

259-D-1
856 Brighton Avenue
Community Park
Breakwater School

#2013-188

City of Portland

Development Review Application
 Planning Division Transmittal Form

Application Number: 2013-188 Application Date: 07/26/2013
 CBL: 259 D001001 Application Type: Level II Site Plan

Project Name: Community Park

Address: 856 BRIGHTON AVE

Project Description: Community Park - Breakwater School and Nason's Corner Community
 Zoning: R3

Other Required Reviews:

- Traffic Movement
- Storm Water
- Subdivision
- # Lots _____
- Site Location _____
- # Unit _____
- 14-403 Streets
- # Units _____
- Flood Plain
- Shoreland
- Design Review
- Housing Replacement
- Historic Preservation
- Other:

Distribution List:

Planner	Shukria Wiar			
Zoning	Marge Schmuckal			
Traffic Engineer	Tom Errico			
Civil Engineer	David Senus			
Fire Department	Chris Pirone			
City Arborist	Jeff Tarling			
Engineering	David Margolis-Pineo			
				Outside Agency
				Phil DiPietro
				John Peverada
				Alex Jaegerman
				Danielle West-Chuhata
				John Emerson
				Tammy Munson
				Deb Andrews
				DRC Coordinator
				Historic Preservation
				Inspections
				Sanitary Sewer
				Corporation Counsel
				Design Review
				Parking

Comments needed by 8/6/2013

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 389 Congress Street
 Portland, Maine 04101

INVOICE FOR FEES

Application No:	2013-188	Applicant:	Breakwater School
Project Name:	Community Park	Location:	856 BRIGHTON AVE
CBL:	259 D001001	Development Type:	Level II Site Plan
Invoice Date:	07/29/2013		

Previous Balance	\$0.00	-	Payment Received	\$0.00	+	Current Fees	\$650.00	-	Current Payment	\$650.00	=	Total Due	\$0.00

Previous Balance

\$0.00

Fee Description Qty Fee/Deposit Charge

Stormwater Quality Permit	1	\$250.00
Level II Site Plan Under 10,000 sq ft	1	\$400.00
		<u>\$650.00</u>

Total Current Fees: + \$650.00

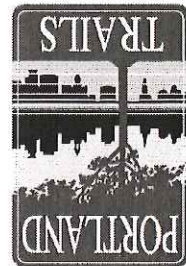
Total Current Payments: - \$650.00

Amount Due Now: \$0.00

CBL 259 D001001
 Bill to: Breakwater School
 856 Brighton Avenue
 Portland, ME 04102

Application No: 2013188
 Invoice Date: 07/29/2013
 Invoice No: 41986
 Total Amt Due: \$0.00
 Payment Amount: \$650.00

A Non-Profit Urban Land Trust
305 Commercial Street Portland, ME 04101



July 29, 2013

Ms. Barbara Barhydt
City of Portland Planning Department
Portland City Hall
389 Congress Street
Portland ME 04101

Subject: Breakwater School & Nason Corner Community Park Project

Dear Barbara,

On behalf of Breakwater School and the Portland Recreation and Facilities Department, we are pleased to submit this Level II Site Plan Application for review.

The project in brief consists of the proposed "greening" of the Breakwater Schoolyard and other improvements to the western portion of Nason Park, which is located between Brighton Avenue, Capisic and Albion Streets. The land is identified on the City's Tax Map 259, Block D, Lot 1, and Lots 1 and 2 and on Map 260, Block H. The Breakwater property is 1.19 acres in size and is divided by two zoning districts, the Business 1 (B-1) and the Residential 3 (R-3). Nason Park is approximately 2.37+/- acre in size and is zoned R-3.

The Breakwater property consists of three parcels: The 'Dan Lot' (Lot 2, Block H, Map 260) which contains a multi-purpose gymnasium at the intersection of Capisic Street and Brighton Avenue known as the Daniel Crewe Building, the 'Main Lot' (Lot 1, Block H, Map 260) with the three-story brick Main Building and parking lot, and the 'Jessie Lot' (Lot 1, Block D, Map 259) with a two-story office space known as the Jessie Bullens-Crewe Building (former church) fronting on Brighton Avenue. The property is bound to the north by Brighton Avenue and a mixed use zone of residential and business; to the east by residential uses and Nason Park; to the south and west by Capisic Street and residential uses.

The subject property is truly an urban school yard. The majority of the property is comprised of buildings, paved parking, and paved play areas/school yard. There are a few small oases of "green space" on the property which are used as a "wildlife park", play spaces, and small garden areas. Abutting the property to the east is Nason Park; a 2.37+/- acre park/recreational field owned and managed by the City's Facilities and Recreation Department. In 1984, when the school was sold to Breakwater, the City entered into an agreement with Breakwater for a

recreation easement over the park. The easement allows Breakwater to "make reasonable recreational use of the adjoining premises". Breakwater installed the current wooden play structure within the easement area in the late 90's. The structure has been modified to meet basic safety standards but is out dated, worn, and does not adequately serve the needs and play value goals of the school.

