Norway maple (*Acer platanoides*), and black cherry (*Prunus serotina*), and a moderate herbaceous layer includes evergreen woodfern (*Dryopteris intermedia*), Canada goldenrod (*Solidago canadensis*), and wild strawberry (*Fragaria virginiana*). Because this delineation was conducted in the winter, our assessment of herbaceous plant species was limited. Upland soils consist of well-drained sandy loams. Site topography is generally sloped, and drains to the southeast via overland runoff.

Wetland Description

A 1.25-acre forested wetland extends across the southern boundary of the property. The canopy of this wetland is dominated by white ash, white pine, and red maple (*Acer rubrum*), with white ash, gray birch (*Betula populifolia*), and elm (*Ulmus spp.*) in the understory. Dominant shrubs included common winterberry (*Ilex verticillata*), meadowsweet (*Spiraea alba*), and

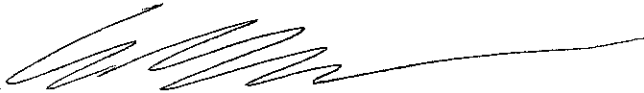
buckthorn (*Frangula alnus*). Dominant herbs include fowl meadow grass (*Glyceria striata*), New York fern (*Thelypteris noveboracensis*), and rough-stemmed goldenrod (*Solidago rugosa*). Ground water seeps, isolated pockets of standing water, and drainage patterns were observed throughout the wetland. Wetland soils consist of poorly-drained silt loams.

A second wetland was identified in the northwestern corner of the parcel. This wetland consists of a 960-square foot isolated wetland depression. Dominant woody species in this wetland include pussy willow (*Salix discolor*), red maple, and quaking aspen (*Populus tremuloides*). The herbaceous layer was largely under ice and snow. Identified herbs include sensitive fern (*Onoclea sensibilis*), rough-stemmed goldenrod, and purple-stemmed aster (*Symphyotrichum puniceum*).

All wetlands on the property are regulated by the Army Corps of Engineers and the Maine Department of Environmental Protection. Impacts to forested wetlands that are not defined as wetlands, and are located outside of the shoreland zone, can typically be permitted under the Tier Application Program of the DEP Natural Resource Protection Act. Up to 4,300 square feet of this wetland may be impacted without a permit from the DEP or Corps. Impacts greater than 4,300 square feet can be permitted with the appropriate DEP Tier application.

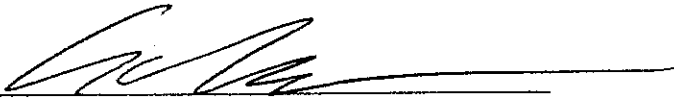
Please feel free to contact our office if you have any questions regarding this information, or if we can be of any further assistance.

Best Regards,
WOODLOT ALTERNATIVES, INC.



Steve Walker
Wetland Scientist/Wildlife Biologist

I hereby certify that wetlands on this site were delineated in accordance with Federal (33 CFR) and State of Maine (38 M.R.S.A) requirements and guidelines. Delineations were done using the methods described in the 1987 Corps of Engineers Wetlands Delineation Manual. Wetlands of Special Significance were identified as described in 38 M.R.S.A., Natural Resources Protection Act (statute and Chapter 310). The proposed development (as illustrated by Oest Associates, Inc. drawing number C-102) will not alter, or cause to be altered, a wetland of special significance as described in 38 M.R.S.A. §§ 480-X(4) or (5).



Stephen S. Walker,
Wetland Scientist/Wildlife Biologist
WOODLOT ALTERNATIVES, INC.

Date: 6.29.99

Bank of America



Bank of America Corporation
Real Estate Banking Group
FL-991-08-09
150 East Palmetto Park Road
9th Floor
Boca Raton, FL 33432-4827

Tel 561.393.5453
Fax 561.393.5458

September 22, 1999

Mr. Mark Walsh
Ocean Properties, Ltd.
1100 Linton Boulevard
#C-9
Delray Beach, FL 33444

Re: The Courtyard Marriott
2282 Congress Street
Portland, Maine

Dear Mark:

Thank you for your recent updates on new developments. I am particularly pleased that Bank of America was able to assist you with the financing on your most recent projects: the 370-room Salt Lake City Marriott; the Marriott Courtyard in Portsmouth; the Samoset Resort in Rockport; the Latham Hotel in Philadelphia; the Key West Hilton, as well as other hotels here in Florida and Georgia.

I was particularly interested in your plans for the Marriott Courtyard in Portland, Maine. I understand that you are in the process of obtaining approvals for it. Bank of America would be interested in pursuing the financing for this project should you be successful in obtaining the necessary approvals.

Please keep us in mind as your financing needs arise. I am looking forward to working with you on this request and closing on the construction loan for the Springhill Suites in Tampa.

Sincerely,

Lisa N. Crawford
Senior Vice President

LNC/jc

OCEAN PROPERTIES, LTD.

Ocean Properties, Ltd. is part of a forty year old hotel operating and development company, based in Portsmouth, New Hampshire. The Company and its related affiliates, presently own and/or operate more than 80 hotels in the United States, and Canada, with more than 13,000 rooms, as well as shopping centers and other real estate.

Ocean Properties, Ltd. is one of the five largest hotel companies in the United States and has operated hotels under the flags of Holiday Inn, Crowne Plaza, Marriott, Courtyard by Marriott, Fairfield Inn by Marriott, Residence Inn by Marriott, Radisson, Sheraton, Hilton, Days Inn, Quality and Comfort Inns. In addition, the Company owns and operates the Pete Rose Ballpark Cafes in Boca Raton and Boynton Beach, Florida, with plans to expand the concept on a national basis.

The Company operates hotels for third party investors and lenders, and is actively pursuing additional acquisitions, new construction, and additional management contracts.

Ocean Properties, Ltd. has also recently purchased Atlific Hotels & Resorts, the largest independent hotel management company in Canada. Atlific operates more than 25 hotels in Canada, from Halifax, Nova Scotia to Vancouver, British Columbia. The Company intends to continue its growth in Canada and the United States.

The Company has won numerous awards for its design and operations over the past years, including Torchbearer awards from Holiday Inn Worldwide for outstanding new development. Its nightclub and restaurant operations are respected in the industry for both their quality and ability to generate bottom-line profits.

UNITED STATES HOTELS AND RESORTS

PROPERTY/LOCATION

NO. OF ROOMS

AMERISUITES HOTEL, South Portland, Maine	123
COMFORT INN - Sharonville, Ohio	228
DAYS INN - Bar Harbor, Maine	66
DAYS INN - East of Universal Studios, Orlando, Florida	262
DAYS INN - Trenton, Maine	42
HILTON - Albuquerque, New Mexico	264
HILTON RESORT AND SUNSET KEY GUEST COTTAGES - Key West, Florida	215
HOLIDAY INN - Alamogordo, New Mexico	107
HOLIDAY INN - Bath, Maine	141
HOLIDAY INN WEST, Boca Raton, Florida	97
HOLIDAY INN - Logan Airport, Boston, Massachusetts	356
HOLIDAY INN CATALINA CENTER - Boynton Beach, Florida	150
HOLIDAY INN RIVERFRONT- Bradenton, Florida	153
HOLIDAY INN CANYON DE CHELLY - Chinle, Arizona	108
HOLIDAY INN - College Park, Maryland	221
HOLIDAY INN - Daytona Beach, Florida	193
HOLIDAY INN - Durango, Colorado	142
HOLIDAY INN CYPRESS CREEK - Ft. Lauderdale, Florida	243
HOLIDAY INN - Golden Glades - Miami, Florida	167
HOLIDAY INN - Highland Beach, Florida	119
HOLIDAY INN MONUMENT VALLEY - Kayenta, Arizona	164
HOLIDAY INN - Montvale, New Jersey	187
HOLIDAY INN - Naples, Florida	137
HOLIDAY INN - Nashua, New Hampshire	205
HOLIDAY INN - Orangeburg, New York	167
HOLIDAY INN - Port St. Lucie, Florida	142
HOLIDAY INN - Fort Lee, New Jersey	175
HOLIDAY INN - Chattanooga, Tennessee	162
HOLIDAY INN - Manchester, Tennessee	141
HOLIDAY INN - South Cleveland, Tennessee	146
HOLIDAY INN - Roanoke, Virginia	196
HOLIDAY INN PELICAN POINTE - Treasure Island, Florida	117
HOLIDAY INN EXPRESS - Dover, New Hampshire	41
HOLIDAY INN SUNSPREE RESORT - Bar Harbor, Maine	221
HOWARD JOHNSON - Greenwich, Connecticut	104
HOWARD JOHNSON - Palm Beach, Florida	100
MARRIOTT CAMINO REAL - Delray Beach, Florida	265
MARRIOTT - Portland, Maine	227
MARRIOTT - Salt Lake City, Utah*	370
COURTYARD BY MARRIOTT - Albuquerque, New Mexico	150
COURTYARD BY MARRIOTT - Jensen Beach, Florida	110
COURTYARD BY MARRIOTT - Naples, Florida	102
COURTYARD BY MARRIOTT - Page, Arizona	153
COURTYARD BY MARRIOTT - Portsmouth, New Hampshire	109
COURTYARD BY MARRIOTT - Myrtle Beach, South Carolina*	134
COURTYARD BY MARRIOTT - S. Brunswick, New Jersey*	142
COURTYARD BY MARRIOTT - Corals Springs, Florida*	110
COURTYARD BY MARRIOTT - Orlando, Florida	308
FAIRFIELD INN BY MARRIOTT - Albuquerque, New Mexico	188
FAIRFIELD INN BY MARRIOTT - Bangor, Maine	153
FAIRFIELD INN BY MARRIOTT - Bar Harbor, Maine	59
FAIRFIELD INN BY MARRIOTT - Clarksville, Tennessee	72
RESIDENCE INN BY MARRIOTT - Portsmouth, New Hampshire	90
SPRINGHILL SUITES BY MARRIOTT - Tampa, Florida*	160
RAMADA INN - Columbia, Tennessee	154
SHERATON AIRPORT - Columbus, Georgia	177
BUSHIRI BEACH RESORT HOTEL - Aruba	139
LATHAM HOTEL - Philadelphia, Pennsylvania	139
WENTWORTH BY-THE-SEA - New Castle, New Hampshire*	170
SAMOSSET RESORT - Rockport, Maine	150

Total Hotels and Resorts - 60

9633

CANADIAN HOTELS AND RESORTS

(Operated by Atlific Hotels & Resorts)

PROPERTY/LOCATION	NO. OF ROOMS
Airport Hotel Halifax - Enfield, Nova Scotia	151
College Inn Hotel & Conference Center - Guelph, Ontario	104
Embassy Suites Niagara - Thorold, Ontario	128
Holiday Inn - Stephenville, Newfoundland	46
Holiday Inn - Longueuil, Montreal	141
Holiday Inn Hotel & Tower Suites - Downtown, Vancouver, British Columbia	245
Holiday Inn Winnipeg - South, Winnipeg, Manitoba	169
Holiday Inn Vancouver Airport - Vancouver, British Columbia	165
Holiday Inn Express Airport North - Vancouver, British Columbia	107
Lake Louise Inn - Lake Louise, Alberta	232
Magnolia Hotel - Victoria, British Columbia*	66
Market Square Inn - Ottawa, Ontario	156
Marriott Chateau Champlain - Montreal, Canada	611
Courtyard by Marriott La Citadelle - Montreal, Canada	180
Toronto Don Valley Hotel - Toronto, Ontario	353
Whistler Village Inn & Suites - Whistler, British Columbia	88
Residence Inn - Ottawa, Ontario	160
Residence Inn - London, Ontario	116
Crowne Plaza - Vancouver, British Columbia	313
Pioneer Inn - Fort St. John, British Columbia	125
Northgate Motor Inn - Fort St. John, British Columbia	43
The Executive Residences at 1188 Howe Street - Vancouver, British Columbia	41
Conference Plaza - Vancouver, British Columbia (Commercial)	90
Conference Plaza - Vancouver, British Columbia (Residential)	252
Conference Plaza - Vancouver, British Columbia (The Suites)	51
The Electra Building - Vancouver, British Columbia	244
Panama Jack's Bar and Grille - Vancouver, British Columbia (Restaurant)	
Total Hotels and Resorts - 26	4377

**Properties Currently Under Construction or Contract*

March, 1999

AMERISUITES

Portland, Maine

COMFORT INN

Sharonville, Ohio

CROWNE PLAZA

Vancouver, British Columbia

DAYS INN

Universal City, Orlando, Florida

Bar Harbor, Maine

Trenton, Maine

EMBASSY SUITES

Niagara Falls, Thorold, Ontario

HILTON HOTELS

Key West, Florida

Albuquerque, New Mexico

HOLIDAY INN

Canyon De Chelly, Chinle, Arizona

Kayenta, Arizona

Durango, Colorado

Boca Raton, Florida

Boynton Beach, Florida

Bradenton, Florida

Cypress Creek, Ft. Lauderdale, Florida

Daytona Beach, Florida

Highland Beach, Florida

Miami, Florida

Naples, Florida

Port St. Lucie, Florida

Treasure Island, Florida

Bath, Maine

College Park, Maryland

Logan Airport, Boston, Massachusetts

Nashua, New Hampshire

Roanoke, Virginia
Montvale, New Jersey
Alamogordo, New Mexico
Orangeburg, New York
Chattanooga, Tennessee
Manchester, Tennessee
South Cleveland, Tennessee
Fort Lee, New Jersey
Longueuil, Quebec
Stephenville, Newfoundland
Vancouver, British Columbia
Winnipeg, Manitoba

HOLIDAY INN SUNSPREE RESORT

Bar Harbor, Maine

HOLIDAY INN EXPRESS

Dover, New Hampshire
Alamogordo, New Mexico
Vancouver, British Columbia

HOLIDAY INN HOTEL & TOWER SUITES

Vancouver, British Columbia

HOWARD JOHNSON

Greenwich, Connecticut
Palm Beach, Florida

MARRIOTT

Delray Beach, Florida
Portland, Maine
Salt Lake City, Utah*
Montreal, Quebec

COURTYARD BY MARRIOTT

Coral Springs, Florida
Page, Arizona
Jensen Beach, Florida
Naples, Florida
Orlando, Florida
Portsmouth, New Hampshire

Albuquerque, New Mexico
Myrtle Beach, South Carolina*
South Brunswick, New Jersey*
Le Citadelle, Montreal, Quebec

FAIRFIELD INN BY MARRIOTT

Albuquerque, New Mexico
Bangor, Maine
Bar Harbor, Maine
Clarksville, Tennessee

RESIDENCE INN BY MARRIOTT

Portsmouth, New Hampshire
London, Ontario
Ottawa, Ontario

SPRINGHILL SUITES BY MARRIOTT

Tampa, Florida

RAMADA INN

Columbia, Tennessee

SHERATON FOUR POINTS

Orlando, Florida

SHERATON INN

Columbus, Georgia

PETE ROSE'S BALLPARK CAFÉ

Boca Raton, Florida
Boynton Beach, Florida

Airport Hotel Halifax, Enfield, Nova Scotia
College Inn Hotel & Conference Center, Guelph, Ontario

INDEPENDENT HOTELS

Bushiri Beach Resort Hotel, Aruba
Latham Hotel, Philadelphia, Pennsylvania
Wentworth By The Sea, New Castle, New Hampshire*
Samoset Resort, Rockport, Maine
Lake Louise Inn, Lake Louise, Alberta
Magnolia Hotel, Victoria, British Columbia*
Whistler Inn Village & Suites, Whistler, British Columbia
Market Square Inn, Ottawa, Ontario
Don Valley Hotel, Don Mills, Toronto, Ontario
Pioneer Inn, Fort St. John, British Columbia
Northgate Inn, Fort St. John, British Columbia
The Executive Residences, Vancouver, British Columbia
Conference Plaza, Vancouver, British Columbia
The Electra Building, Vancouver, British Columbia

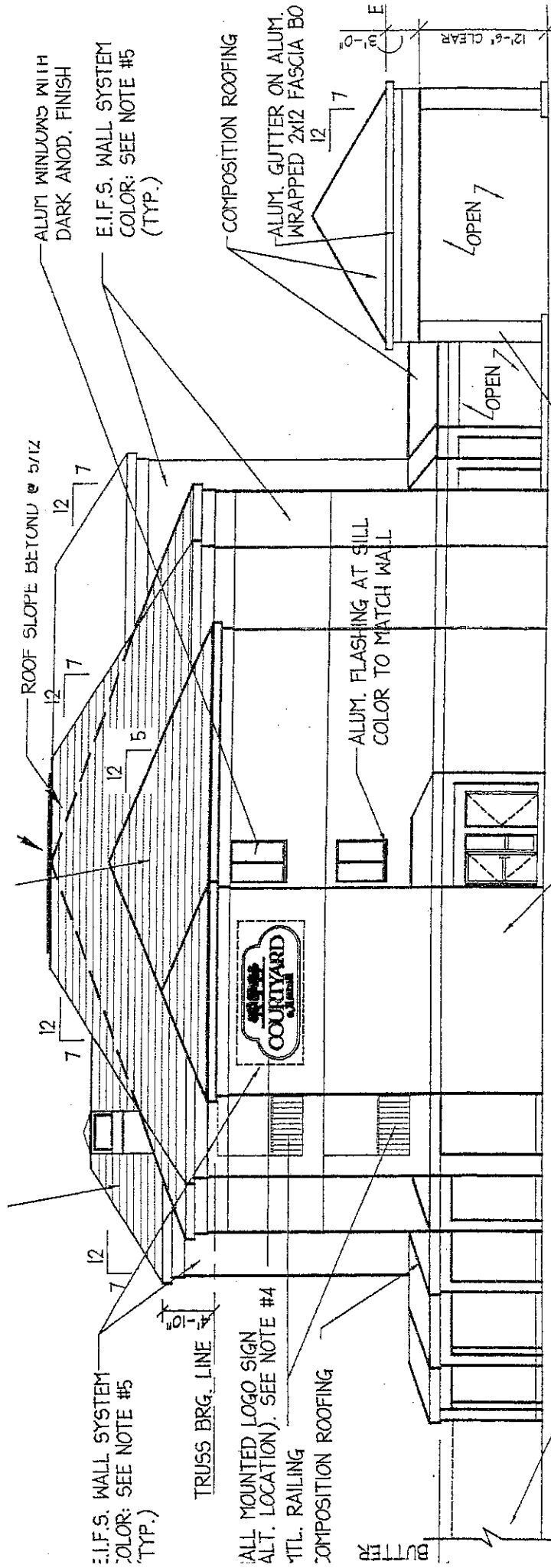
From: Anthony Lombardo
To: Sarah Hopkins
Date: Thu, Sep 16, 1999 11:23 AM
Subject: Proposed Hotel.....2282 Congress St.

Sarah,

Upon review, there appears to be no Public Works conflicts or concerns. The applicant, however, should contact Carol Merritt at 874-8822 to verify all of the permits necessary to begin the proposed construction.

Engineering Review Fees: 4 hours @ \$35 per hour.....Total = \$140

A. Admatt Co



ALUM WINDOWS WITH
DARK ANOD. FINISH

E.I.F.S. WALL SYSTEM
COLOR: SEE NOTE #5
(TYP.)

COMPOSITION ROOFING

ALUM. GUTTER ON ALUM.
WRAPPED 2x12 FASCIA BO

ROOF SLOPE BEYOND @ 5/12

ALUM. FLASHING AT SILL
COLOR TO MATCH WALL

E.I.F.S. WALL SYSTEM
COLOR: NOTE #5
(TYP.)

E.I.F.S. WALL SYSTEM
COLOR: SEE NOTE #5
(TYP.)