The proposed "greening" of Breakwater School and Nason Park would transform the well-used and well-worn school yard and City Park into a more ecologically responsible and inspiring green space. The proposed play space is designed as a natural playground that will inspire a child's curiosity and sense of wonder while providing a number of outdoor classrooms and natural play areas.

This submission consists of the following:

- A site narrative describing the property, proposed improvements, zoning assessment, description of the recreational easement, summary of natural features, summary of project's consistency with City's Master & Comprehensive Plans, etc.
- Completed Development Review Application
- Letter of Technical Ability
- Copy of property deeds and recreational easement.
- Memorandum of Understanding, anticipated to be signed by the City Manager on July 29, 2013
- Application Fee (\$400 Level II Site Plan + \$250 Stormwater Quality) = \$650
- Plans (One set of 24"x36")

1. Boundary and Topographic Survey, prepared by Owen Haskell, Inc., dated 01.12.2012 and revised 08.09.2012
2. Demolition and Site Prep Plan, prepared by Terrence J. DeWan & Assoc. (tj&a), dated 07.29.2013
3. Site Layout Plan, prepared by tj&a, dated 07.29.2013
4. Site Grading Plan, prepared by tj&a, dated 07.29.2013
5. Stormdrain Plan, Profile, & Details, prepared by Pinkham and Greer, Consulting Engineers (PG), dated 05.21.2013
6. Bioretentation Cell Plan & Details, prepared by P&G, dated 05.21.2013
7. Landscape Plan, prepared by tj&a, dated 07.29.2013

8. Erosion Control Plan Details, prepared by P&G, dated 06.19.2013
9. Site Details, prepared by tj&a, dated 07.29.2013
10. Site Details, prepared by tj&a, dated 07.29.2013
11. Site Details, prepared by tj&a, dated 07.29.2013
12. Site Details, prepared by tj&a, dated 07.29.2013
13. Landscape Details, prepared by tj&a, dated 07.29.2013
14. Photometric Plan, Option B, prepared by Hubbell Lighting, dated 07.25.2012

We look forward to working with you on this exciting project. Please contact me if you need any additional information.

Sincerely,

Jaime Parker
Portland Trails

Project Narrative

Imagine a place in the heart of Portland where children can engage with the natural world. An urban park serving as an outdoor classroom nurturing a child's curiosity and wonder in exploring micro-ecologies comprised of native Maine rocks, plants, and animal habitats. Imagine families coming together in an ecological play space, thoughtfully landscaped with natural elements that encourage children to creatively experience their surroundings. The Nason's Corner Community Park will be such a place.

The Nason's Corner Community Park Project (Project) is a collaborative initiative of Breakwater School (501c3), Portland Trails School Ground Greening Coalition (501c3), Nason's Corner Neighborhood Association and The City of Portland. The primary designers are Terrence J. DeWan & Associates and Pinkham & Greer Consulting Engineers, with play space design assistance from Sashie Misner.

The Project consists of a number of smaller projects that will be completed on Breakwater property as well as the improvements to the easement area on the City land. It is anticipated that the improvements will be phased in over the course of the next few years. Breakwater would like to request an approval for the maximum allowable time to maximize fundraising opportunities.

East Side of Main School Building and Easement Area

The anticipated first phase would encompass the land to the east of the main school building and the area within the recreational easement. This area currently consists of an area of asphalt, play fields (Nason Park), and play equipment that marginally meets basic playground safety standards. The Project proposal calls for a $\pm 2,500$ sf paved semi-circular area directly adjacent to the school to be used for pavement games (four -square, hopscotch, jump rope, handball, and chalk art), and also for graduation ceremonies. The landscape will be encompassed by stone seating walls and earth berms that will support both structured and natural play areas. The structured play areas will include a code compliant climbing structure and a wooden fort, as well as a hill slide, tunnel, bridge, and post and rope balance beam integrated into the landforms. The surrounding un-programmed areas will include native materials (trees, shrubs, logs, and climbing boulders) for imaginative/creative play.

No structures or fixed elements will encroach further toward the adjacent ballfields than currently exists. The earthen berms on the south east side of the proposed play area will be seeded with grass and the backside planted with shade trees designed for sports spectators to enjoy.