TRUSS BRG. LINE

ALL MOUNTED LOGO SIGN
ALT. LOCATION). SEE NOTE #4

1" TL. RAILING

COMPOSITION ROOFING

RD WALL
FOR CLARITY

LEFT ELEVATION

SCALE: 3/32"=1'-0"

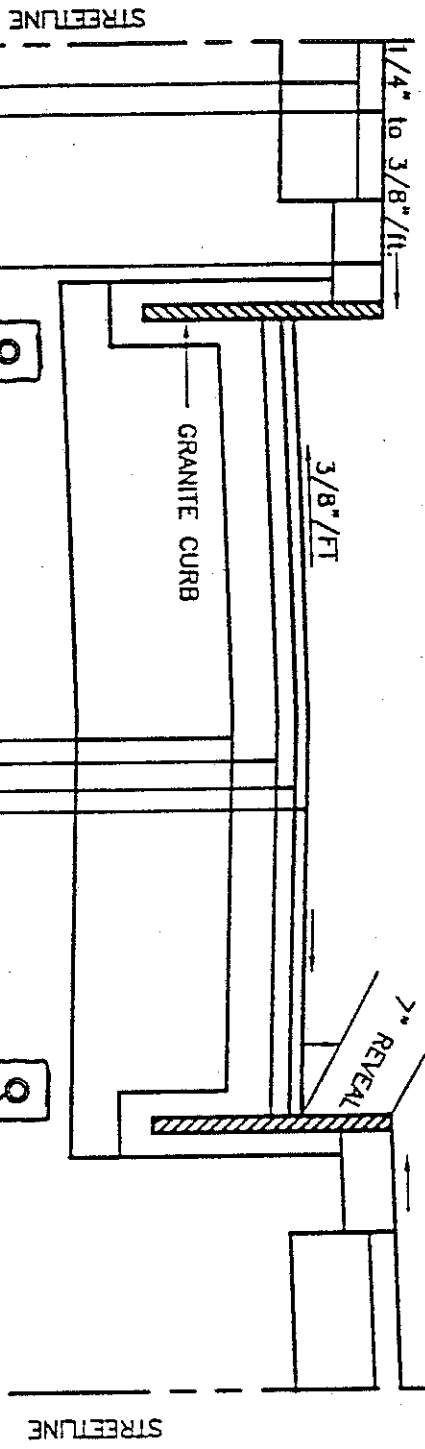
3

(TYP.)

CONNECTOR RESIDENTIAL STREET SECTION

NOT TO SCALE

50'-0"



TYPICAL DRIVEWAY SECTION

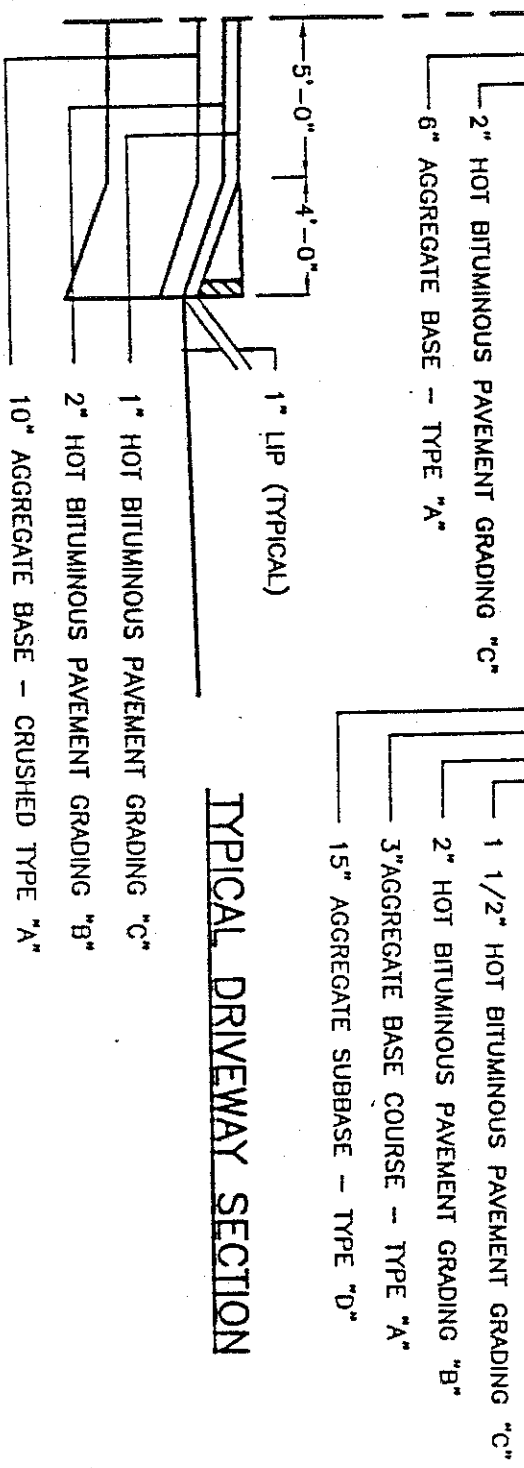
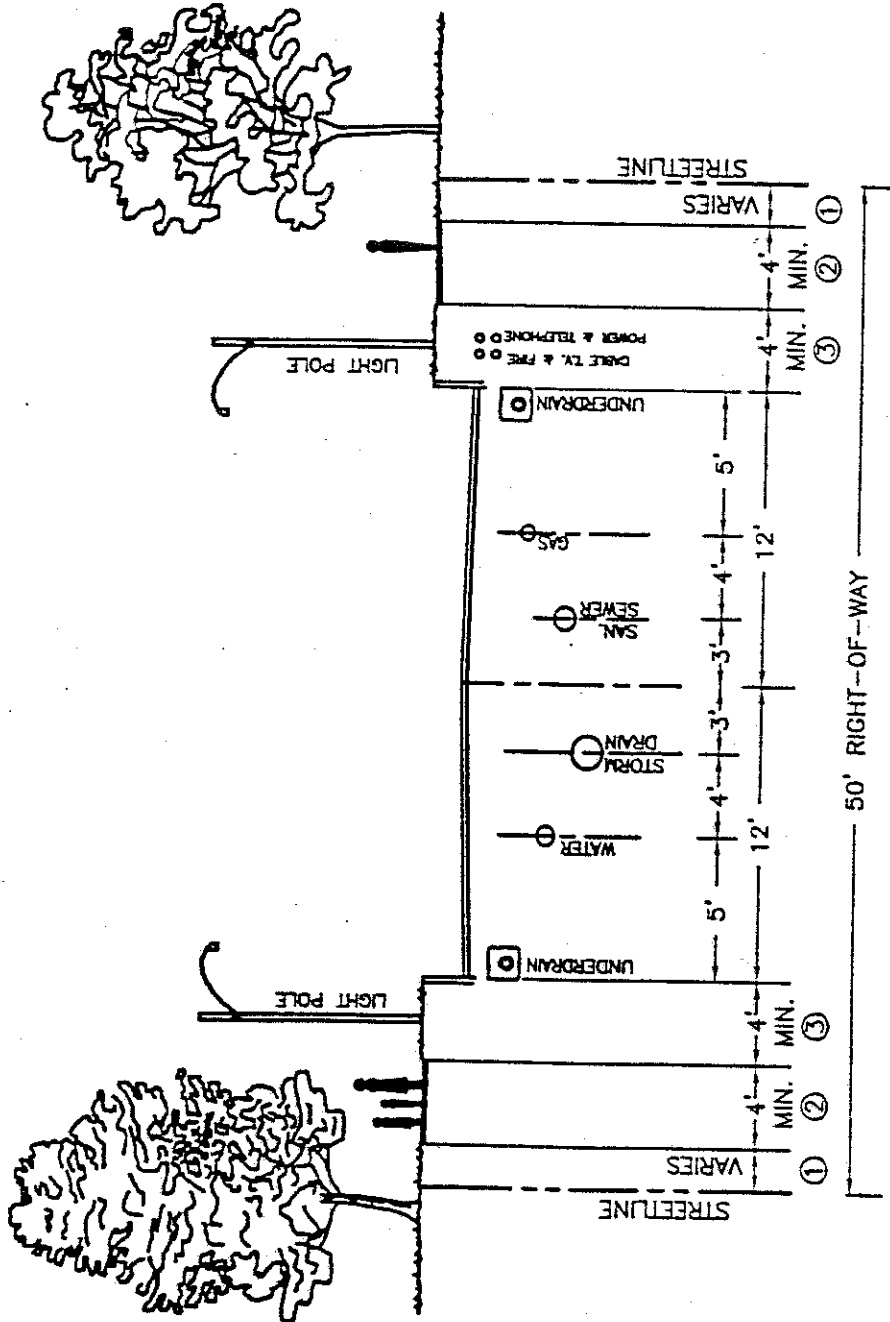


FIGURE I-1B
CONNECTOR RESIDENTIAL STREET SECTION

MINOR RESIDENTIAL STREET SECTION
UTILITY LOCATION
 NOT TO SCALE



1. TREE PLANTING LOCATION (VARIABLE)
2. SIDEWALK
3. ESPLANADE
1. POWER, TELEPHONE AND CABLE T.V. SHALL NOT BE PLACED LESS THAN 30 INCHES DEEP
2. DEPTH OF SANITARY SEWER AND STORM DRAIN AS PER RECOMMENDATION OF THE CITY ENGINEER
3. DEPTH OF THE OTHER UTILITIES AS PER RECOMMENDATION OF APPLICABLE UTILITY COMPANY

• WARNING TAPE SHALL BE PLACED OVER EACH LINE. PVC CONDUIT IS REQUIRED FOR STREET CROSSINGS AND UNDER PAVEMENT MORE THAN 12 FEET IN LENGTH

FIGURE I - 2A
MINOR RESIDENTIAL STREET - LOCATION OF UTILITIES

PROPOSED HOTEL SITE

2282 Congress Street • Portland, Maine



APPLICANT

HUTHCOURT, L.L.C.

Building One • 1000 Market Street • Portsmouth NH 03801

INDEX OF DRAWINGS

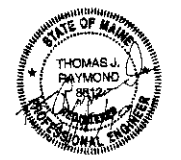
SHT. #	TITLE	DWG. #
1	COVER DRAWING	T-1
2	STANDARD BOUNDARY & TOPOGRAPHIC SURVEY	C-100
3	SITE PLAN & WETLAND IMPACT PLAN	C-101
4	SITE UTILITIES PLAN	C-102
5	GRADING & EROSION CONTROL PLAN & MISC. SITE DETAILS	C-103
6	LANDSCAPE & SITE LIGHTING PLAN	L-1
7	PRE-DEVELOPMENT DRAINAGE PLAN	DR-1
8	POST-DEVELOPMENT DRAINAGE PLAN	DR-2
9	TYPICAL SECTIONS & DETAILS	C-300
10	EROSION CONTROL NOTES, SECTIONS & DETAILS	C-301
11	SUBSURFACE DETENTION FACILITY & STORMWATER TREATMENT SYSTEM SECTIONS & DETAILS / HOTEL SIGN DETAILS	C-302
12	BUILDING ELEVATIONS	A-1

PREPARED BY

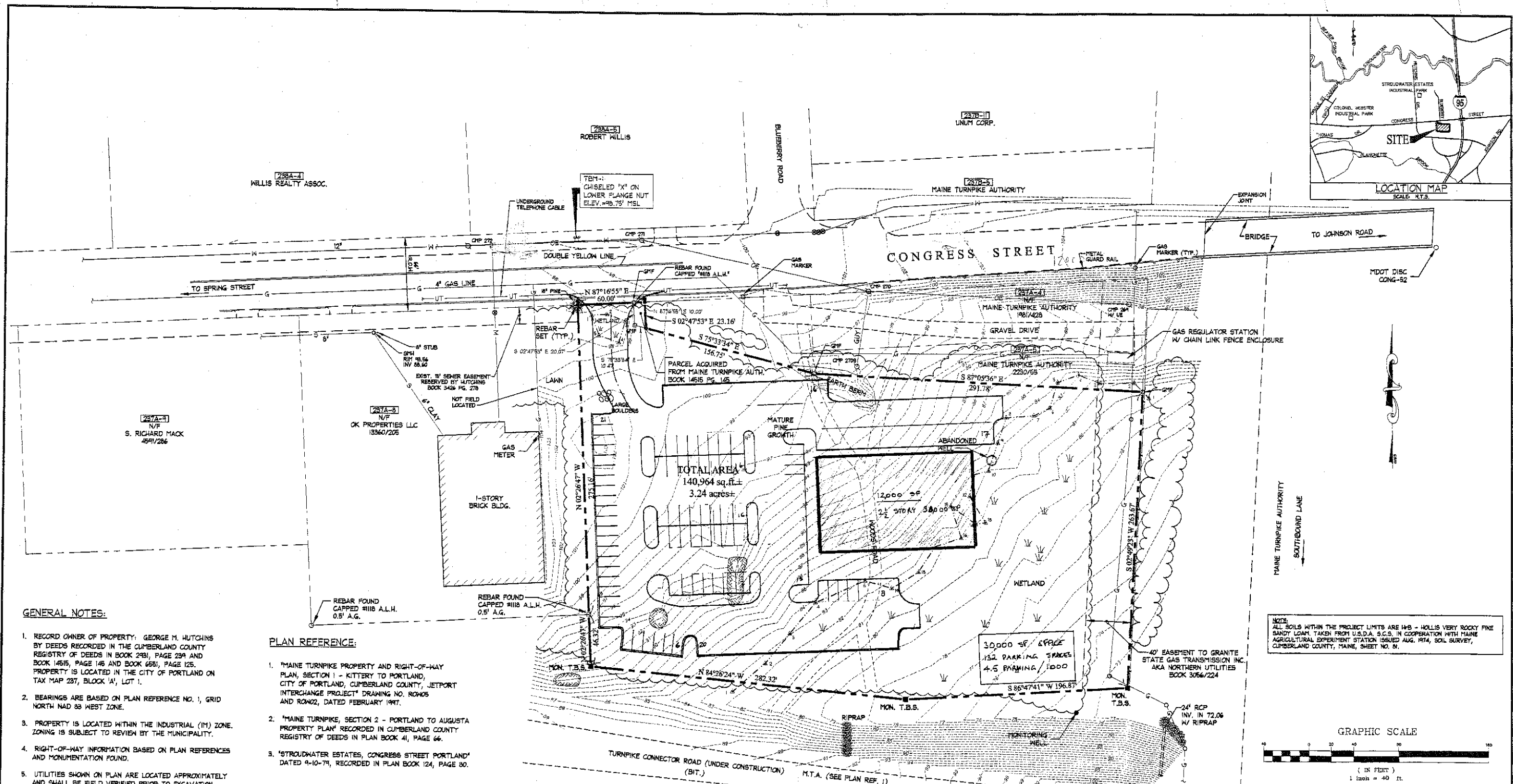
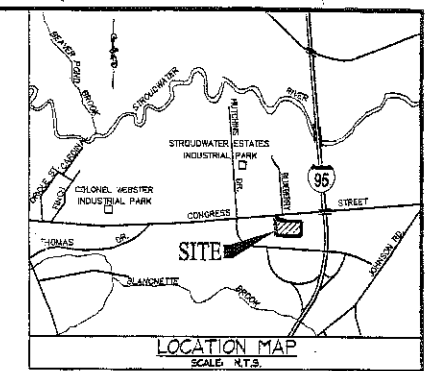
OEST Associates, Inc.

343 Gorham Road • South Portland, ME 04106

OEST PROJECT #: 740.22



		HUTHCOURT, L.L.C.	
		Building One • 1000 Market Street • Portsmouth • NH 03801	
		PROPOSED HOTEL SITE	
		2282 Congress Street • Portland, Maine	
		COVER DRAWING	
REV.	DESCRIPTION	DR. BY	CHK. BY
B	REVISED PER CITY ENGINEER'S COMMENTS	TR	TR
A	FOR SITE PLAN REVISION AND APPROVAL BY THE CITY OF PORTLAND PLANNING BOARD	TR	TR
DATE	DATE	DATE	DATE
8/14/99	8/14/99	8/14/99	8/14/99
SCALE: N.T.S.	PROJECT NO. 740.22	DRAWING NO. T-1	
DATE: August 1999	DESIGN BY: G. Collette	DRAWN BY: G. Collette	CHECKED BY: T. Raymond
OEST Associates, Inc.		343 Gorham Road • South Portland, ME 04106	



GENERAL NOTES:

- RECORD OWNER OF PROPERTY: GEORGE M. HUTCHINS BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2431, PAGE 234 AND BOOK 14615, PAGE 146 AND BOOK 6581, PAGE 125. PROPERTY IS LOCATED IN THE CITY OF PORTLAND ON TAX MAP 237, BLOCK 'A', LOT 1.
- BEARINGS ARE BASED ON PLAN REFERENCE NO. 1, GRID NORTH NAD 83 WEST ZONE.
- PROPERTY IS LOCATED WITHIN THE INDUSTRIAL (I1) ZONE. ZONING IS SUBJECT TO REVIEW BY THE MUNICIPALITY.
- RIGHT-OF-WAY INFORMATION BASED ON PLAN REFERENCES AND MONUMENTATION FOUND.
- UTILITIES SHOWN ON PLAN ARE LOCATED APPROXIMATELY AND SHALL BE FIELD VERIFIED PRIOR TO EXCAVATION. LOCATIONS SHOWN ARE BASED ON PHYSICAL LOCATIONS AND/OR MAPS FROM THE RESPECTIVE UTILITY COMPANIES.
- TOPOGRAPHIC/INSTRUMENT SURVEY PERFORMED BY OEST ASSOCIATES, INC., FEBRUARY 1999. ELEVATIONS ARE BASED ON MEAN SEA LEVEL 1929. SEE T.B.M. NO. 1 AS SHOWN ON PLAN.
- PROPERTY IS LOCATED IN FLOOD ZONE 'C' BASED ON F.I.R.M. PANEL #230051-0012B EFFECTIVE JANUARY, 1986 AS DEPICTED IN THE CITY OF PORTLAND, MAINE, CUMBERLAND COUNTY. ZONE 'C' IS DEFINED AS AN AREA OF MINIMAL FLOODING.
- SURVEYED PARCEL MAY BE SUBJECT TO AN EASEMENT GIVEN TO SOCONY-VACUUM OIL COMPANY BY DEEDS DATED SEPTEMBER 13, 1947 AND DECEMBER 22, 1947 AND RECORDED IN BOOK 1841, PAGE 137 AND BOOK 1841, PAGE 131. OWNER MAY WISH TO SEEK RELEASE OF SAID EASEMENT PRIOR TO DEVELOPMENT.
- WETLANDS WERE DELINEATED BY WOODLOT ALTERNATIVES AND FIELD LOCATED BY OEST ASSOCIATES, INC.

PLAN REFERENCE:

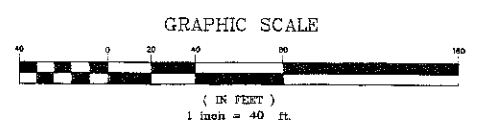
- 'MAINE TURNPIKE PROPERTY AND RIGHT-OF-WAY PLAN, SECTION 1 - KITTERY TO PORTLAND, CITY OF PORTLAND, CUMBERLAND COUNTY, JETPORT INTERCHANGE PROJECT' DRAWING NO. R0405 AND R0402, DATED FEBRUARY 1997.
- 'MAINE TURNPIKE, SECTION 2 - PORTLAND TO AUGUSTA PROPERTY PLAN' RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 41, PAGE 66.
- 'STROUDWATER ESTATES, CONGRESS STREET PORTLAND' DATED 9-10-79, RECORDED IN PLAN BOOK 124, PAGE 80.

LEGEND	
---	PROPERTY LINE
---	ABUTTER/LO.M. LINE
---	EDGE OF PAVEMENT
G	GAS MAIN
H	WATER MAIN
S	SANITARY SEWER
OE	OVERHEAD ELECTRIC
---	EASEMENT
---	WETLAND BOUNDARY (SEE NOTE 9)
---	CONTOUR LINE
---	GRANITE CURB
MON. T.B.S.	MONUMENT TO BE SET BY M.T.A./OTHERS
REBAR SET	REBAR SET BY OEST ASSOC., INC. CAPPED OEST P.L.S. 046'
---	STEEL WIRE MESH FENCE
---	EXISTING STRUCTURE
---	FIRE HYDRANT
N/F	NON OR FORMERLY
[237A-4]	TAX MAP NUMBER/LOT
□ GVF	MONUMENT FOUND
○	GATE VALVE/WATER SHUT-OFF
---	TREE LINE
---	UTILITY POLE
---	SIGN
---	WETLAND
---	SEWER MANHOLE
---	ABOVE GROUND
---	LEDGE OUTCROP
---	REBAR FOUND (AS NOTED)
---	WETLAND FLAG

THIS PLAN CONFORMS TO THE STANDARDS ADOPTED BY THE MAINE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE, CATEGORY I, CONDITION II, AND IS INVALID WITHOUT AN EMBOSSED SEAL IN THIS AREA BY THE PROFESSIONAL LAND SURVEYOR.

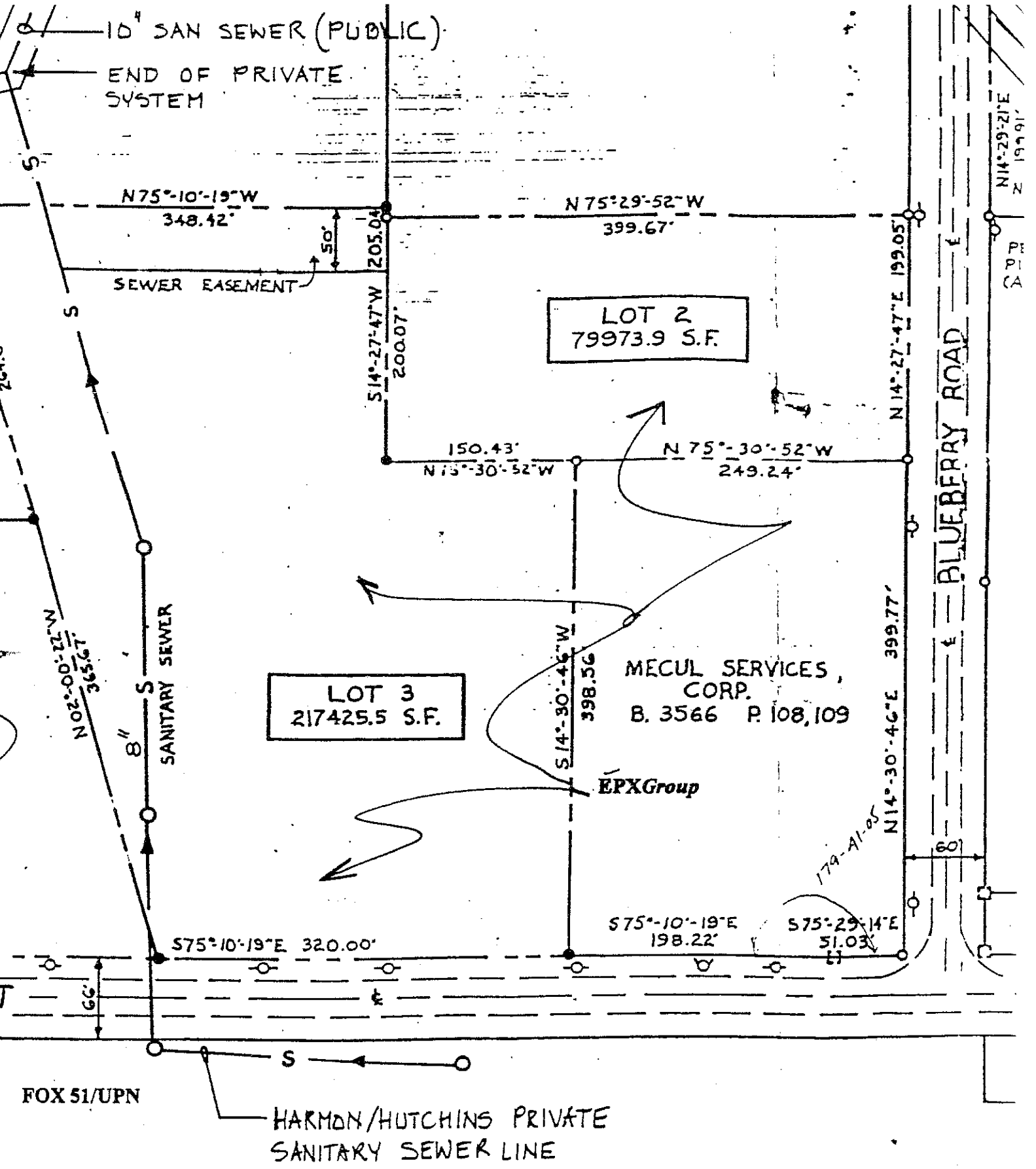
J. B. Halls
 JEROME B. HALLS, P.L.S. 1245
 EXCEPTIONS: NO SURVEY REPORT WRITTEN

NOTE: ALL SOILS WITHIN THE PROJECT LIMITS ARE I-B - HOLLIS VERY ROCKY FINE SANDY LOAM. TAKEN FROM U.S.D.A. S.C.S. IN COOPERATION WITH MAINE AGRICULTURAL EXPERIMENT STATION ISSUED AUG. 1974, SOIL SURVEY, CUMBERLAND COUNTY, MAINE, SHEET NO. 81.



D		REVISED SOIL NOTE	DR.	OKD.	APP.	DATE
C		FOR RECORDING	GRC	DRB	JBN	9/22/99
B		FOR SITE PLAN REVIEW AND APPROVAL BY THE CITY OF PORTLAND PLANNING BOARD	GRC	APRBS	JBN	8/16/99
A		FOR CONTRACT ZONE REVIEW	GRC			5/1/99
REV.	DESCRIPTION	DR.	OKD.	APP.	DATE	

HUTCHCOURT, L.L.C.		
Building One • 1000 Market Street • Portsmouth • NH 03801		
PROPOSED HOTEL SITE		
2282 Congress Street • Portland, Maine		
STANDARD BOUNDARY & TOPOGRAPHIC SURVEY		
SCALE: 1" = 40'	PROJECT NO. 740.22.01	DRAWING NO. C-100
DATE: MARCH 1999	SHEET 2	OF 12
DES BY: DRB	CHK BY: JBN	
DWN BY: TTM / EMC	OEST Associates, Inc.	
343 Gornam Road • South Portland, ME 04108	engineers, architects, surveyors, construction managers	



1" = 100'

PROPOSED SANITARY SEWER EASEMENT

OEST Associates, Inc.

• engineers
• architects
• surveyors
• construction
managers

343 Gorham Road

• South Portland, ME 04106-2317

• TEL (207) 761-1770

• FAX (207) 774-1246

E-mail: mail@oest.com

• Web Site: www.oest.com

740.22.02

June 3, 1999

Mr. Frank Brancely
Senior Engineering Technician
Public Works Department
35 Portland Street
Portland, Maine 04101-2921

SUBJECT: Sanitary Sewer Collection and Treatment Capacity Letter for
Proposed Hotel at 2282 Congress Street

Dear Mr. Brancely:

Per our telephone conversation, I am sending you, attached, a copy of the sewer easement deed, a layout plan of the existing private sewer system and the result of the private sewer system's capacity study.

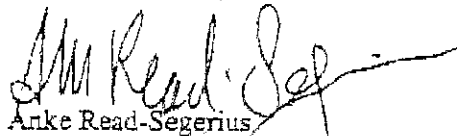
This support data serves to allow you to consider writing a letter that confirms that the City has adequate collection and treatment capacity to serve the proposed project.

The project consists of a 90-room limited service hotel. The site is presently not developed.

We project a total flow of 9,000 GPD. Sarah G. Hopkins, Senior Planner, is our project liaison at the City of Portland's Planning Department.

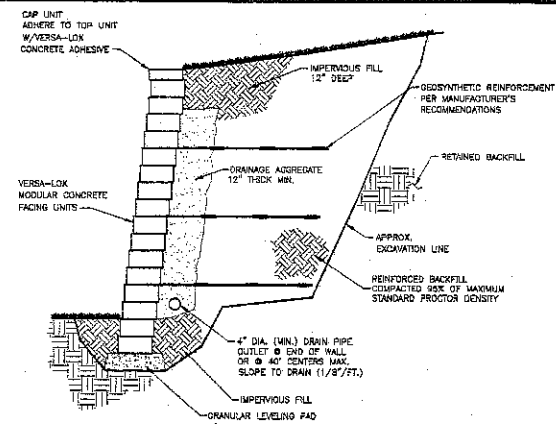
Thank you for your assistance and we look forward to hearing from you.

Yours truly,
OEST Associates, Inc.

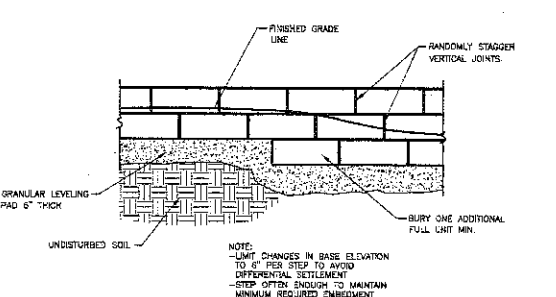

Anke Read-Segerius

Enclosures

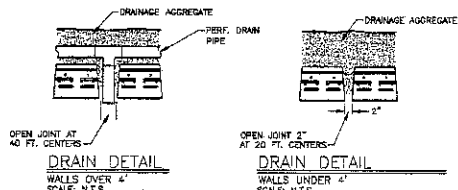
cc: Bob Baldacci, Jr.
Sarah G. Hopkins, City of Portland



TYPICAL SECTION—REINFORCED RETAINING WALL
SCALE: N.T.S.



STEPPING BASE DETAIL
SCALE: N.T.S.



DRAIN DETAIL
SCALE: N.T.S.

DRAIN DETAIL
SCALE: N.T.S.

GENERAL NOTES:

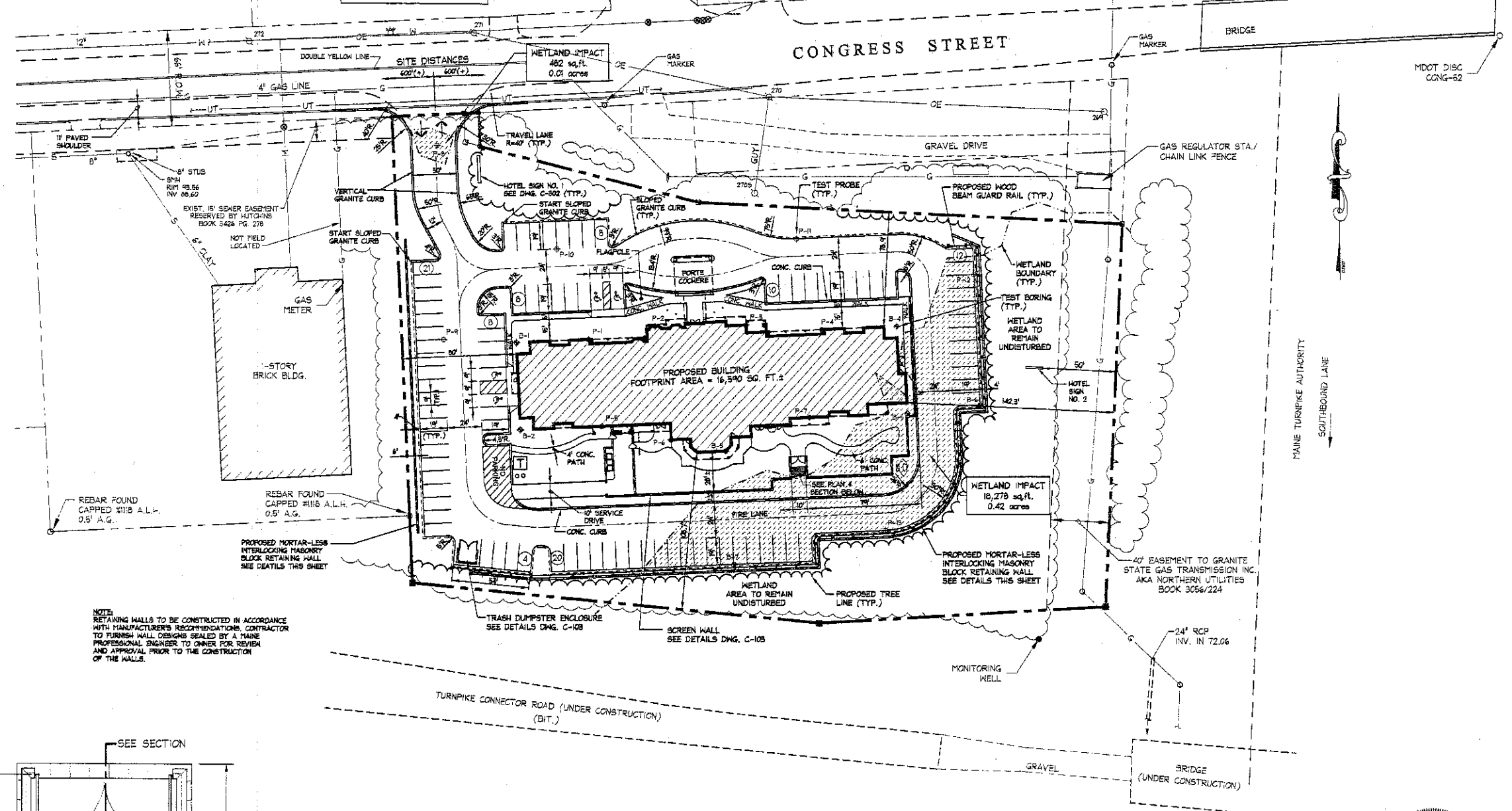
- APPLICANT: HUTTCOURT, L.L.C.
BUILDING ONE, 1000 MARKET STREET
PORTSMOUTH, NH 03801

RECORD OWNER: GEORGE M. HUTCHINS
75 DARTMOUTH STREET
SOUTH PORTLAND, ME 04106
- APPLICABLE SPACE AND BULK REGULATIONS:
MINIMUM STREET FRONTAGE: 60 FT. REQUIRED, 60 FT. PROVIDED
MINIMUM FRONT YARD SETBACK: 48 FT. REQUIRED, 150' PROVIDED
MINIMUM SIDE & REAR YARD SETBACK: 25 FT.

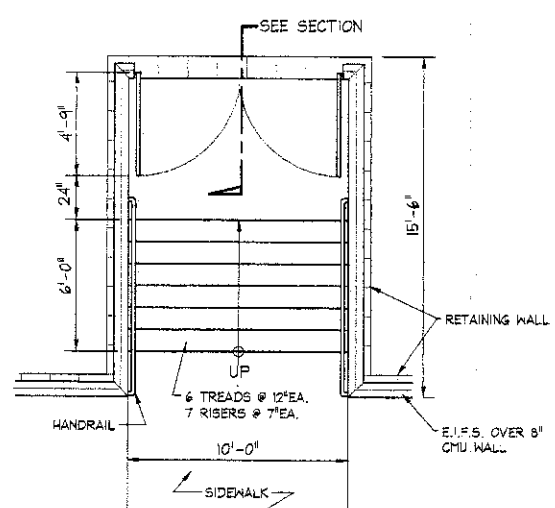
MINIMUM LOT AREA: 10,000 SQ. FT. REQUIRED, 140,964 SQ. FT. PROVIDED
MAXIMUM BUILDING COVERAGE: 76% PROPOSED
MAXIMUM BUILDING HEIGHT: 75 FT.

THE PROPOSED STRUCTURE AND USES SHOWN ARE IN COMPLIANCE WITH THE SPACE AND BULK STANDARDS OF THE M-1 ZONING DISTRICT
- PROJECT STREET ADDRESS: 2282 CONGRESS STREET
PORTLAND, MAINE 04102
- PARKING:
TOTAL NUMBER OF PARKING SPACES REQUIRED PER CODE: 1 SPACE PER 4 GUEST ROOMS = 23 SPACES
TOTAL NUMBER OF PARKING SPACES PROVIDED: 91 INCLUDING 3 STANDARD HANDICAP SPACES & 1 HANDICAP VAN SPACE.
PARKING STALL LINES WILL BE PAINTED WHITE WITH 4 INCH WIDE SOLID LINES. THE STRIPED AREAS WILL BE PAINTED YELLOW WITH 4 INCH WIDE SOLID LINES.
TYPICAL STANDARD PARKING STALL DIMENSIONS: 4 FT. X 14 FT. (HANDICAP SPACES ARE AS SHOWN ON PLAN)
HANDICAP SPACES WILL BE DESIGNATED WITH A 2' TALL PAINTED HANDICAP SYMBOL ON THE PAVEMENT AND A HANDICAP SPACE SIGN.
- THE POSTED SPEED LIMIT ON CONGRESS STREET IS 40 M.P.H.
- THE PROPOSED BUILDING HAS A FOOTPRINT AREA OF 16,540 S.F. THE BUILDING AREA IS APPROXIMATELY 14,770 S.F.
- ALL PROPOSED ROADWAYS WILL REMAIN PRIVATE.
- THE PROPOSED BUILDING WILL BE EQUIPPED WITH A SPRINKLER SYSTEM.
- THE PROJECT WILL BE BUILT TO CITY OF PORTLAND STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR WILL VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PLANNING BOARD PROCEEDINGS ARE CONDITIONS OF THE APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD.

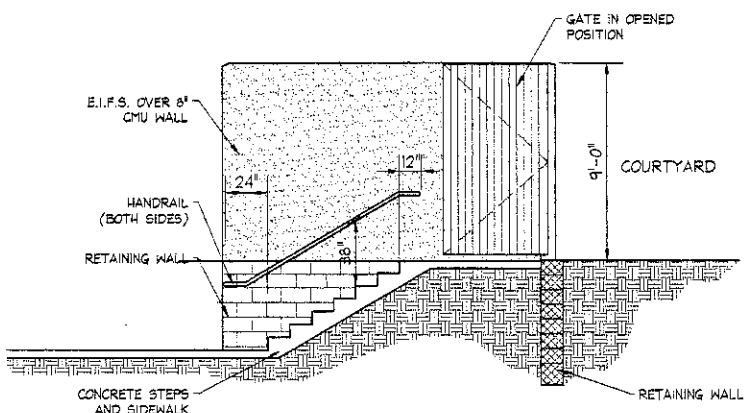
NOTE: SITE DISTANCES MEASURED BY: HILBER SMITH ASSOC.



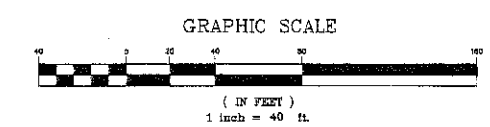
NOTE: RETAINING WALLS TO BE CONSTRUCTED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO TURNISH WALL DESIGNS SEALED BY A MAINE PROFESSIONAL ENGINEER TO OWNER FOR REVIEW AND APPROVAL PRIOR TO THE CONSTRUCTION OF THE WALLS.



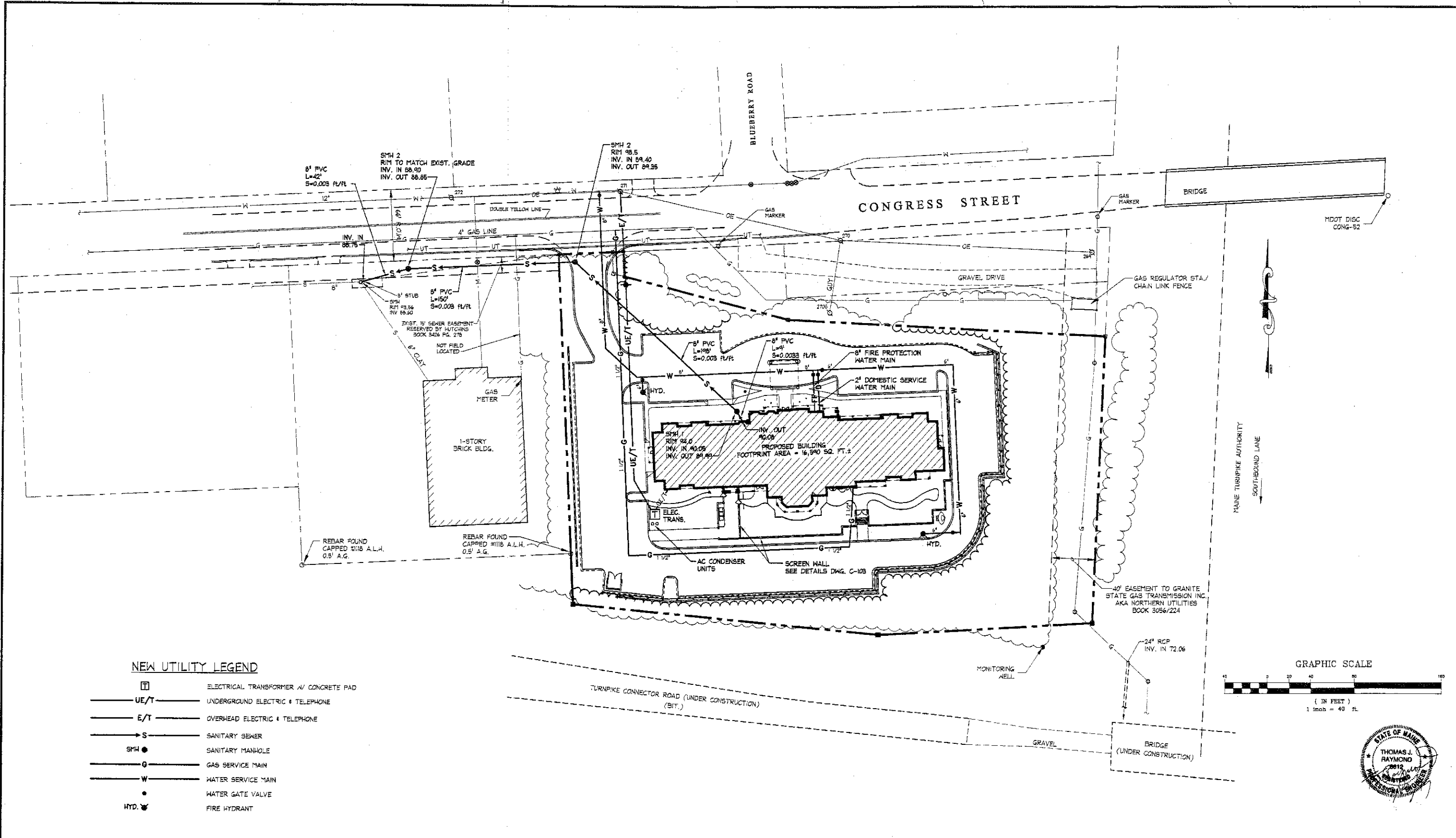
PLAN VIEW
SCALE: 1/4" = 1'-0"