A new more formal entrance area to the Park and school will be established along Capisic Street. The current sidewalk ramp, bump out, and crosswalk at the main school entrance are located too close to the intersection of Capisic and Brighton where traffic waiting at the light is consistently in conflict with the school pick-up/drop-off area. The new entrance and crosswalk would be approximately 125' to the east and allow for safer and easier use for both parents/students and vehicles. A small seat wall gathering area, vegetated buffer plantings, and two new pedestrian scale pole top lights will be located along the new shared entrance path. New way finding signage near the entrance will greet visitors to the Nason Park and school. The existing sidewalk bump-out and gated entrance will remain but the crosswalk closer to Brighton Avenue intersection will be removed, subject to final recommendation of the City of Portland Crosswalk Committee.

Jessie Bullens-Crewe Building Area

This area behind the Jessie Building on Breakwater property currently includes a small play structure (for the early childhood education students), sand box, movable greenhouse, gardens, and a small yard area; all of which are enclosed within a fence. The proposal includes removing the play equipment, and

relocating it to the Capisic Street side of the main school building where the early childhood education program is located. This area on the side of the Jessie building will then be transformed into a small outdoor classroom/performance area more suitable for middle school aged students. A 142 sf wooden platform will become the focal point. It will be flanked by plantings to provide enclosure with seating on the grass, boulders, and sitting fence.

A new public walkway will lead from Brighton Avenue to Nason Park between the parking lot and the Jessie building. There will be another small welcome sign near Brighton Avenue to identify the new park entrance. The existing chain link fence along the shared Park property line will be removed to enhance connections both visually and physically.

Brighton Avenue Parking Lot

Portions of the current parking lot are inefficiently designed. Currently it contains 33 spaces including two handicapped spaces. The proposal calls for the parking at the eastern edge to be reconfigured to become more efficient from an access/circulation standpoint, continue to provide two accessible spaces, allow for snow storage, and improve the access to the Jessie Building. While the parking lot is being reconfigured it will also be slightly reshaped to improve stormwater drainage. An existing catch basin will be removed, a bio retention stormwater filtration cell installed, and connected to the City storm drain system in Capisic Street. This will handle the stormwater from a portion of the existing parking area and adjacent walkways. See Stormwater Management Report from Pinkham & Greer Consulting Engineers for more specifics and technical information.

Along the Brighton Avenue frontage a new granite post and timber guardrail will be installed to match the existing located along the western portion of the parking lot. Street trees will be installed along this frontage to replace trees that died and were removed. A new bike rack will be located between the parking lot and the main school building.

Capisic Street Side of Main School Building

This area currently consists of the main entrance to the school and play areas on either side of it. The area to the west of the main entrance is comprised of two small spaces, a gardening area and the "wildlife park" (natural play area) and the area to the east is a typical asphalt paved school yard. The entire area is enclosed with fencing; wrought iron at the main entrance and chain link along the rest. There are a number of large street trees which provide nice shade and buffering which will remain. The current sidewalk ramp and bump out is aligned with the main entrance where traffic waiting at the light is consistently in conflict with the school arrival and drop-off.

On the eastern side of the school yard, the proposal calls for the removal of the asphalt and conversion to structured play areas for the younger children and planting beds. The play structure and shed currently located behind the Jessie Building will be relocated to this area. A narrow paved loop for ride-on toys will surround the wood chip safety zone around the play structure. New trees and other vegetation will be planted to help soften the area and provide more shade.

Assessment of Zoning

The Breakwater property is 1.19 acres in size and is divided by two zoning districts, the Business 1 (B-1) and the Residential 3 (R-3). Nason Park and the abutting neighborhoods are zoned R-3. Within the B-1 zone an institutional use is a "permitted use" and in the R-3 zone an institutional use is considered a "conditional use". Based on the current space and bulk requirements for the two zones, the

subject property is legally nonconforming. Since no "structure" is being proposed as part of this proposal it is understood that the status of legally nonconforming use can continue as long as the proposal is not more non-conforming. Please see space and bulk table located on the Site Plan.

Description of Easement

In 1984 the City granted Breakwater an easement over all of Nason Park. The easement allows Breakwater to "make reasonable recreational use of the adjoining premises of the Grantor herein [Nason Park], which easement rights shall be exercised in common with members of the public who enjoy the same or similar rights, together with the right to make improvements to the premises described below [Nason Park], pursuant to written consent of the City Manager of the City of Portland". Breakwater currently uses the area immediately adjacent to the Main Lot as an open playfield and for multiple play areas/structures. Please see attached copy of Deed and Agreement between the City of Portland and Breakwater School conveying the easement and Memorandum of Understanding, between Breakwater and the City granting City Manager's written approval of the proposed improvements. The City Manager is anticipated to sign the MOU on or about July 29, 2013.

Traffic Analysis

We do not believe a traffic analysis or traffic movement study is warranted due to the fact that we are not changing current uses or altering parking in a significant way. The only traffic related issue is the request for a crosswalk at the new entrance to the park and school on Capistic Street. This new cross walk would be 125 feet south of the existing crosswalk at the Breakwater school entrance and 200 feet north of the existing speed table (to remain). The existing crosswalk at the main entrance to the school will be removed to eliminate pedestrian/vehicular conflicts, subject to Crosswalk Committee recommendation.