SECTION VIEW
SCALE: 1/4" = 1'-0"

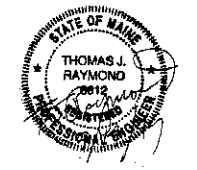
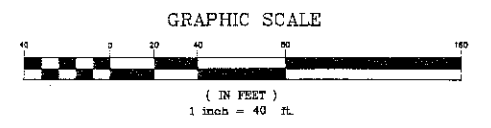


<p>HUTTCOURT, L.L.C. Building One • 1000 Market Street • Portsmouth • NH 03801</p> <p>PROPOSED HOTEL SITE 2282 Congress Street • Portland, Maine</p> <p>SITE PLAN & WETLAND IMPACT PLAN</p>					
REV.	DESCRIPTION	DR. BY	CHK. BY	APP. BY	DATE
G	REVISED PER CITY ENGINEER'S COMMENTS	TJR	ARS		9/14/99
B	FOR SITE PLAN REVIEW AND APPROVAL BY THE CITY OF PORTLAND PLANNING BOARD	GRC	TJR	ARS	8/16/99
A	FOR CONTRACT ZONE REVIEW	GRC			5/4/99
<p>SCALE: 1" = 40' DATE: July 1999 DES BY: G. Collaie DWN BY: G. Collaie CHK BY: T. Raymond</p>					
<p>OEST Associates, Inc. 343 Gorham Road • South Portland, ME 04108</p>			<p>PROJECT NO. 740.22</p>		<p>DRAWING NO. C-101</p>
			<p>SHEET 3 OF 12</p>		



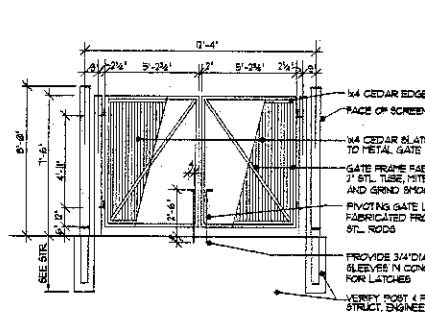
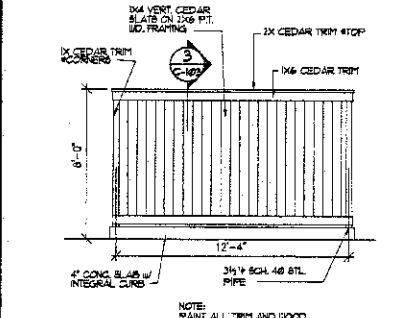
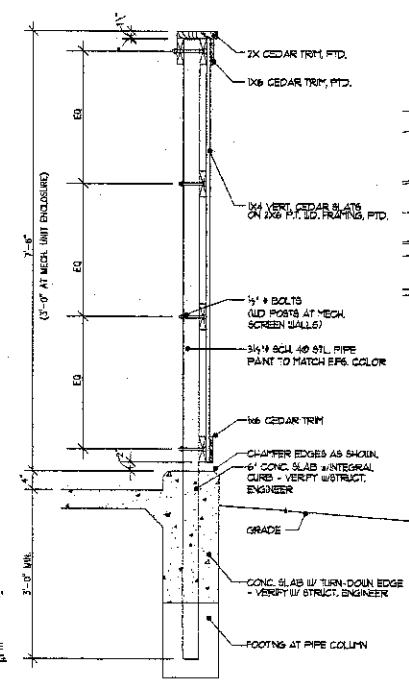
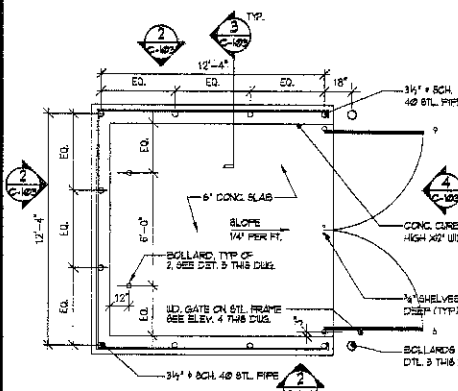
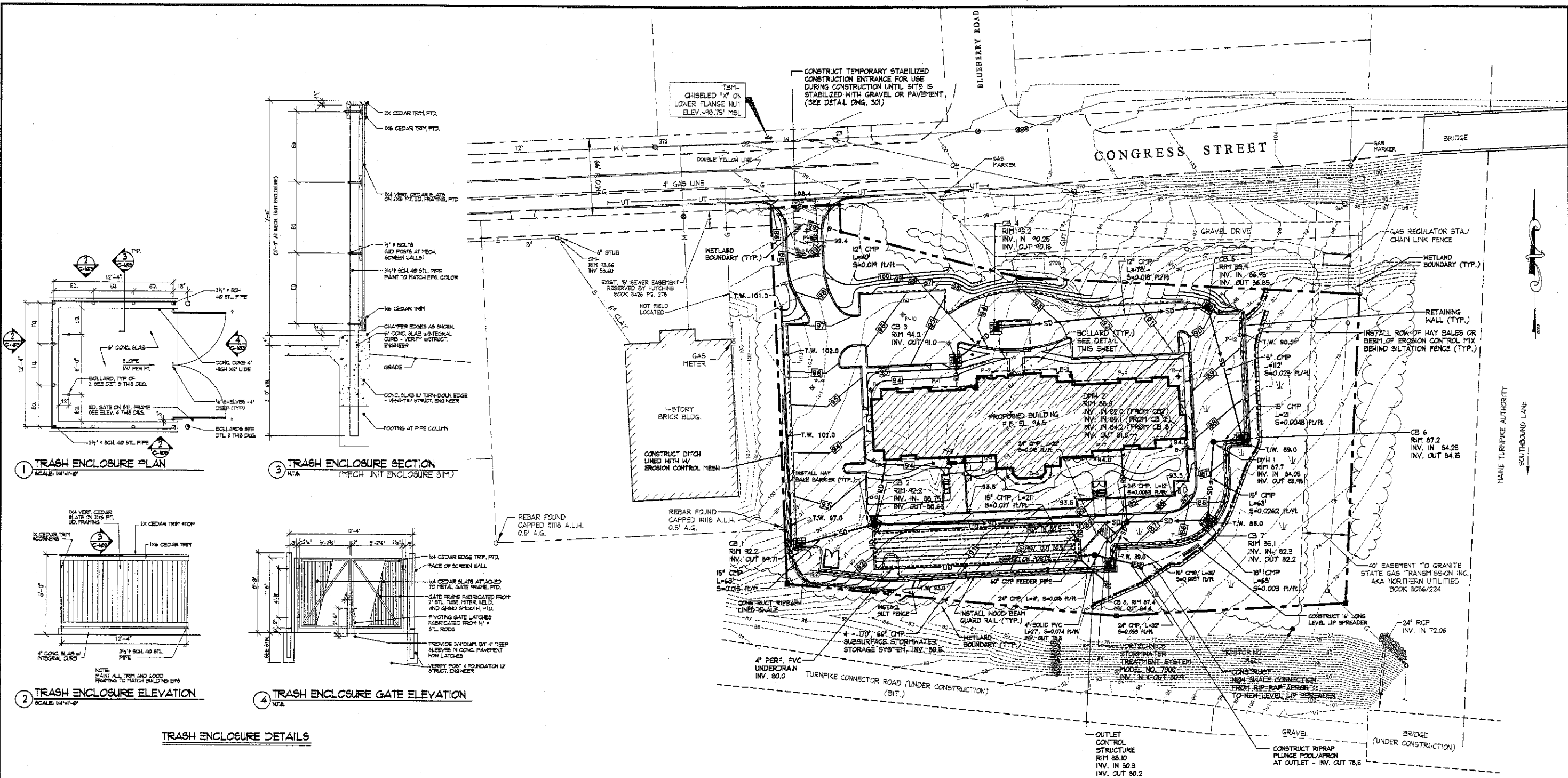
NEW UTILITY LEGEND

- ELECTRICAL TRANSFORMER w/ CONCRETE PAD
- UNDERGROUND ELECTRIC & TELEPHONE
- OVERHEAD ELECTRIC & TELEPHONE
- SANITARY SEWER
- SANITARY MANHOLE
- GAS SERVICE MAIN
- WATER SERVICE MAIN
- WATER GATE VALVE
- FIRE HYDRANT

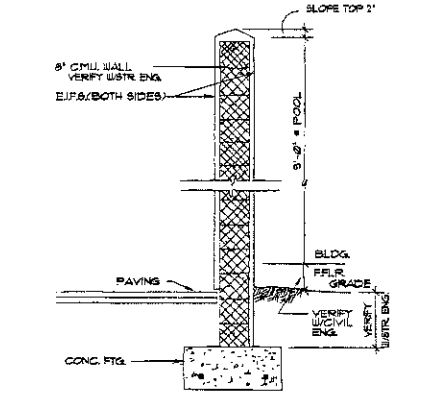
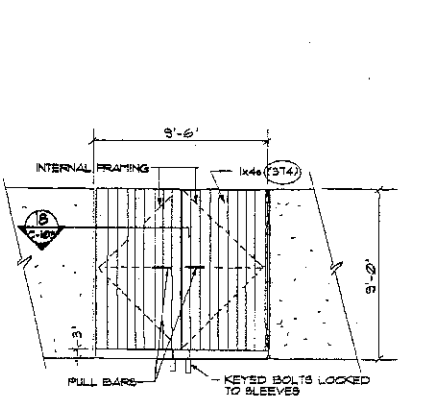
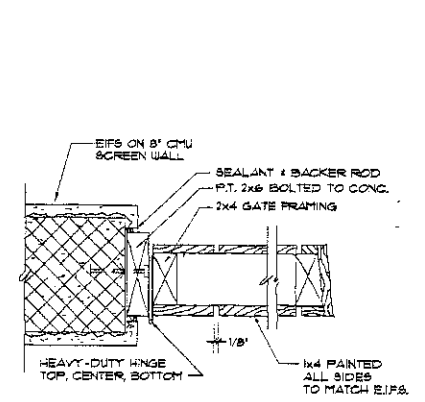
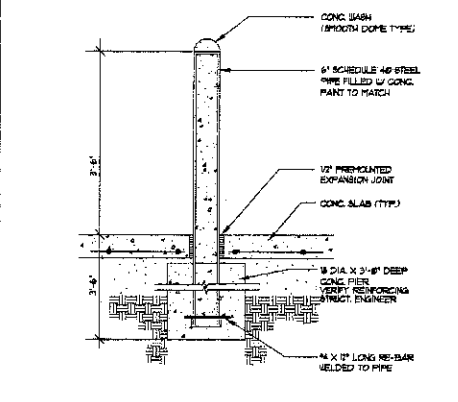


				HUTCHCOURT, L.L.C.			
				Building One • 1000 Market Street • Portsmouth • NH 03801			
				PROPOSED HOTEL SITE			
				2282 Congress Street • Portland, Maine			
				UTILITIES PLAN			
REV.	DESCRIPTION	DR. BY	CHK. BY	APP. BY	DATE		
B	REVISED PER CITY ENGINEER'S COMMENTS				9/14/99		
A	FOR SITE PLAN REVIEW AND APPROVAL BY THE CITY OF PORTLAND PLANNING BOARD	GRC	TJR	ARS	5/16/99		
<table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;"> OEST Associates, Inc. 343 Gorham Road • South Portland, ME 04108 engineers architects surveyors construction managers </td> <td style="width: 50%; vertical-align: top;"> SCALE: 1" = 40' DATE: June 1999 DES BY: G. Collette DWN BY: G. Collette CHK BY: T. Raymond </td> </tr> </table>						OEST Associates, Inc. 343 Gorham Road • South Portland, ME 04108 engineers architects surveyors construction managers	SCALE: 1" = 40' DATE: June 1999 DES BY: G. Collette DWN BY: G. Collette CHK BY: T. Raymond
OEST Associates, Inc. 343 Gorham Road • South Portland, ME 04108 engineers architects surveyors construction managers	SCALE: 1" = 40' DATE: June 1999 DES BY: G. Collette DWN BY: G. Collette CHK BY: T. Raymond						
			PROJECT NO.	DRAWING NO.			
			740.22	C-102			
			SHEET 4	OF 12			

1742020174202_0424.dwg 1:15:00 1:54:33 am 07



TRASH ENCLOSURE DETAILS



SCREEN WALL DETAILS

NOTE: DETAIL IDENTIFICATION NUMBERS TO CORRESPOND WITH HARRIOTT ARCHITECTURAL DRAWINGS NOT INCLUDED HEREIN.

HUTCHCOURT, L.L.C. Building One • 1000 Market Street • Portsmouth, NH 03801			
PROPOSED HOTEL SITE 2282 Congress Street • Portland, Maine			
GRADING & EROSION CONTROL PLAN & MISCELLANEOUS SITE DETAILS			
C REVISED PER CITY ENGINEER'S COMMENTS FOR SITE PLAN REVIEW AND APPROVAL BY THE CITY OF PORTLAND PLANNING BOARD	JRP TJR ARS	9/14/99 8/16/99	PROJECT NO. 740.22
A FOR CONTRACT ZONE REVIEW	GRC DR.	5/14/99	SHEET OF 5 12
REV. DESCRIPTION	DR. BY	APP. BY DATE	DRAWING NO. C-103
OEST Associates, Inc. 343 Gorham Road • South Portland, ME 04106		engineers architects surveyors construction managers	SCALE: 1" = 40' DATE: AUGUST 1999 DES BY: g. collette DWN BY: g. collette CHK BY: T. Raymond



CONGRESS STREET

GRAVEL DRIVE

LANDSCAPE MATERIAL SPECIFICATIONS:

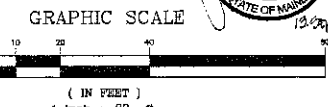
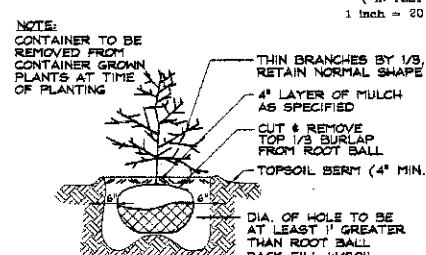
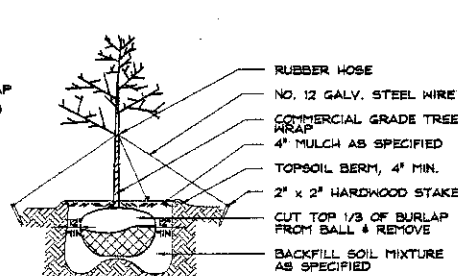
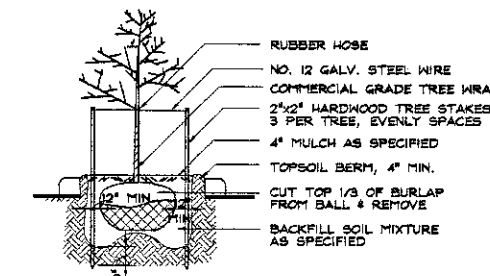
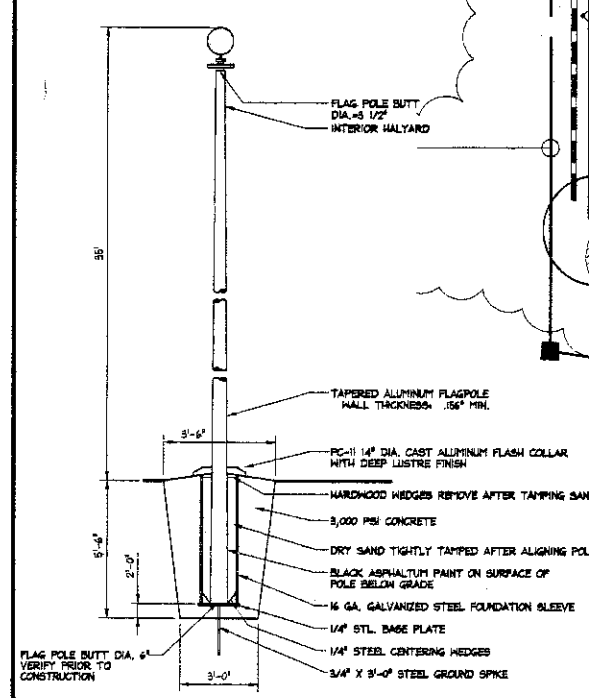
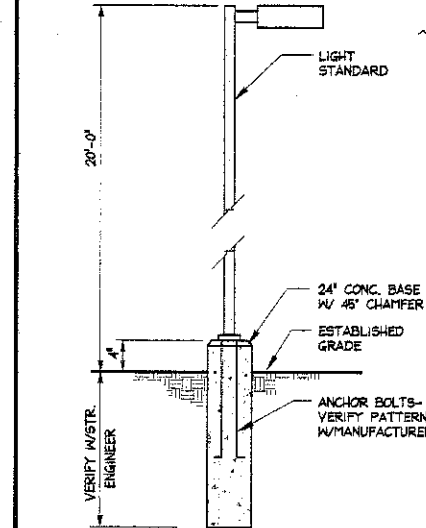
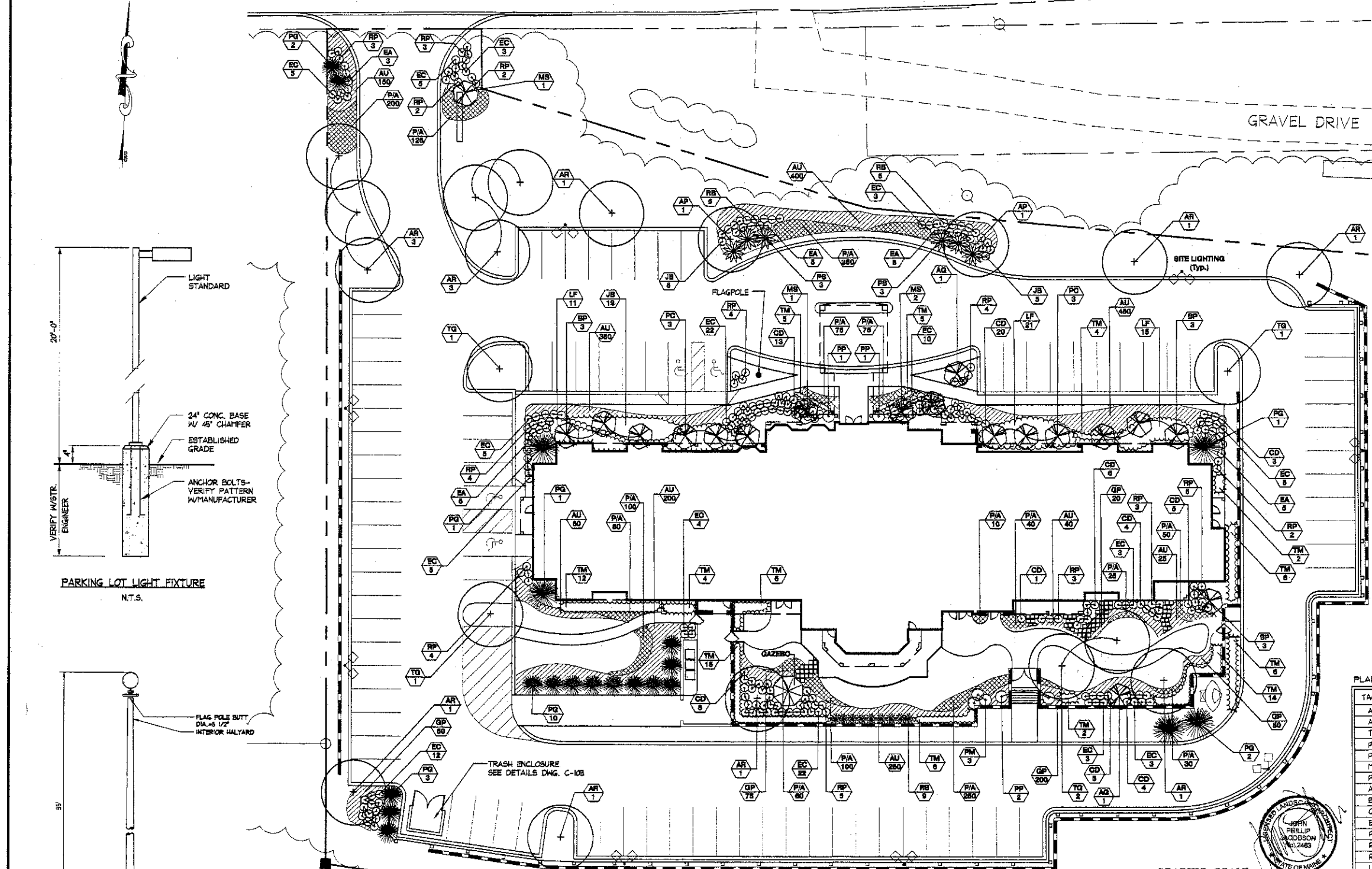
1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANTS IN SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS SHOWN ON THE DRAWINGS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE DRAWINGS AND THE PLANT LIST SHALL BE REPORTED IMMEDIATELY TO THE LANDSCAPE ARCHITECT AND SHALL NOT ENTITLE THE CONTRACTOR TO ADDITIONAL REMUNERATION.
2. THE LANDSCAPE CONTRACTOR IS ADVISED THAT BOTH ABOVE AND BELOW GROUND UTILITIES EXIST ON THE SITE. THE LOCATIONS OF WHICH SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF OPERATIONS. SHOULD THE LOCATION OF ANY PROPOSED PLANTING CONFLICT WITH ANY UTILITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY FOR DECISION.
3. ANY AND ALL PAVING, CURBING, UTILITIES, LAWNS, ETC., DAMAGED AS A RESULT OF THE LANDSCAPE CONTRACTOR'S OPERATIONS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. ALL PLANTING BEDS INCLUDING TREE AND SHRUB PITS OR AS INDICATED SHALL RECEIVE 3" APPROVED CLEAN, UNIFORM GROUND OR SHREDDED FINE OR HENLOCK BARK MULCH.
5. LOCATIONS OF PROPOSED PLANTINGS AND BED LINES SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. THE LANDSCAPE CONTRACTOR SHALL RELOCATE ANY PLANT ACCORDING TO THE DIRECTION OF THE LANDSCAPE ARCHITECT.
7. ALL PLANT MATERIALS CALLED FOR AND INSTALLED SHALL MEET OR EXCEED SPECIFICATIONS OF THE 'AMERICAN STANDARDS FOR NURSERY STOCK' (LATEST EDITION) AS SET FORTH BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL PLANTING BEDS SHALL BE DEFINED BY A NEAT, SHOVEL-CUT BED LINE. BED LINES SHALL BE TRUE TO FORM AS SHOWN ON THE DRAWINGS, CONSISTING OF SMOOTH CURVES AND SHARP LINES AND CORNERS.
9. IF BECAUSE OF CULTURE REQUIREMENTS, AVAILABILITY, OR OTHER CIRCUMSTANCES, THE LANDSCAPE CONTRACTOR BELIEVES A PARTICULAR PLANT CALLED FOR IS INAPPROPRIATE, THE LANDSCAPE CONTRACTOR SHALL REPORT THE SITUATION IMMEDIATELY TO THE LANDSCAPE ARCHITECT FOR DECISION.
10. ALL TREES AND SHRUBS NOTED FOR TRANSPLANTING SHALL BE DUG AND HEELED-IN IN A PROTECTED AREA AS DIRECTED BY THE LANDSCAPE ARCHITECT FOR FUTURE PLANTING.
11. ALL DISTURBED AREAS NOT OTHERWISE COVERED SHALL RECEIVE 4" MANUFACTURED TOPSOIL DIMENSION AND FRESH, DRY, NEA-CROP SEED.

EXISTING VEGETATION PRESERVATION METHODS

1. EXISTING VEGETATION SHALL BE CONSERVED IN AREAS WHERE INDICATED TO REMAIN AS SHOWN ON THE PLANS.
2. PRIOR TO CONSTRUCTION, FENCING OR OTHER PROTECTIVE BARRIERS SHALL BE ERECTED OUTSIDE THE DRIP LINE OF INDIVIDUAL TREES OR GROUPS OF TREES DESIGNATED FOR PRESERVATION.
3. PROTECT EXISTING TREES AND OTHER VEGETATION INDICATED TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING OR BRUISING OF BARK.
4. STOCKPILING CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES DESIGNATED FOR PRESERVATION.
5. REGRADING SHALL NOT TAKE PLACE WITHIN THE DRIP LINE OF TREES DESIGNATED FOR PRESERVATION.
6. EXCESS FOOT OR VEHICULAR TRAFFIC OR PARKING OF VEHICLES SHALL NOT BE PERMITTED WITHIN THE DRIP LINE OF TREES TO BE PRESERVED.

PLANT MATERIAL SCHEDULE

TAG	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
AR	RED MAPLE	ACER RUBRUM	2.5-3"	13
AP	CRIMSON KING MAPLE	ACER PLATENOIDES 'CRIMSON KING'	2.5-3"	2
TC	LINDEN	TILIA 'GREENSPIRE'	2.5-3"	5
PC	COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCO'	8-10'	20
PP	DWARF BLUE SPRUCE	PICEA PUNGENS 'MONTGOMERY'	2-2.5'	4
MS	FLOWERING CRAB	MALUS SPRING SNOW	2-2.5'	4
PC	ORNAMENTAL PEAR	PYRUS CHANTICLEER	6-8'	6
AG	AMUR MAPLE	ACER GINNALA	8-10'	2
BP	JAPANESE WHITE BIRCH	BETULA PLATYPHYLLA 'WHITESPIRE'	10-12'	9
CD	COTONEASTER	COTONEASTER DAMPieri 'SKOGHOLM'	15-18"	89
EC	ELONYMUS	ELONYMUS COUNTRY GOLD	18-24"	110
PB	ANDROMEDA	PERIS 'BROWER'S BEAUTY'	15-18"	6
RB	RHODODENDRON	RHODODENDRON 'BESSE HOWELL'	18-24"	19
RP	RHODODENDRON	RHODODENDRON 'PUI'	15-18"	44
LF	DROOPING LEUCOTHOE	LEUCOTHOE FONTANESIANA	15-18"	47
PH	DWARF MUGO PINE	PINUS MUGO 'MUGO'	18-24"	3
JB	JUNIPER	JUNIPERUS BAR HARBOR	#3	29
AU	BEARBERRY	ARCTOSTAPHYLOS UVA-URSI	#1	1925
QP	WINTERGREEN	QUALTHERIA PROCLUMENS	#1	395
TM	YEW	TAXUS MEDIA 'HATFIELD'	18-24"	87
EA	WINGED ELONYMUS	ELONYMUS ALATUS	18-24"	24
P/A	PERENNIALS / ANNUALS			1540



HUTCHCOURT, L.L.C.
Building One - 1000 Market Street - Portsmouth - NH 03801

PROPOSED HOTEL SITE
2282 Congress Street - Portland, Maine

LANDSCAPE & SITE LIGHTING PLAN

REV.	DESCRIPTION	DR.	CHK.	APP.	DATE
B	REVISED PER CITY ENGINEER'S COMMENTS	JAC	TJR	ARS	9/14/99
A	FOR SITE PLAN REVIEW AND APPROVAL BY THE CITY OF PORTLAND PLANNING BOARD	JAC	TJR	ARS	8/14/99

SCALE: 1" = 20'

DATE: July 1999

DES BY: J.P. Jacobson

DWN BY: T.G./P/M

CHK BY: M. Delatetsky

PROJECT NO. 740.22

SHEET 6 OF 12

DRAWING NO. L-1

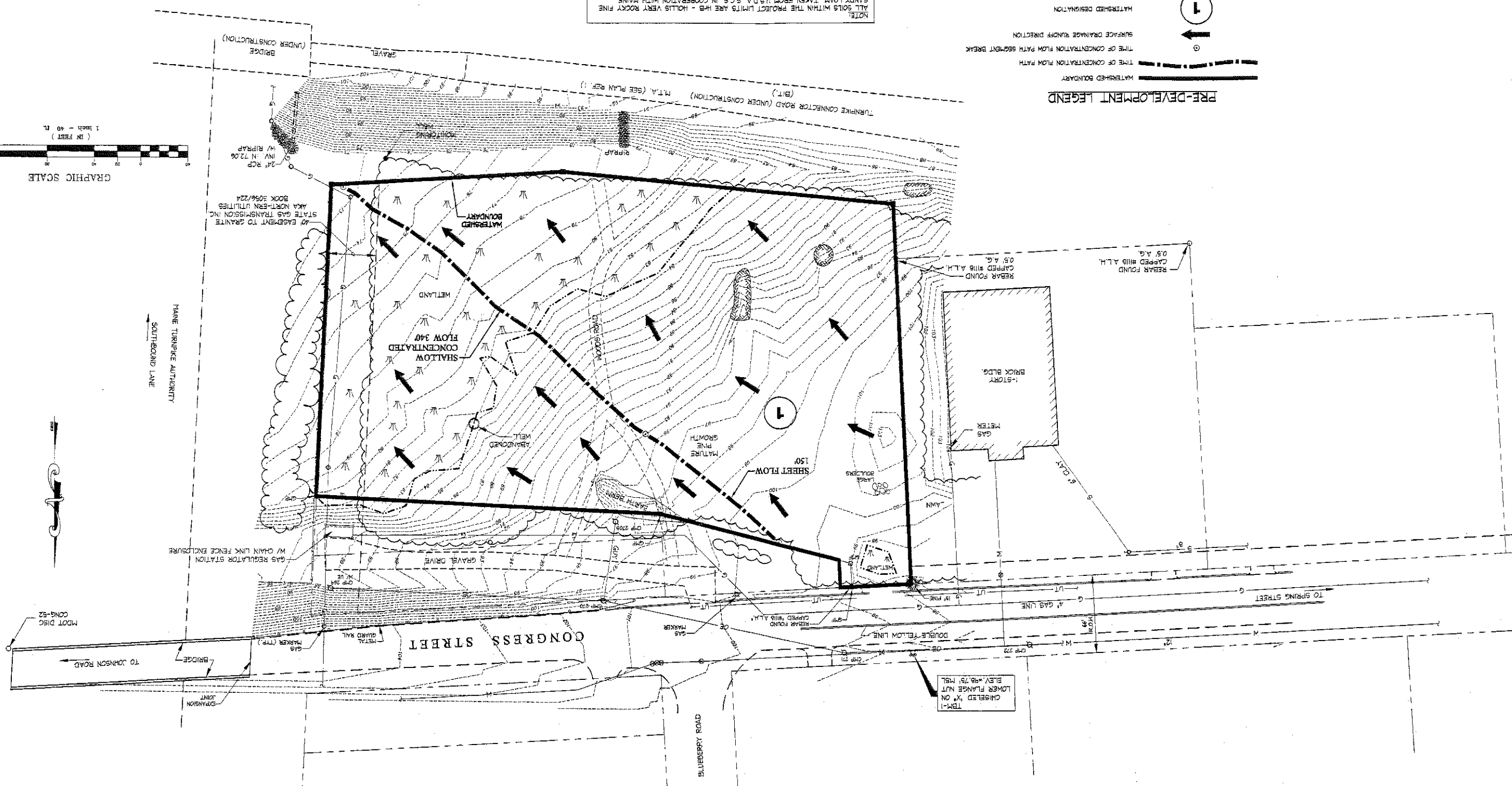
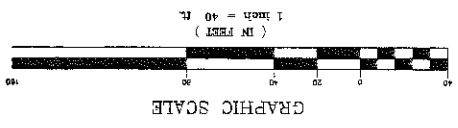
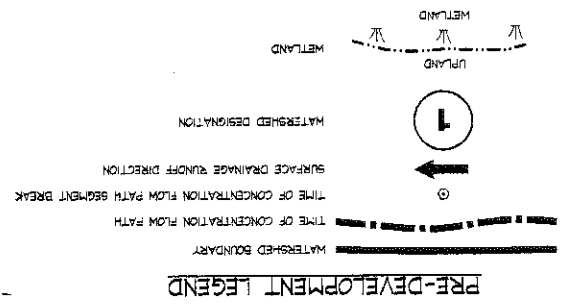
OEST Associates, Inc.
343 Gorham Road - South Portland, ME 04106

engineers
architects
surveyors
construction managers

DRAWING NO. DR-1		PROJECT NO. 740.22		SCALE: 1" = 40'	
SHEET 7 OF 12		DATE: July 1999		DESIGNER: I. GORTON	
PRE-DEVELOPMENT DRAINAGE PLAN		2282 CONGRESS STREET - PORTLAND, MAINE		CHECKED BY: T. RAYMOND	
HUTCHCOURT, L.L.C.		Building One - 1000 Market Street - Portsmouth - NH 03801		DESIGNED BY: G. COLLIER	
343 GORTON ROAD - SOUTH PORTLAND, ME 04106		ESTIMATED COST: \$100,000		DATE: JULY 1999	
343 GORTON ROAD - SOUTH PORTLAND, ME 04106		ESTIMATED COST: \$100,000		DATE: JULY 1999	
343 GORTON ROAD - SOUTH PORTLAND, ME 04106		ESTIMATED COST: \$100,000		DATE: JULY 1999	



NOTE: ALL SOILS WITHIN THE PROJECT LIMITS ARE H-8 - HOLLS VERY ROCKY FINE SANDY LOAM, TAKEN FROM U.S.D.A. S.C. IN COOPERATION WITH MAINE AGRICULTURAL EXPERIMENT STATION ISSUED AUG. 1974, SOIL SURVEY, CUMBERLAND COUNTY, MAINE, SHEET NO. 81.



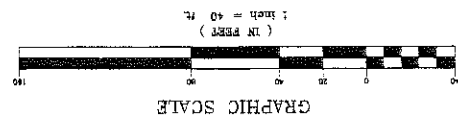
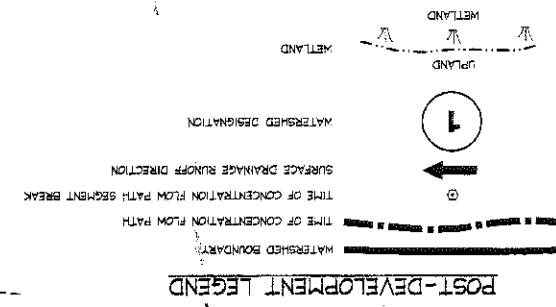
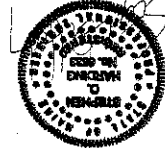
TBM-1 CHISELED 'X' ON LOWER FLANGE NUT ELEV. +98.75' MSL

MAINE TURNPIKE AUTHORITY
SOUTHBOUND LANE

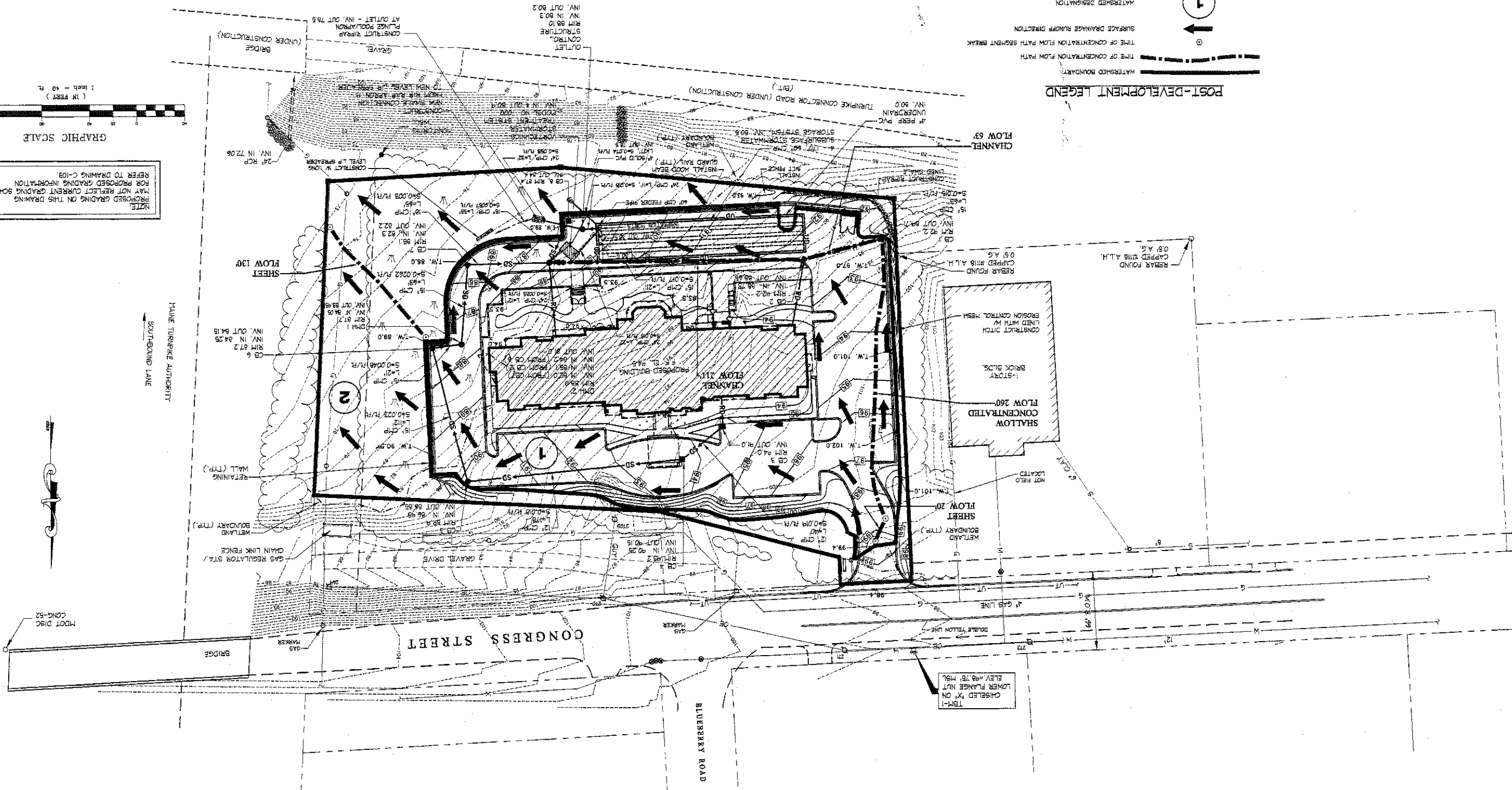
STATE GAS TRANSMISSION INC.
AKA NORTH-EAST UTILITIES
BOOK 5066/224
EASEMENT TO GRANITE

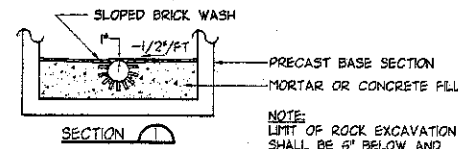
BRIDGE (UNDER CONSTRUCTION)

DRAWING NO. DR-2	PROJECT NO. 74022	DATE: July 1999	SCALE: 1" = 40'
		DESIGN BY: G. Collins	CHK BY: T. Roylind
POST-DEVELOPMENT DRAINAGE PLAN PROPOSED HOTEL SITE 2282 Congress Street - Portland, Maine		CEST Associates, Inc. 343 Gotham Road - South Portland, ME 04106 ENGINEER OF RECORD REGISTERED PROFESSIONAL ENGINEER LICENSE NO. 10003 EXPIRES 12/31/00	
Building One - 1000 Market Street - Portsmouth, NH 03801 HUTCHCOURT, L.L.C.			
REV.	DATE	BY	DESCRIPTION
1	9/14/99	GC	FOR SITE PLAN REVIEW AND APPROVAL BY THE CITY OF PORTLAND PLANNING BOARD
2	9/14/99	GC	REVISED PER CITY ENGINEER'S COMMENTS

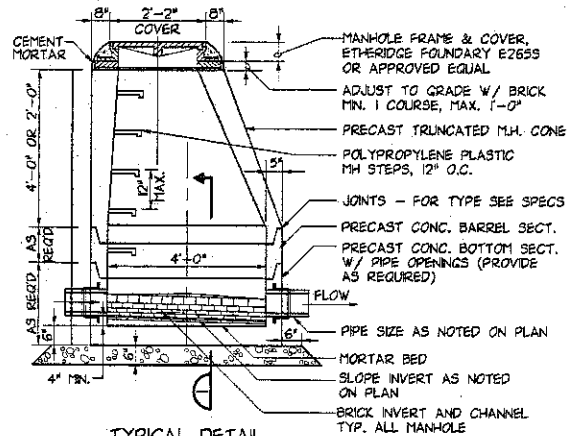


NOTE:
 PROPOSED GRADING ON THIS DRAWING SCHEME MAY NOT REFLECT CURRENT GRADING INFORMATION FOR PROPOSED GRADING INFORMATION. REFER TO DRAWING C-103.