Summary of Significant Natural Features

There are no significant natural features on the subject property besides the mature trees; it is almost entirely developed and has been for decades with various forms of institutional, religious, or commercial development. The abutting property to the east is the City owned Nason Park. It is an open field with two ballfields with backstops and dugout benches, an outdoor ice skating rink area, old play equipment near the school, and a small parking area off Albion Street. The park is used heavily by the school, neighborhood, and community and is programmed for numerous sports and recreational activities in all seasons. Breakwater holds an easement over the park.

The proposal calls for the new play equipment, a gathering area, and natural play areas defined by earthen berms and landscaping to be created within the park. All of the existing trees along Capistic Street will remain. The weed trees that have grown into the chainlink fence behind the Jessie Building will be removed when the damaged fence is removed. New trees will be planted along Brighton Avenue and within the play space. Refer to Landscape Plan.

Summary of Solid Waste Generation and Proposed Management of Solid Waste

All construction debris will be collected and removed by a private collector. All regular/typical school generated waste will continue to be removed by a private collector.

Summary of Project's Consistency with City Master and Comprehensive Plans

From the numerous meetings and volumes of correspondence that Breakwater has had with various City Departments, Staff, and others, it is understood that the project is consistent with the City's Master and

- Comprehensive Plans. Breakwater has worked extensively with the Public Services and Recreation & Facilities Departments to develop a plan that satisfies the needs of all users. Breakwater is thankful for all of the time and expertise the Departments have contributed to the planning process.
- This proposal is consistent with the City's Master and Comprehensive Plans as described below.
- One of the primary goals of the Open Space and Recreation policies is to link open spaces and improve pedestrian circulation. The proposed improvements at Breakwater will contribute to this goal by providing safer pedestrian connections to Nason Park. Currently there is no clear access from Brighton Ave to the Park and visitors must cross the Breakwater parking lot and figure out what gate to use to access the Park. The new sidewalk from Brighton Avenue to the Park and improved signage will provide a safer and more visually direct route into the park facilitating better public access. The new cross walk and park entrance on Capisic Street, further from the Brighton Avenue intersection, will also facilitate a safer pedestrian road crossing and access.
 - Goals of the Outer Brighton Avenue Task Force Report of 2001 include additional streetscape improvements to create a better vehicular, biking, and pedestrian environment. This proposal includes replanting urban tolerant street trees within the esplanade along Brighton Avenue (selected to avoid the overhead distribution lines), expanding the granite and wood guardrail along the frontage of the parking lot to prevent vehicles from parking on the sidewalk, and a new bike rack located on the Brighton Avenue side of the Main Building to encourage more bicycle use among staff and students.
 - As stated in the *Recreation Resources, Inventory and Analysis* section of the Comprehensive Plan, multipurpose fields such as those located in Nason Park (aka Breakwater Multi-Purpose & Little League Fields and/or the Chapman School Fields) are in high demand and are used heavily. Breakwater met with representatives from the Recreation Department, Portland Little League Association and Portland Youth Football early in the planning process to get input and feedback. Through those discussions, a project limit was established along the existing playground structure timber edging. The proposed play structures will not encroach any further into the fields than the existing structures, and the fields will continue to serve the needs of the many users.
 - Lack of adequate funding and staff to maintain all of Portland's open space and athletic fields was cited as a concern in the *Analysis*, while partnering with private entities for maintenance cited as an opportunity. The proposal seeks to continue the previously established private/public partnership with Breakwater maintaining the improved play space as outlined in the Memorandum of Understanding. The City will continue to maintain the rest of the Park.
 - The current play structure does not meet ADA standards. The proposed play structures and elements (climbing structure, tree fort, bridge, hillside, and tunnel) and access paths will meet the standards and will provide mobility impaired children and parents a high quality play experience in a natural setting.
 - Recognizing the sensitivity of the Capisic Brook watershed, this proposal decentralizes the impervious surfaces and proposes to install a bioretention cell near the Brighton Avenue parking lot to filter stormwater. Pinkham and Greer have prepared a Stormwater Management Report. Breakwater will not use pesticides or herbicides on the playground area, although use of such materials on the ballfields maintained by the City is beyond the scope of this Site Plan Application.

Our team feels that every practical attempt to conform to the applicable Design Standards has been made. After numerous informal meetings with various members of the City Staff we feel the plans have been vetted and should meet the intent of the Design Standards.

Assessment of Conformity with Applicable Design Standards

Using input gathered over a five year period from meetings with neighbors, recreational sports teams, city officials, school children, teachers and parents, a plan has been designed that incorporates a collaborative vision for an extraordinary community park and school ground. This tiny city park can continue to meet the diverse needs of all of its multi-generational users, with natural enhancements designed to serve as an environmentally respectful model for urban recreation.