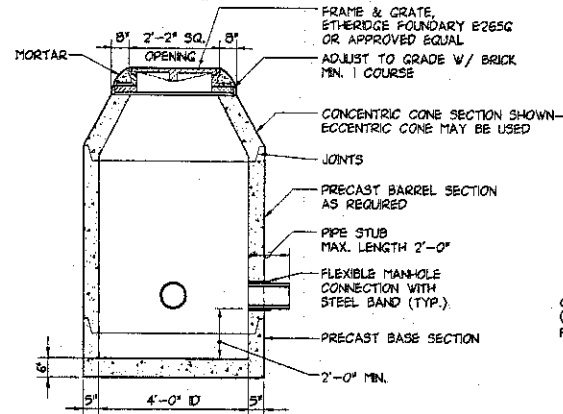




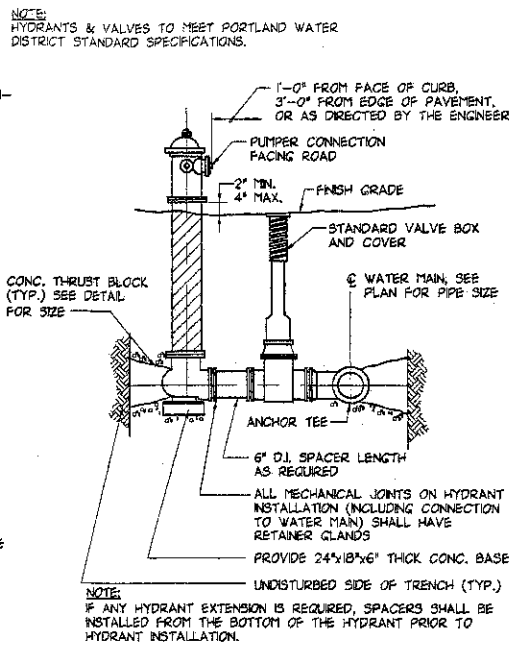
NOTE:
LIFT OF ROCK EXCAVATION SHALL BE 6" BELOW AND 1'-0" OUTSIDE OF THE STRUCTURE



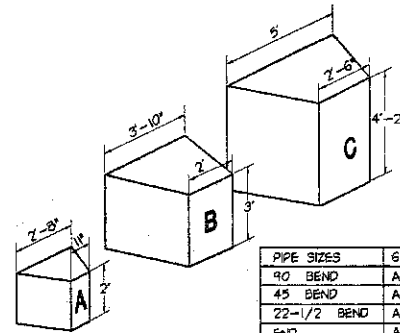
TYPICAL DETAIL
SANITARY MANHOLE
N.T.S.



TYPICAL DETAIL
PRECAST CONCRETE CATCH BASIN/DRAIN MANHOLE
N.T.S.



HYDRANT DETAIL
N.T.S.

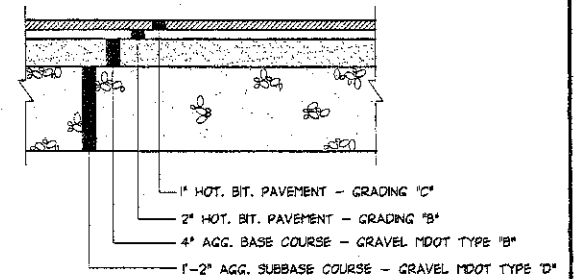


PIPE SIZES	6"	8"	12"	16"
90 BEND	A	B	B	C
45 BEND	A	A	A	B
22-1/2 BEND	A	A	A	A
END	A	A	A	B
TEE	A	A	A	B

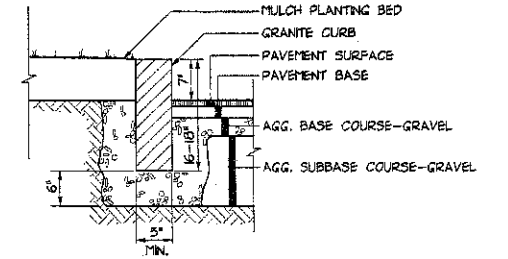
NOTES FOR THRUST BLOCKS:

- FOR TRENCHES IN ROCK WHERE THE TOP OF THE ROCK FACE IS AT OR ABOVE THE PIPE CROWN CONC. SHALL BE PLACED BETWEEN THE PIPE AND THE ROCK FACE.
- FOR BENDS HAVING A DEFLECTION OF LESS THAN 45, THE THRUST BLOCK AREAS STATED FOR A 45 BEND SHALL BE USED.
- THE THRUST BLOCK BEARING AREAS ARE BASED ON A RESULTANT THRUST AT FITTINGS OF 300 PSI WATER PRESSURE AND A SOIL WITH A BEARING CAPACITY OF 2000 POUNDS PER SQUARE FOOT. DIFFERENT SOIL CONDITIONS MAY REQUIRE DIFFERENT BEARING AREAS AT THE DIRECTION OF THE ENGINEER.
- JOINTS SHALL NOT BE ENCASED IN CONCRETE.
- FOR BENDS 45 AND OVER, USE THRUST BLOCK AND RETAINER GLANDS.

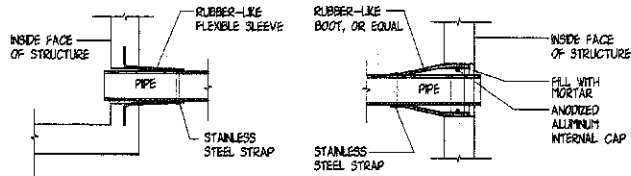
THRUST BLOCK DETAILS
N.T.S.



TYPICAL SECTION
PAVEMENT BUILD-UP
N.T.S.

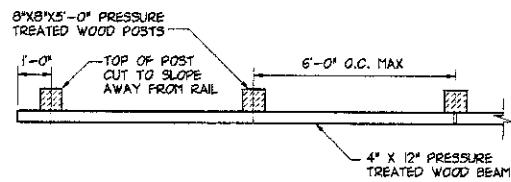


TYPICAL SECTION
VERTICAL GRANITE CURB
N.T.S.

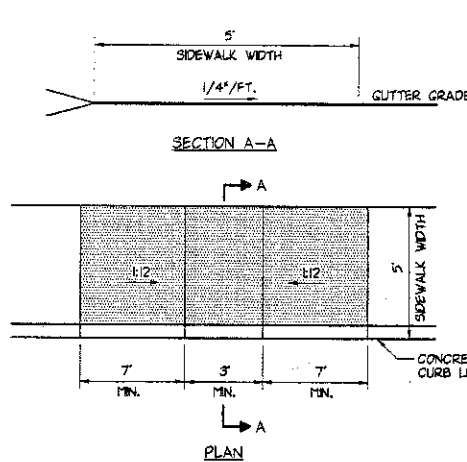


TYPICAL JOINT
SLEEVE CONNECTION
N.T.S.

TYPICAL FLEXIBLE
MANHOLE SLEEVE CONNECTION
N.T.S.



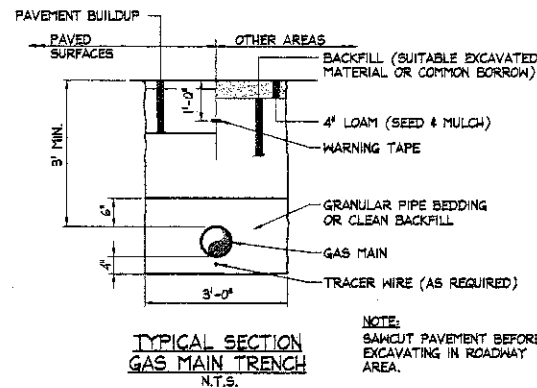
TYPICAL DETAIL
WOOD BEAM GUARD RAIL
N.T.S.



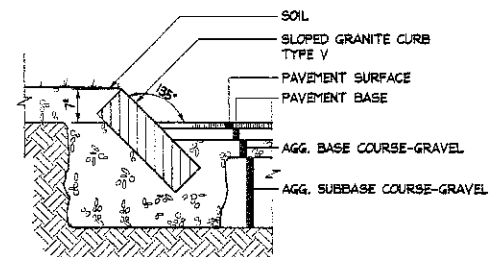
TYPICAL DETAIL
HANDICAP RAMP
N.T.S.



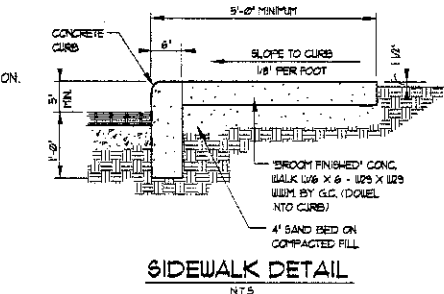
VAN ACCESSIBLE
RESERVED PARKING
N.T.S.



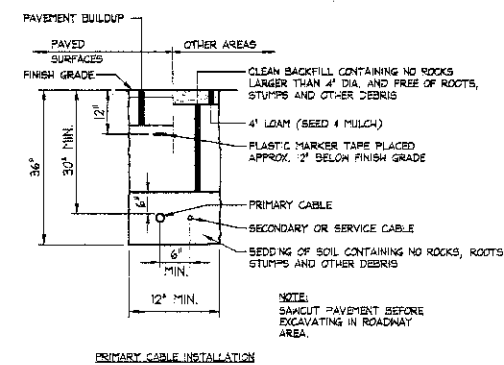
TYPICAL SECTION
GAS MAIN TRENCH
N.T.S.



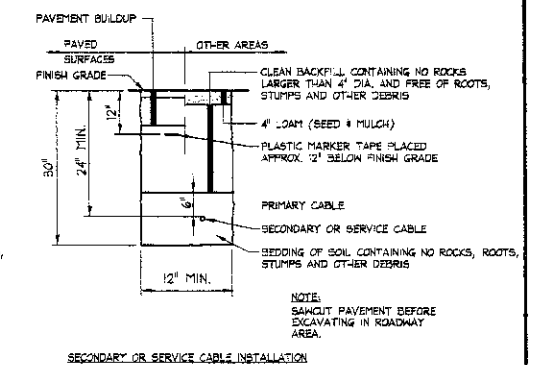
TYPICAL SECTION
SLOPED GRANITE CURB
N.T.S.



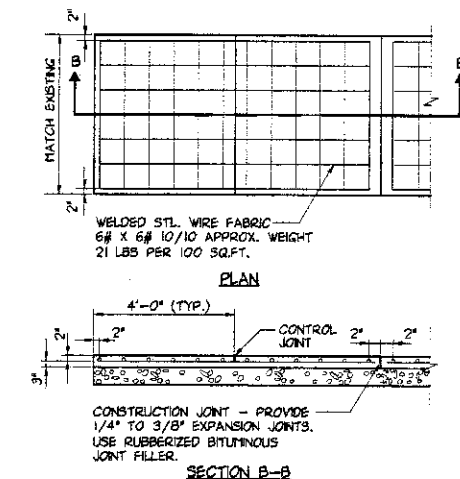
SIDEWALK DETAIL
N.T.S.



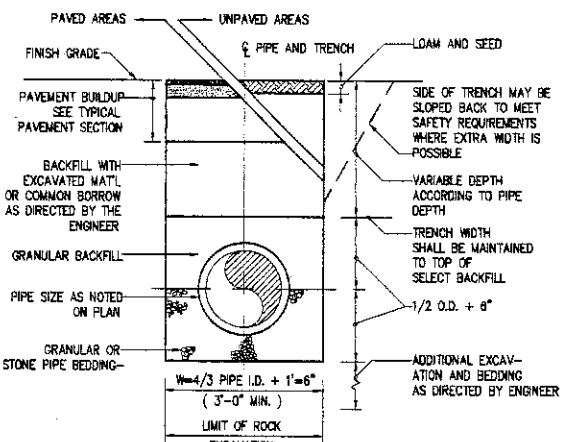
TYPICAL SECTION
UNDERGROUND CABLE TRENCH FOR POWER ONLY
N.T.S.



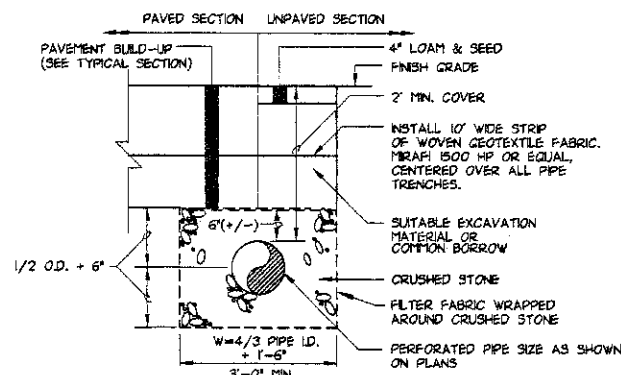
TYPICAL SECTION
UNDERGROUND CABLE TRENCH FOR POWER ONLY
N.T.S.



TYPICAL DETAIL
CONCRETE PATH
N.T.S.

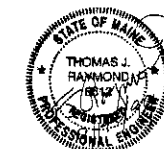


TYPICAL SECTION
TRENCH @ GRAVITY SEWER
N.T.S.



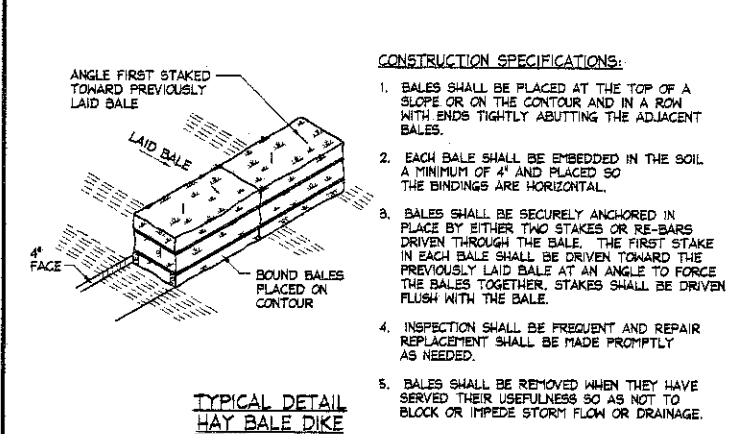
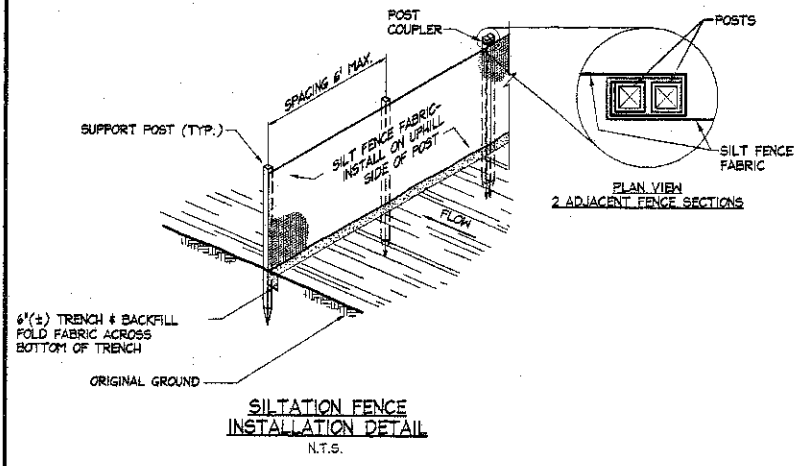
TYPICAL SECTION
CULVERT & STORM DRAIN TRENCH
N.T.S.

NOTE:
SEE U.S. DEPARTMENT OF TRANSPORTATION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

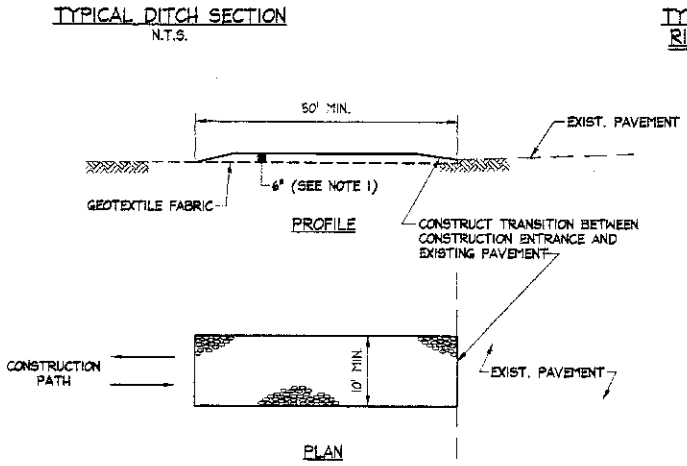
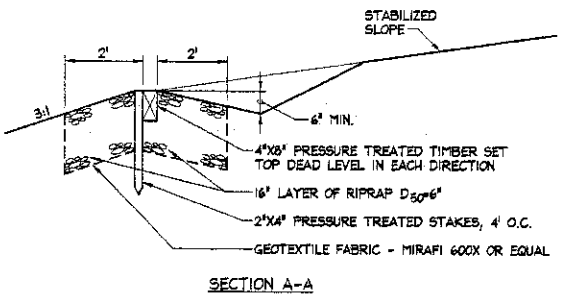
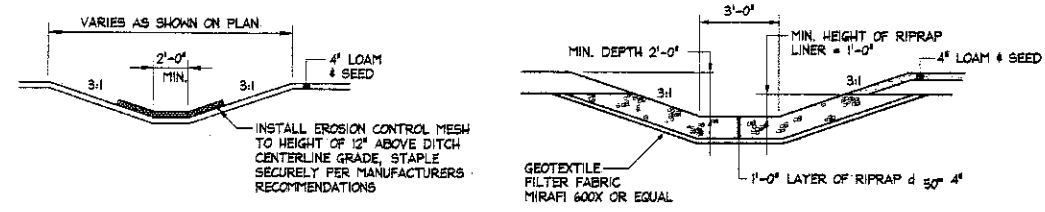
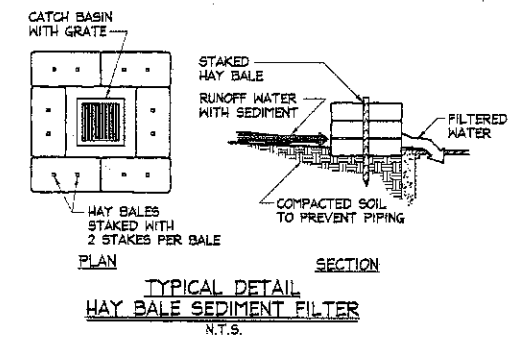


REV.	DESCRIPTION	DR.	CHK.	APP.	DATE
B	REVISED PER CITY ENGINEER'S COMMENTS	GR	TJR	ARS	9/14/99
A	FOR SITE PLAN REVIEW AND APPROVAL BY THE CITY OF PORTLAND PLANNING BOARD	GR	TJR	ARS	8/16/99

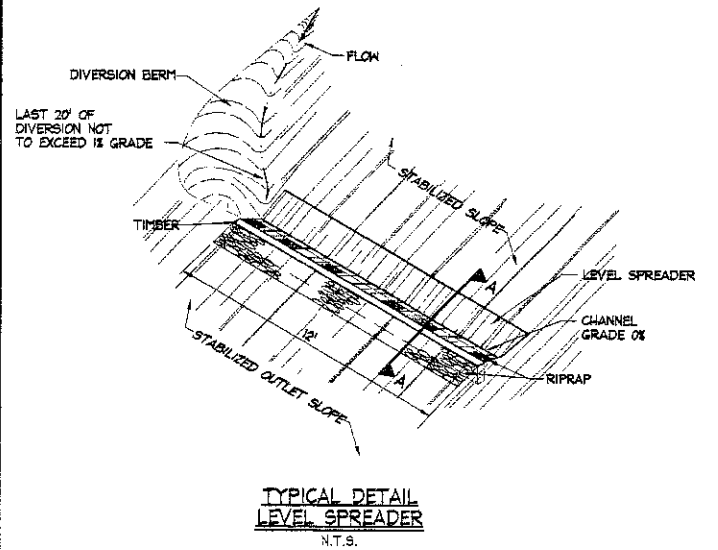
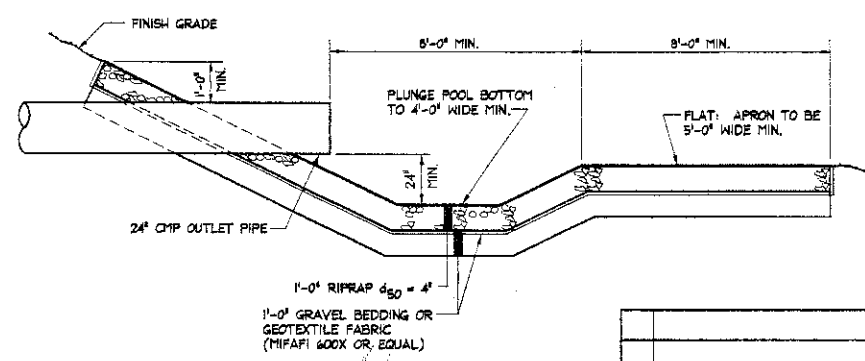
HUTCHCOURT, L.L.C. Building One • 1000 Market Street • Portsmouth • NH 03801 PROPOSED HOTEL SITE 2282 Congress Street • Portland, Maine TYPICAL SECTIONS & DETAILS			
OEST Associates, Inc. 343 Gorham Road • South Portland, ME 04106 engineers architects surveyors construction managers	SCALE: N.T.S. DATE: July 1999 DES BY: G. Colletta DWN BY: G. Colletta CHK BY: T. Raymond	PROJECT NO. 740.22 SHEET OF 9 OF 12	DRAWING NO. C-300 <small>Cell File: 74022300</small>



- CONSTRUCTION SPECIFICATIONS:**
- BALES SHALL BE PLACED AT THE TOP OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.
 - EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4" AND PLACED SO THE BINDINGS ARE HORIZONTAL.
 - BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALE. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALE AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALE.
 - INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 - BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



- NOTES:**
- STONE SIZE: USE 2 INCH STONE, OR RECLAIMED OR RECYCLED PAVEMENT
 - LENGTH: MIN. 50'
 - THICKNESS: NOT LESS THAN 6"
 - WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS
 - MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES OR WATERWAYS.



EROSION AND SEDIMENT CONTROL PLAN

THIS PLAN HAS BEEN DEVELOPED TO PROVIDE A STRATEGY FOR CONTROLLING SOIL EROSION AND SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROPOSED DEVELOPMENT. THIS PLAN IS BASED ON STANDARDS AND SPECIFICATIONS FOR EROSION PREVENTION IN DEVELOPING AREAS AS CONTAINED IN THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, MARCH 1998.

GENERAL CONSTRUCTION DETAILS

THE EQUIPMENT ANTICIPATED TO BE USED FOR THE CONSTRUCTION INCLUDES THE FOLLOWING: BACKHOES, BULLDOZERS, LOADERS, TRUCKS, GRADERS, COMPACTORS, AND GRADERS. THE FOLLOWING MEASURES WILL BE UNDERTAKEN TO PROVIDE MAXIMUM PROTECTION TO THE SOIL, WATER, AND ADJUTING LANDS:

- PRIOR TO GRUBBING OR ANY EARTHMOVING OPERATION, SILTATION FENCE AND A SECONDARY EROSION CONTROL BARRIER WILL BE INSTALLED ACROSS THE SLOPE ON THE CONTOUR AT THE DOWNHILL LIMIT OF THE WORK AS PROTECTION AGAINST CONSTRUCTION RELATED EROSION.
- A STABILIZED CONSTRUCTION ENTRANCE WILL BE INSTALLED AT THE SITE ENTRANCE TO PREVENT THE TRACKING OF SEDIMENT ONTO THE PUBLIC RIGHT-OF-WAY PAVEMENT.
- PERMANENT SOIL EROSION CONTROL MEASURES FOR ALL SLOPES, CHANNELS, DITCHES, OR ANY DISTURBED LAND AREA WILL BE COMPLETED WITHIN FIFTEEN CALENDAR DAYS AFTER FINAL GRADING HAS BEEN COMPLETED. WHEN IT IS NOT POSSIBLE OR PRACTICAL TO PERMANENTLY STABILIZE DISTURBED LAND, TEMPORARY EROSION CONTROL MEASURES WILL BE IMPLEMENTED WITHIN THIRTY CALENDAR DAYS OF EXPOSURE OF SOIL. ALL DISTURBED AREAS WILL BE MULCHED FOR EROSION CONTROL UPON COMPLETION OF ROUGH GRADING.
- ANY EXPOSED SLOPES GREATER THAN 3:1 AND NEWLY CONSTRUCTED DRAINAGE SWALES WILL BE STABILIZED WITH EROSION CONTROL MESH TO PREVENT EROSION DURING CONSTRUCTION AND TO FACILITATE REVEGETATION AFTER LOADING AND SEEDING.
- IN AREAS OF CONSTRUCTION DENATURING, ISOLATED SETTLEMENT TRAPS WILL BE CONSTRUCTED ADJACENT TO THE ACTIVITY. WATER WILL BE PURGED FROM THE EXCAVATIONS TO LESS DEPRESSION AREAS FOR SEDIMENT REMOVAL. ADDITIONAL SEDIMENTATION PROTECTION WILL BE PROVIDED BY THE INSTALLATION OF HAY BALE BARRIERS BETWEEN THE BASINS AND THE RECEIVING DRAINAGE COURSE.
- TO PROVIDE PROTECTION AGAINST EROSION, RIPRAP WILL BE PLACED AT ALL STORM DRAIN INLETS AND OUTLETS AS SHOWN ON THE ATTACHED DRAWINGS. HAY BALE SEDIMENT FILTERS SHALL BE INSTALLED AT ALL CATCH BASIN INLET LOCATIONS DURING CONSTRUCTION.
- NATIVE TOPSOIL SHALL BE SAVED, STOCKPILED, MULCHED, AND REUSED AS MUCH AS POSSIBLE ON THE SITE. SILTATION FENCE SHALL BE INSTALLED AT THE BASE OF STOCKPILES AT THE DOWNHILL LIMIT TO PROTECT AGAINST EROSION. STOCKPILES WILL BE STABILIZED BY SEEDING AND MULCHING UPON FORMATION OF THE PILES. JPHILL OF THE STOCKPILES, STABILIZED DITCHES AND/OR BERMS WILL BE CONSTRUCTED TO DIVERT STORMWATER RUNOFF AWAY FROM THE PILES.
- ALL SILTATION FENCE AND HAY BALE BARRIERS WILL BE INSPECTED BY THE CONTRACTOR ON A WEEKLY BASIS OR FOLLOWING ANY SIGNIFICANT RAINFALL (1/2" OR MORE) OR SNOWMELT. ALL DAMAGED EROSION CONTROL DEVICES WILL BE REPAIRED AND/OR REPLACED IMMEDIATELY. TRAPPED SEDIMENT WILL BE REMOVED BEFORE IT HAS ACCUMULATED TO ONE-HALF OF THE INSTALLED SILTATION FENCE OR HAY BALE BARRIER HEIGHT. DEVICES NO LONGER SERVICEABLE DUE TO SEDIMENT ACCUMULATION WILL ALSO BE REPAIRED AND/OR REPLACED AS NECESSARY.
- IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED BY SEPTEMBER 15 OF THE YEAR OF CONSTRUCTION, THEN WITHIN THE NEXT 10 CALENDAR DAYS THESE AREAS WILL BE GRADED AND SMOOTHED, THEN SEED TO A WINTER COVER CROP OF RYE AT A RATE OF 3 LBS. PER 1,000 SQUARE FEET. THE FOLLOWING WILL BE INCORPORATED INTO THE SOIL PRIOR TO RYE SEEDING: GROUND LESTONITE AT A RATE OF 150 LBS. PER 1,000 SQUARE FEET, FOLLOWED BY A 10-10-10 FERTILIZER AT A RATE OF 14 LBS. PER 1,000 SQUARE FEET. HAY MULCH WILL BE APPLIED AT A RATE OF 100 LBS. PER 1,000 SQUARE FEET FOLLOWING SEEDING. IF THE RYE SEEDING CANNOT BE COMPLETED BY OCTOBER 1, THEN ON THAT DATE HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE TO PROVIDE WINTER PROTECTION. IF RYE DOES NOT MAKE ADEQUATE GROWTH BY NOVEMBER 15, THEN ON THAT DATE, HAY MULCH SHALL BE APPLIED AT THE RATE OF 100 LBS. PER 1,000 SQUARE FEET A SUITABLE BINDER SUCH AS CURASOL OR RIB PLUS SHALL BE USED ON HAY MULCH FOR WIND CONTROL. BIODEGRADABLE NETTING WILL BE INSTALLED ON STEEP SLOPES (3:1 AND STEEPER) AND ON AREAS OF CONCENTRATED FLOWS.
- INTERCEPTED SEDIMENT WILL BE RETURNED TO THE SITE AND INCORPORATED INTO THE PROJECT AREA.
- THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION REQUIRES THE USE OF A THIRD PARTY INSPECTOR OR A PROFESSIONAL ENGINEER DURING THE CONSTRUCTION OF THE SUBSURFACE STORMWATER STORAGE SYSTEMS.

SEEDING AND REVEGETATION PLAN

UPON COMPLETION OF SITE CONSTRUCTION, ALL AREAS PREVIOUSLY DISTURBED WILL BE TREATED AS STATED BELOW. THESE AREAS WILL BE CLOSELY MONITORED BY THE CONTRACTOR UNTIL SUCH TIME AS A SATISFACTORY GROWTH OF VEGETATION IS ESTABLISHED.

- LOAM WILL BE SPREAD OVER ALL DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH OF 4 INCHES.
- THE FOLLOWING WILL BE INCORPORATED INTO THE SOIL PRIOR TO SEEDING: AGRICULTURAL LESTONITE AT THE RATE OF 150 LBS. PER 1,000 SQUARE FEET, FOLLOWED BY 10-10-10 FERTILIZER AT THE RATE OF 14 LBS. PER 1,000 SQUARE FEET.
- DISTURBED AREAS WILL BE SEED AT THE RATE OF 3 LBS. PER 1,000 SQUARE FEET OF THE FOLLOWING MIXTURES:
 - 50% CREEPING RED FESCUE
 - 30% KENTUCKY BLUEGRASS
 - 20% ANNUAL RYEGRASS
- SEEDING WILL BE COMPLETED BETWEEN THE DATES OF APRIL 1 AND SEPTEMBER 15. WATERING MAY BE REQUIRED DURING DRY PERIODS.
- HAY MULCH WILL BE APPLIED AT THE RATE OF 100 LBS. PER 1,000 SQUARE FEET FOLLOWING SEEDING. MULCH SHALL BE ANCHORED BY WATERING OR TRACKING BY BULLDOZER ON FLAT AREAS, USING ANCHORING EMBLEM OR TRACKING BY BULLDOZER ON AREAS OF MODERATE SLOPES AND INSTALLING BIODEGRADABLE NETS ON STEEP SLOPES (3:1 AND STEEPER).
- ALL SEDIMENT CONTROL STRUCTURES WILL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 75% OF THE AREA IS VEGETATED WITH VIGOROUS GROWTH.

MONITORING PROGRAM

SEDIMENTATION AND EROSION CONTROL STRUCTURES WILL BE INSPECTED CONTINUALLY BY THE CONTRACTOR AND ALL STRUCTURES DAMAGED BY CONSTRUCTION EQUIPMENT, VANDALS, OR THE ELEMENTS WILL BE REPAIRED IMMEDIATELY. FOLLOWING RAINSTORMS AND DURING RAINOFF EVENTS, THE SITE AND ALL STRUCTURES WILL BE INSPECTED FOR EROSION AND DAMAGE. ALL DAMAGED STRUCTURES WILL BE REPAIRED AND/OR ADDITIONAL EROSION CONTROL STRUCTURES WILL BE INSTALLED PRIOR TO CONTINUING THE CONSTRUCTION.

FOLLOWING THE FINAL SEEDING, THE SITE WILL BE INSPECTED TO ENSURE THAT THE VEGETATION HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT WITH FOLLOW-UP INSPECTION, IN THE EVENT OF ANY UNSATISFACTORY GROWTH.

AFTER THE CONSTRUCTION INSPECTOR HAS DETERMINED THAT THE PROJECT AREA HAS STABILIZED, THE CONTRACTOR SHALL REMOVE ALL SILTATION FENCE, TEMPORARY SILTATION CONTROL RISERS AND ANY OTHER TEMPORARY EROSION CONTROL MEASURES.

STORMWATER MAINTENANCE PLAN

- STORM DRAIN AND CATCH BASINS: CATCH BASINS SHALL BE CLEANED ANNUALLY OR WHEN SEDIMENT BUILDUP OCCURS. STORM DRAINS SHALL BE INSPECTED DURING THE CATCH BASIN CLEANING.
- OUTLET PIPES: STORAGE SYSTEM OUTLET PIPES SHALL BE CHECKED PERIODICALLY TO ENSURE FLOW STRUCTURES ARE NOT BLOCKED BY DEBRIS. INSPECTIONS SHALL BE CONDUCTED MONTHLY DURING WET CONDITIONS FROM MARCH TO NOVEMBER.
- PARKING LOTS, PARKING LOTS AND OTHER PAVED AREAS SHALL BE SWEEP BIENNIALY OR WHEN A SUFFICIENT AMOUNT OF GRIT AND DEBRIS HAS BUILT UP.
- SUBSURFACE STORAGE SYSTEMS: THE SUBSURFACE STORAGE SYSTEMS SHALL BE INSPECTED ON AN ANNUAL BASIS.
- STORMWATER TREATMENT UNIT: THE VORTEX STORMWATER TREATMENT UNIT SHALL BE SEASONALLY INSPECTED DURING THE FIRST YEAR THE INSPECTION SCHEDULE SHALL THEN BE EVALUATED BASED ON THE FIRST YEAR'S FINDINGS.

WINTER CONSTRUCTION

- SHOULD ANY SITE RELATED CONSTRUCTION OCCUR BETWEEN NOVEMBER 15 AND MARCH 1, ADDITIONAL EROSION CONTROL METHODS WILL BE IMPLEMENTED. DISTURBED AREAS SHALL BE KEPT TO A MINIMUM. PRIOR TO FREEZING, ADDITIONAL EROSION CONTROL DEVICES WILL BE INSTALLED AS APPROPRIATE. INSPECTION OF THESE EROSION CONTROL DEVICES WILL BE ONGOING, WITH PARTICULAR ATTENTION PAID TO WEATHER PREDICTIONS TO ENSURE THAT THESE MEASURES ARE PROPERLY IN PLACE TO HANDLE LARGE AMOUNTS OF RUNOFF FROM HEAVY RAINS AND/OR THAWS.
- THE CONTRACTOR SHALL MINIMIZE THE AMOUNT OF DISTURBED AREAS DURING THE WINTER. THE WORK TO BE COMPLETED DURING THE WINTER SHALL BE DIVIDED INTO SEGMENTS TO BE COMPLETED AND STABILIZED IN SHORTER DURATIONS. NO WORK ON A SUBSEQUENT SEGMENT SHALL BEGIN UNTIL THE WORK OF THE PREVIOUS SEGMENT HAS BEEN COMPLETED AND THAT WORK AREA HAS BEEN STABILIZED TO THE SATISFACTION OF THE CONSTRUCTION INSPECTOR.
- EXISTING VEGETATION SHALL BE PRESERVED WHEREVER POSSIBLE. EXPOSED SOIL WILL BE TEMPORARILY MULCHED UNTIL FINAL GRADE IS REACHED. ADDITIONAL EROSION CONTROL METHODS WILL BE IMPLEMENTED THROUGHOUT THE WINTER. INSPECTION OF THESE DEVICES WILL BE ONGOING. PARTICULAR ATTENTION WILL BE PAID TO WEATHER PREDICTIONS TO ENSURE THAT EROSION CONTROL MEASURES ARE IN PLACE TO HANDLE LARGE AMOUNTS OF RUNOFF FROM HEAVY RAINS AND/OR THAWS.
- IF WINTER RYE SEEDING DOES NOT MAKE ADEQUATE GROWTH BY NOVEMBER 15, THE CONTRACTOR WILL COVER SLOPES OF 5:1 OR GREATER WITH A SIX-INCH LAYER OF WOOD WASTE COMPOST AFTER THE REMOVAL OF ANY SNOW ACCUMULATION OR PLACE A LAYER OF STONE RIP RAP. STONE STABILITY CALCULATIONS AND UNDERLYING FILTER PROVISIONS DESIGNS NEEDED FOR SOIL SEPARATION AND DRAINAGE MUST BE PREPARED AND SEALED BY A MAINE STATE PROFESSIONAL ENGINEER AND APPROVED BY THE MAINE DEP PRIOR TO INSTALLATION. WOOD WASTE COMPOST MATERIAL CANNOT BE INSTALLED ON ANY SLOPES GREATER THAN 2:1 OR IN AREAS WHERE GROUNDWATER SEEPS ON THE SLOPES.

		HUTCHCOURT, L.L.C.	
		Building One - 1000 Market Street - Portsmouth - NH 03801	
		2282 CONGRESS STREET - PORTLAND, MAINE	
EROSION CONTROL NOTES, SECTIONS & DETAILS			
REV.	DESCRIPTION	DR. BY	CHK. BY
B	REVISED PER CITY ENGINEERS COMMENTS	GRC	TJR
A	FOR SITE PLAN REVIEW AND APPROVAL BY THE CITY OF PORTLAND PLANNING BOARD	GRC	TJR
		APP. DATE	
		8/16/99	
		9/14/99	

OEST Associates, Inc.

343 Gorham Road - South Portland, ME 04106

engineers
surveyors
construction managers

SCALE: N.T.S.

DATE: July 1999

DES BY: g. collette

DWN BY: g. collette

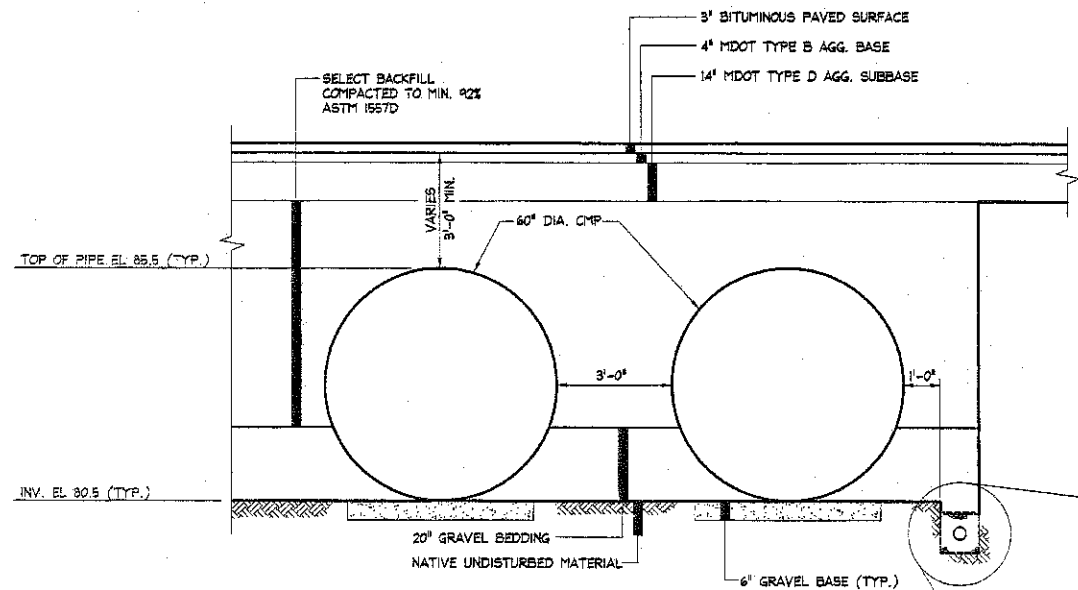
CHK BY: T. Raymond

PROJECT NO. 740.22

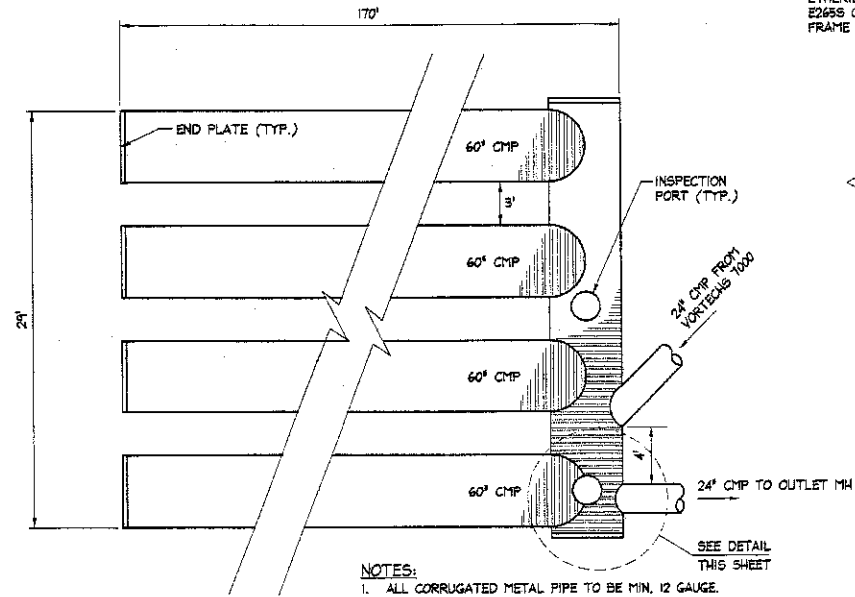
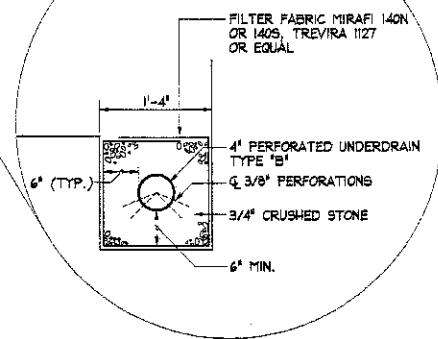
SHEET 10 OF 12