Under the stewardship of Breakwater School, The Nason Corner Community Park Project is a cooperative venture in which public and private entities have united around a common goal: to improve a portion of a well-used and well-worn city park. This small neighborhood park, an expanse of grass, a few trees and an outdated play structure, is used extensively, year-round, by city recreational sports teams and spectators, school and neighborhood children, and by community residents pushing strollers, ice skating, flying kites, playing softball and picnicking.

- The plan also dramatically increases the number and diversity of trees, shrubs and grasses to improve the overall health of the landscape. The landscape plan was developed in consultation with the City Arborist, in particular for tree selection and placement along Brighton Ave.

PROJECT NAME: Breakwater School and Nason Park Greening Project

PROPOSED DEVELOPMENT ADDRESS:

856 Brighton Avenue

PROJECT DESCRIPTION:

See attached project description narrative

259 D001001
CHART/BLOCK/LOT: 260 H001001, H001002

PRELIMINARY PLAN _____ (date)
FINAL PLAN _____ (date)
July 29 2013

CONTACT INFORMATION:

Applicant - must be owner, Lessee or Buyer Name: David Sullivan, Head of School Business Name, if applicable: Breakwater School Address: 856 Brighton Ave City/State: Portland, ME Zip Code: 04102	Applicant Contact Information Work # 207.772.8689 Home# Cell # Fax# 207.772.1327 e-mail: dsullivan@breakwaterschool.org
Owner - (if different from Applicant) Name: Address: City/State: Zip Code:	Owner Contact Information Work # Home# Cell # Fax# e-mail:
Agent/ Representative Name: Jaime Parker, Portland Trails Address: 305 Commercial Street City/State: Portland, ME Zip Code: 04101	Agent/ Representative Contact Information Work # 207.775.2411 Cell # e-mail: jaime@trails.org
Billing Information Name: Kathy Damon C/O Breakwater School Address: 856 Brighton Ave City/State: Portland, ME Zip Code: 04102	Billing Information Work # 207.772.8689 Cell # n/a Fax# 207.772.1327 e-mail: kdamon@breakwaterschool.org

Dept. of Planning and Urban Development ~ Portland City Hall ~ 389 Congress St ~ Portland, ME 04101 ~ ph (207)874-8721 or 874-8719 ~ 2 -

Planning Division

RECEIVED
JUL 26 2013

Taxes OK

Level II Development (check applicable reviews) X Less than 10,000 sq. ft. (\$400.00) After-the-fact Review (\$1,000.00 plus applicable application fee)	Level II Development (check applicable reviews) The City invoices separately for the following: <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) Third party review is assessed separately.	Plan Amendments (check applicable reviews) Planning Staff Review (\$250) Planning Board Review (\$500)	Fees Paid (office use)
		Other Reviews (check applicable reviews) Traffic Movement (\$1,000) Stormwater Quality (\$250) Section 14-403 Review (\$400 + \$25/lot) # of Lots _____ x \$25/lot = _____ Other _____ Change of Use _____ Flood Plain _____ Shoreland _____ Design Review _____ Housing Replacement _____ Historic Preservation _____	Other Reviews (check applicable reviews) Fees Paid (office use)

APPLICATION FEES:
 Check all reviews that apply. (Payment may be made by Cash or Check payable to the City of Portland.)

Engineer Name: Pinkham & Greer Consulting Engineers Address: 28 Vannah Avenue City/State: Portland, ME Zip Code: 04103 Work # 207.781.5242 Cell # n/a Fax# e-mail: Tgreer@pinkhamandgreer.com	Engineer Contact Information
Surveyor Name: Owen Haskell, Inc. John Swan Address: 390 US Route One City/State: Falmouth, ME Zip Code: 04105 Work # 207.774.0424 Cell # n/a Fax# e-mail: jswan@owenhaskell.com	Surveyor Contact Information
Architect Name: Terrence J. Dewan & Associates Matthew Phillips, Landscape Arch. Address: 121 West Main Street City/State: Yarmouth, ME Zip Code: 04096 Work # 207.846.0757 Cell # n/a Fax# e-mail: phillips@tjda.net	Architect Contact Information
Attorney Name: Sarah A. McDaniel Maine Land Law, LLC, PA Address: 230 Main St., Suite #2, PO Box 125 City/State: Gorham, Maine Zip Code: 04038 Work # 207.222.2221 Cell # n/a Fax# e-mail: sarah.mcdaniel@mainelandlaw.com	Attorney Contact Information

APPLICATION SUBMISSION

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

Until December 1, 2010, submissions shall include seven (7) packets with folded plans containing the following materials:

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

Refer to the application checklist for a detailed list of submittal requirements.

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

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

This application is for a Level II Site Plan review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant:	Date:
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PROJECT DATA

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

Total Site Area	1.19 ac or 52,007 sq. ft.
Proposed Total Disturbed Area of the Site	Breakwater 12,811 sf & City 13,262 sf = 26,072 sq. ft.
(If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)	
IMPERVIOUS SURFACE AREA	
Proposed Total Paved Area	same as below sq. ft.
Existing Total Impervious Area	Breakwater 38,336 sf & City 570 sf = 38,906 sq. ft.
Proposed Total Impervious Area	Breakwater 37,895 sf & City 4,120 sf = 42,015 sq. ft.
Proposed Total Impervious Area	same as above sq. ft.
Proposed Impervious Net Change	Breakwater -441 sf & City +3,550 sf = +3,109 sq. ft.
BUILDING AREA	
Proposed Building Footprint	N/A sq. ft.
Proposed Building Footprint Net change	N/A sq. ft.
Existing Total Building Floor Area	3 buildings - 36,484 sq. ft.
Proposed Total Building Floor Area	N/A sq. ft.
Proposed Building Floor Area Net Change	N/A sq. ft.
New Building	NO (yes or no)
ZONING	
Existing	R-3 Residential and B-1 Business
Proposed, if applicable	same
LAND USE	
Existing	Private school and City Park
Proposed	Same
RESIDENTIAL, IF APPLICABLE	
Proposed Number of Affordable Housing Units	n/a
Proposed Number of Residential Units to be Demolished	
Existing Number of Residential Units	
Proposed Number of Residential Units	
Subdivision, Proposed Number of Lots	
PARKING SPACES	
Existing Number of Parking Spaces	33 including 2 HC stalls
Proposed Number of Parking Spaces	33 but reconfigured
Number of Handicapped Parking Spaces	2 existing stalls
Proposed Total Parking Spaces	33 including 2 HC stalls
BICYCLE PARKING SPACES	
Existing Number of Bicycle Parking Spaces	0 bike spaces
Existing Number of Bicycle Parking Spaces	0 bike spaces
Proposed Number of Bicycle Parking Spaces	7 bike spaces
Total Bicycle Parking Spaces	7 bike spaces
ESTIMATED COST OF PROJECT	
	\$431,285

General Submittal Requirements – Preliminary Plan (Optional)
Level II Site Plan
Preliminary Plan Phase Checklist (if elected by applicant)

Written Submittal Requirements		Number of Copies	Applicant Checklist	Planner Checklist
Completed application form	1	7 (1 paper copy as of Dec. 1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Application fees	1	7 (1 paper copy as of Dec. 1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Written description of project	7 (1 paper copy as of Dec. 1)	7 (1 paper copy as of Dec. 1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Evidence of right, title and interest.	7 (1 paper copy as of Dec. 1)	7 (1 paper copy as of Dec. 1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Copies of required State and/or Federal permits.	7 (1 paper copy as of Dec. 1)	7 ((1 paper copy as of Dec. 1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Written assessment of zoning.	7 (1 paper copy as of Dec. 1)	7 (1 paper copy as of Dec. 1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Written description of existing and proposed easements or other burdens.	7 (1 paper copy as of Dec. 1)	7 (1 paper copy as of Dec. 1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Written requests for waivers from individual site plan and/or technical standards, where applicable.	7 (1 paper copy as of Dec. 1)	7 (1 paper copy as of Dec. 1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traffic analysis (may be preliminary, in nature, during the preliminary plan phase).	7 (1 paper copy as of Dec. 1)	7 (1 paper copy as of Dec. 1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Written summary of significant natural features located on the site.	7 (1 paper copy as of Dec. 1)	7 (1 paper copy as of Dec. 1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Written summary of project's consistency with related city master plans.	7 (1 paper copy as of Dec. 1)	7 (1 paper copy as of Dec. 1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Site Plan Submittal Requirements	Number of Copies	Applicant Checklist	Planner Checklist	
Boundary Survey meeting the requirements of Section 13 of the City of Portland Technical Manual.	7 (1 paper copy as of Dec. 1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Preliminary Site Plan Including the following: (*Information provided may be preliminary in nature during preliminary plan phase):	7 (1 paper copy as of Dec. 1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing and proposed structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Location of adjacent streets and intersections and approximate location of structures on abutting properties.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proposed site access and circulation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Proposed grading and contours.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Preliminary landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing and proposed utilities (preliminary layout).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Preliminary infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, transit infrastructure, roadway improvement).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Preliminary stormwater management and erosion control plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b) 1. of the Land Use Code).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Final Plan Phase		7 (1) paper copy as of Dec. 1)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Existing and proposed structures on the site with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location of adjacent streets and intersections and approximate location of structures on abutting properties.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Proposed site access and circulation.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Proposed grading and contours.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways. Proposed curb lines must be shown.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Proposed loading and servicing areas, including applicable turning templates for delivery vehicles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Proposed snow storage areas or snow removal plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Proposed trash and recycling facilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Landscaping plan including existing vegetation to be preserved, proposed site landscaping and street trees.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Existing and proposed utilities.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Applicant Checklist	Planner Checklist	Number of Copies	Written Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Evidence of financial and technical capacity.
<input type="checkbox"/>	<input type="checkbox"/>	1	Evidence of utilities' capacity to serve the development.
<input type="checkbox"/>	<input type="checkbox"/>	1	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Construction management plan.
<input type="checkbox"/>	<input type="checkbox"/>	1	Traffic Plan (if development will (1) generate 100 or more PCE or (2) generate 25 or more PCE and is located on an arterial, within 1/2 mile of a high crash location, and/or within 1/4 mile of an intersection identified in a previous traffic study as a falling intersection).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Stormwater management plan.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written summary of solid waste generation and proposed management of solid waste.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Written assessment of conformity with applicable design standards.
<input type="checkbox"/>	<input type="checkbox"/>	1	Manufacturer's verification that HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