DRAWING NO. C-301



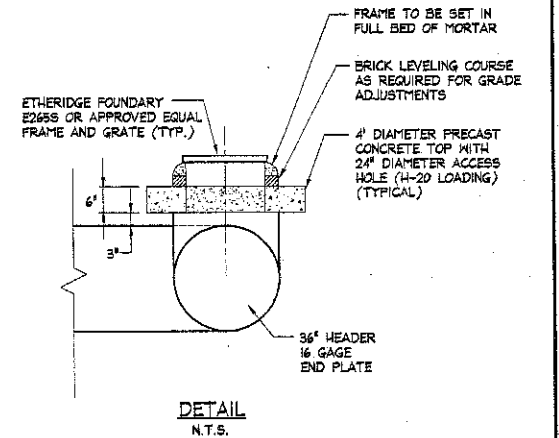


**TYPICAL SECTION
CMP PIPE BED STORMWATER DETENTION SYSTEM**
N.T.S.

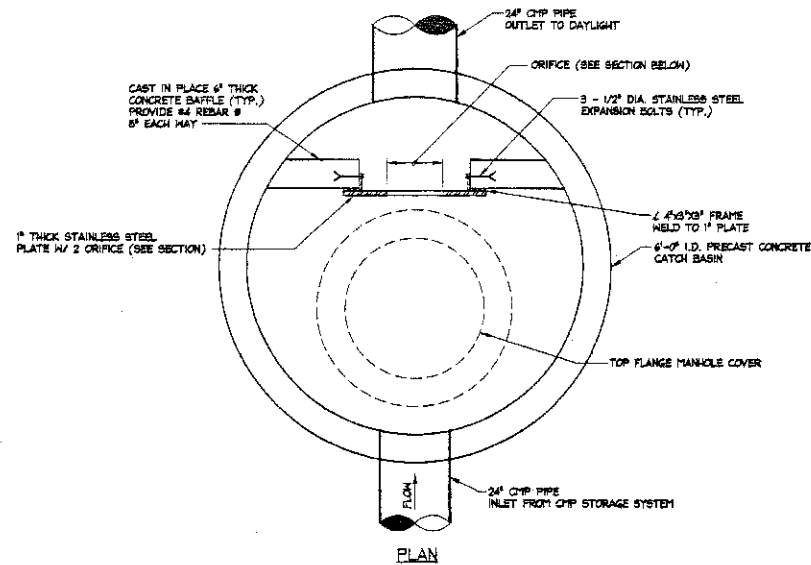


SUBSURFACE STORMWATER STORAGE DETAIL
N.T.S.

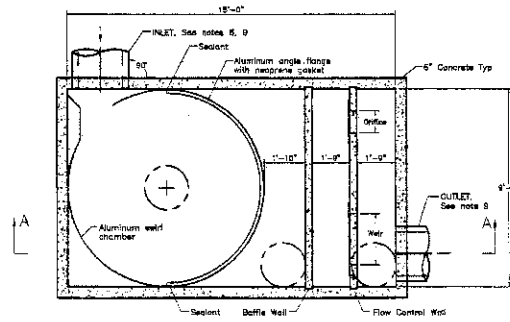
- NOTES:**
1. ALL CORRUGATED METAL PIPE TO BE MIN. 12 GAUGE.
 2. ALL CONNECTIONS AND END CAPS TO BE SHOP FABRICATED & WELDED AND GALVANIZED AFTER WELDING.



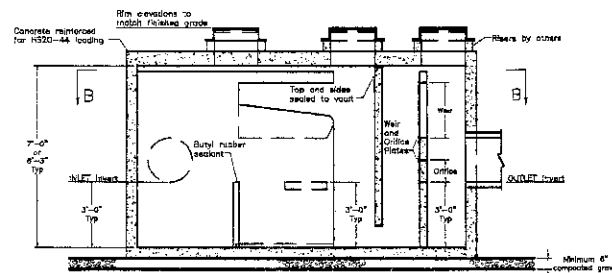
DETAIL
N.T.S.



PLAN



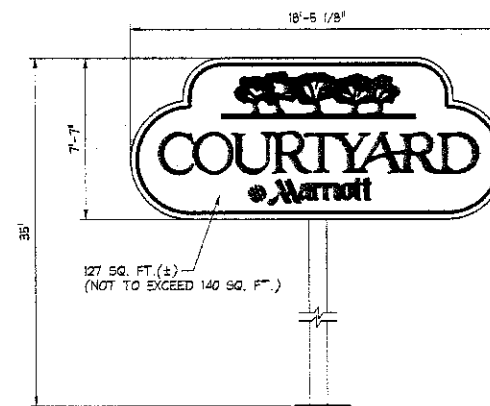
PLAN VIEW B - B



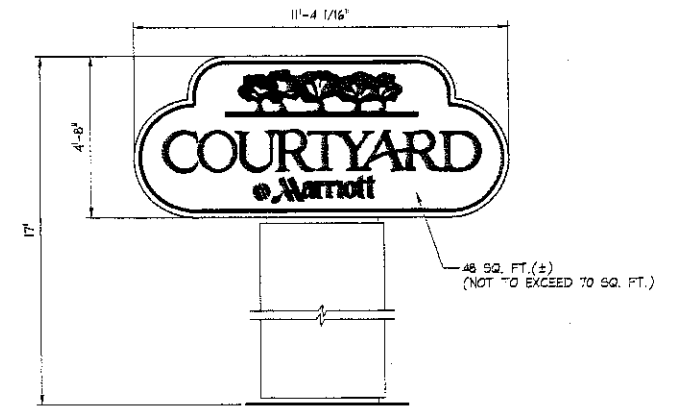
SECTION A - A

- NOTES:**
1. Concrete Reinforced (CR) and steel reinforcement (14 dia. minimum) shall be provided for all concrete members.
 2. SWTS shall have no internal components that obstruct maintenance access.
 3. SWTS shall be constructed in one rectangular structure.
 4. SWTS shall remove 80% of solids 150 loading.
 5. SWTS shall retain, intercept and treated effluent up to one inch daily peak treatment capacity.
 6. SWTS shall not be constructed by the use of concrete masonry.
 7. SWTS shall have no internal components that obstruct maintenance access.
 8. SWTS shall be constructed in one rectangular structure.
 9. SWTS shall remove 80% of solids 150 loading.
 10. SWTS shall retain, intercept and treated effluent up to one inch daily peak treatment capacity.

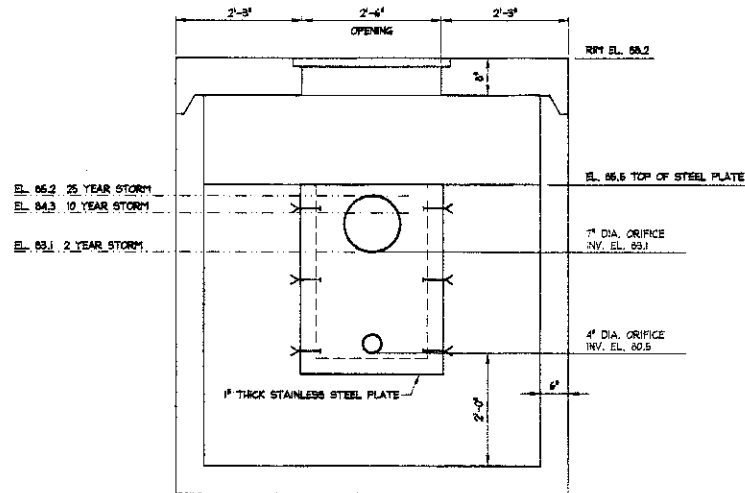
**STORMWATER TREATMENT SYSTEM
VORTECHS MODEL 7000**
N.T.S.



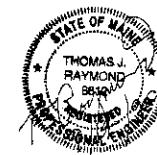
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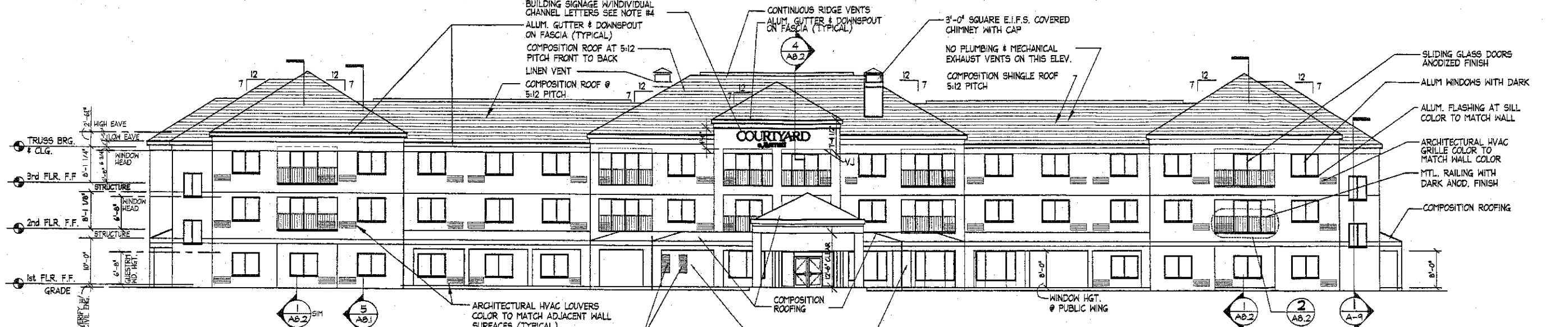
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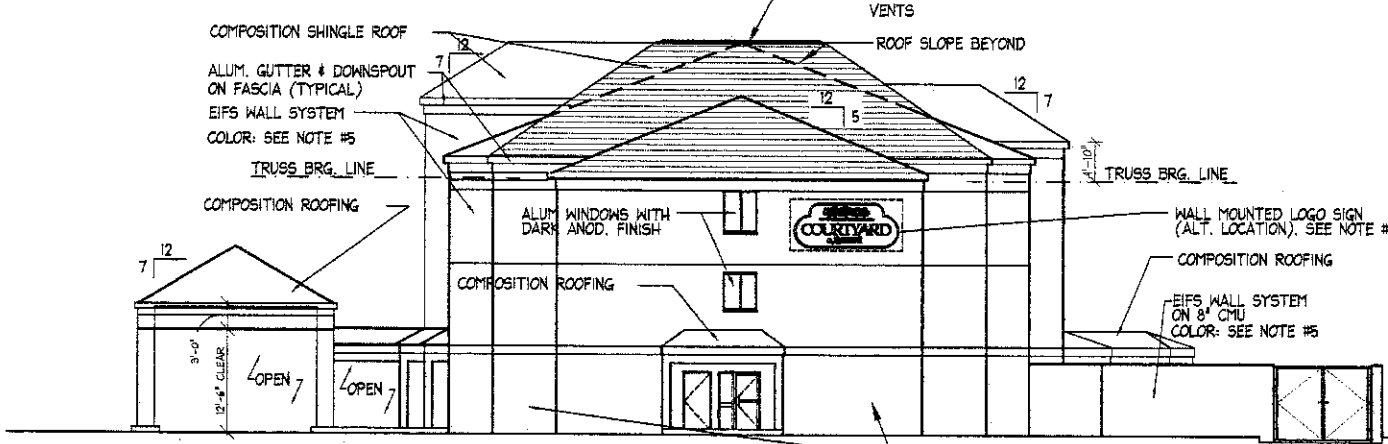
SECTION
OUTLET CONTROL STRUCTURE
N.T.S.



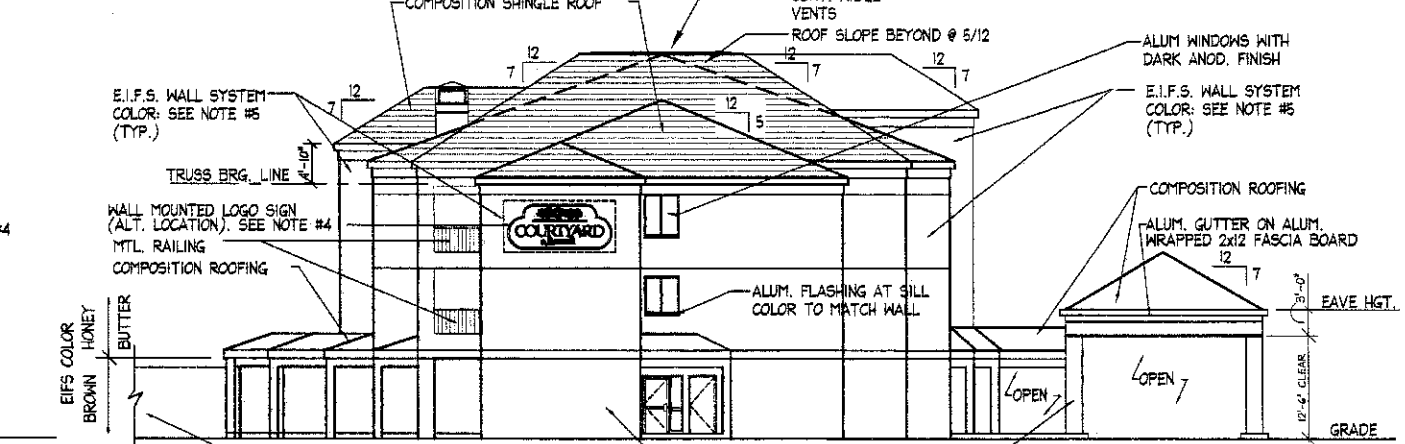
				HUTCHCOURT, L.L.C. Building One - 1000 Market Street - Portsmouth - NH 03801	
				PROPOSED HOTEL SITE 2282 Congress Street - Portland, Maine	
				SUBSURFACE STORMWATER STORAGE SYSTEM SECTIONS & DETAILS & HOTEL SIGN DETAILS	
REV.	DESCRIPTION	DR. BY	CHK. BY	APP. BY	DATE
B	REVISED PER CITY ENGINEER'S COMMENTS	GRC	TJR	ARS	8/16/99
A	FOR SITE PLAN REVIEW AND APPROVAL BY THE CITY OF PORTLAND PLANNING BOARD	GRC	TJR	ARS	8/16/99
				SCALE: N.T.S.	PROJECT NO. 740.22
				DATE: July 1999	DRAWING NO. C-302
				DESIGN BY: G. Collette	SHEET 11 OF 12
				DWN BY: G. Collette	Call No. 74022300
				CHK BY: T. Raymond	



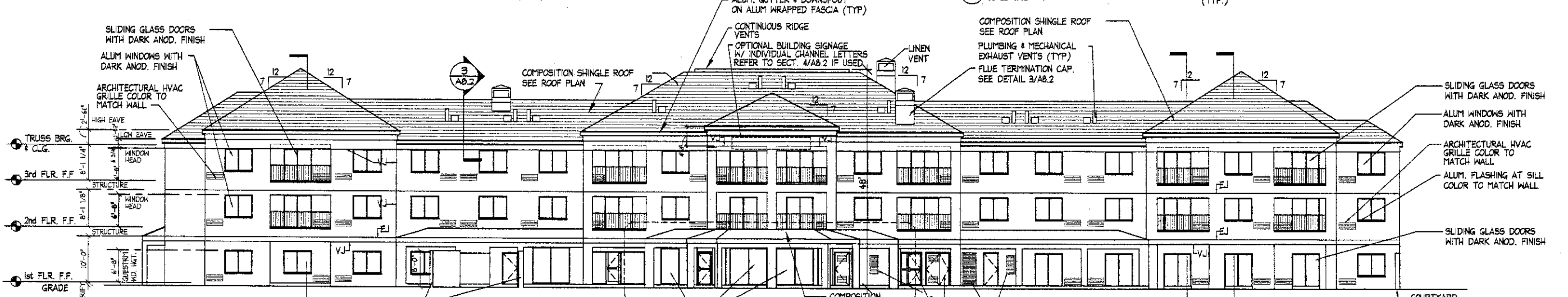
1 FRONT ELEVATION
SCALE: 3/32"=1'-0"



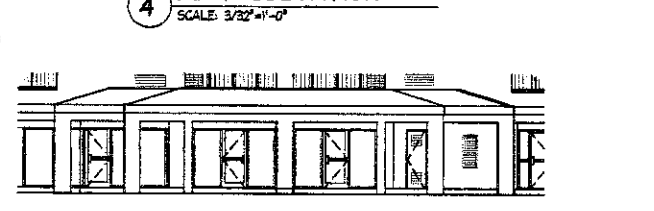
2 RIGHT ELEVATION
SCALE: 3/32"=1'-0"



3 LEFT ELEVATION
SCALE: 3/32"=1'-0"



4 REAR ELEVATION
SCALE: 3/32"=1'-0"



5 PART. REAR ELEVATION, OUTDOOR POOL OPTION
SCALE: 3/32"=1'-0"

ITEM	MATERIAL	COLOR	NOTES
EXTERIOR WALL	E.I.F.S.	HONEY BUTTER/BROWN	
E.I.F.S. TRIM	E.I.F.S.	HONEY BUTTER	
ROOFING	METAL	FOREST GREEN	
GUTTER	ALUMINUM	WHITE	
FASCIA	ALUM. WRAPPED WD	MATCH E.I.F.S.	
FRIEZE	E.I.F.S.	HONEY BUTTER	
SOFFIT	E.I.F.S.	HONEY BUTTER	
DOORS	GLASS	NONE	
DOOR FRAMES	METAL	ANODIZED BRONZE FINISH	
WINDOWS	ALUMINUM	ANODIZED BRONZE FINISH	
GAZEBO	#2 GRADE CEDAR	STAIN TO MATCH E.I.F.S.	
DOWNSPOUTS	ALUMINUM	WHITE	

NOTES:
1. WINDOW SILLS TO MATCH WALL COLOR "HONEY BUTTER"

GENERAL NOTES:

- GUTTERS SHALL BE PREFINISHED ALUMINUM WITH MINIMUM THICKNESS OF .027, PROFILE 5" X 7" H WITH 1/4" HIGHER BACK AND NON-CORROSIVE LEAF SCREEN; DOWNSPOUTS SHALL BE PREFINISHED ALUMINUM WITH MINIMUM THICKNESS OF .027, SIZE 3" X 4", COLOR: WHITE. ALL DOWNSPOUTS WILL CONNECT TO THE STORMWATER COLLECTION SYSTEM.
- ALL CEILING HEIGHTS ARE 8'-0" CLEAR UNLESS NOTED OTHERWISE, EXCEPT AT THE FIRST FLOOR WHERE ALL CEILING HEIGHTS ARE 10'-0" UNLESS NOTED OTHERWISE, SEE FINISH SCHEDULE AND REFLECTED CEILING PLAN.
- PROVIDE PLYWOOD BACKING BEHIND BUILDING SIGNAGE AS REQUIRED FOR ATTACHMENT.
- COLOR OF TYPICAL EIFS AT EXTERIOR WALL FACES SHALL BE #2074 HONEY BUTTER BY PRATT AND LAMBERT.
- LOCATE HIGH IMPACT EIFS ON ALL EXTERIOR COLUMNS AND AT 6'-0" A.F.F. ON EACH SIDE OF DOORS AND CORNERS.

REV.	DESCRIPTION	DR.	CHKD.	APP.	DATE
C	REVISED PER CITY ENGINEER'S COMMENTS	GR	TJR	ARS	9/14/99
B	FOR SITE PLAN REVIEW AND APPROVAL BY THE CITY OF PORTLAND PLANNING BOARD	GR	TJR	ARS	8/16/99
A	FOR CONTRACT ZONE REVIEW	GR	CKD.	APP.	5/4/99

DESIGNED BY: FRANCHISE
OWN BY:
CHK BY:

HUTCHCOURT, L.L.C.
Building One - 1000 Market Street - Portsmouth - NH 03801

PROPOSED HOTEL SITE
2282 Congress Street - Portland, Maine

BUILDING ELEVATIONS

SCALE: As Noted
DATE: April 1999
PROJECT NO. 740.22.01
DRAWING NO. A-1
SHEET 12 OF 12

OEST Associates, Inc.
343 Gorham Road - South Portland, ME 04106
engineers
architects
surveyors
construction managers