General Submittal Requirements – Final Plan (Required)
Level II Site Plan
Final Plan Phase Check list (including items listed above in General Requirements for Preliminary Plan, if applicant did not elect to submit for a preliminary plan review)

<input checked="" type="checkbox"/>	Proposed alterations to and protection measures for significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Existing and proposed easements or public or private rights of way.	<input type="checkbox"/>

<ul style="list-style-type: none"> ▪ Location and details of proposed infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, public transit infrastructure, roadway improvements). 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> ▪ Proposed septic system, if not connecting to municipal sewer. (Portland Waste Water Application included in this application) 	<input type="checkbox"/>	<input type="checkbox"/> N/A
<ul style="list-style-type: none"> ▪ Exterior building elevation(s) (showing all 4 sides). 	<input type="checkbox"/>	<input type="checkbox"/> N/A
<ul style="list-style-type: none"> ▪ Proposed stormwater management and erosion controls. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> ▪ Exterior lighting plan, including street lighting improvements. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> ▪ Proposed signage. 	<input type="checkbox"/>	<input type="checkbox"/> N/A
<ul style="list-style-type: none"> ▪ Identification of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code). 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> ▪ Proposed alterations to and protection measures for of existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code). 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> ▪ Total area and limits of proposed land disturbance. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> ▪ Soil type and location of test pits and borings. 	<input type="checkbox"/>	<input type="checkbox"/> N/A
<ul style="list-style-type: none"> ▪ Details of proposed pier rehabilitation (Shoreland areas only). 	<input type="checkbox"/>	<input type="checkbox"/> N/A
<ul style="list-style-type: none"> ▪ Existing and proposed easements or public or private rights of way. 	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Some structures may require Fire flows using annex H of NFPA 1

standards.

- 10. A code summary shall be included referencing NFPA 1 and all fire department. Technical
- 9. Access to all structures [min. 2 sides]
- 8. Water main[s] size and location
- 7. Hydrant locations

Code. (NFPA 101 2009 ed.)

required to be sprinkled in compliance with NFPA 13D. This is required by City

As of September 16, 2010 all new construction of one and two family homes are

- 6. Proposed fire protection of all structures
- 5. Elevation of all structures
- 4. Square footage of all structures [total and per story]
- 3. Proposed uses of any structures [NFPA and IBC classification]
- 2. Name address, telephone number of architect
- 1. Name, address, telephone number of applicant.

NOT APPLICABLE

A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.



**PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST**



CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,
55 Portland Street,
Portland, Maine 04101-2991



Mr. Frank J. Brancey,
Senior Engineering Technician,
Phone #: (207) 874-8832,
Fax #: (207) 874-8852,
E-mail: fjb@portlandmaine.gov

NOT APPLICABLE

1. Please, Submit Utility, Site, and Locus Plans.

Site Address: _____
 (Regarding addressing, please contact Leslie Kaynor, either at 756-8346, or at LMK@portlandmaine.gov)

Proposed Use: _____
 Previous Use: _____

Existing Sanitary Flows: _____ GPD
 Existing Process Flows: _____ GPD
 Description and location of City sewer, at proposed building sewer lateral connection: _____

Site Category
 Commercial _____
 Industrial (complete part 4 below) _____
 Governmental _____
 Residential _____
 Other (specify) _____

Chart Block Lot Number: _____

Clearly, indicate the proposed connection, on the submitted plans.

2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: _____ GPD
 Peaking Factor/ Peak Times: _____

Specify the source of design guidelines: (i.e., "Handbook of Subsurface Wastewater Disposal in Maine," "Plumbers and Pipe Fitters Calculation Manual," Portland Water District Records, Other (specify) _____)

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.

3. Please, Submit Contact Information.

Owner/Developer Name: _____
 Owner/Developer Address: _____
 Phone: _____
 Fax: _____
 E-mail: _____

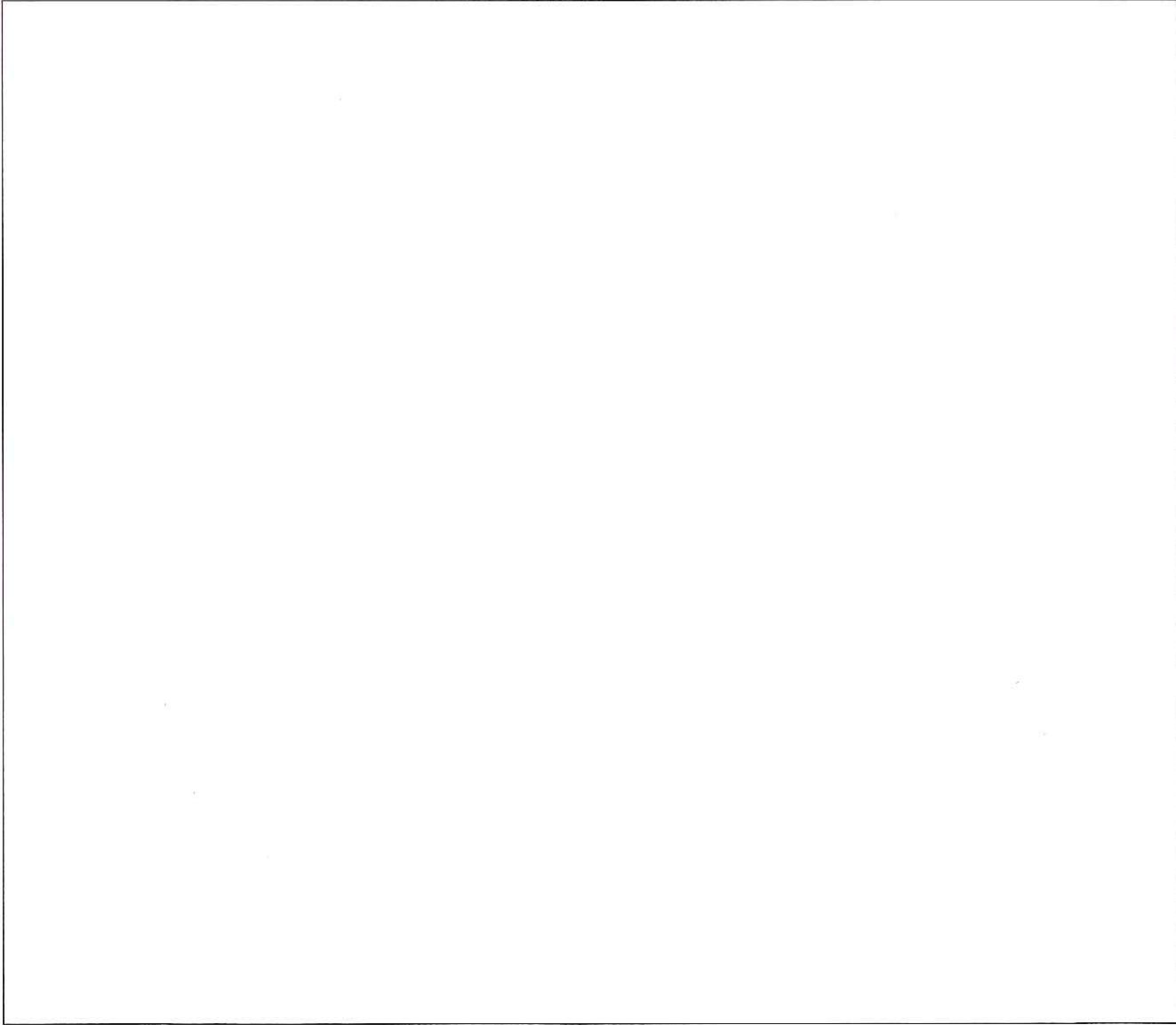
Engineering Consultant Name: _____
 Engineering Consultant Address: _____
 Phone: _____
 Fax: _____
 E-mail: _____

City Planner's Name: _____
 Phone: _____
 Fax: _____
 E-mail: _____
 Phone: _____

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: _____ GPD
 Do you currently hold Federal or State discharge permits? Yes _____ No _____
 Is the process wastewater termed categorical under CFR 40? Yes _____ No _____
 OSHA Standard Industrial Code (SIC): _____
 Peaking Factor/Peak Process Times: _____
 (<http://www.osha.gov/oshsstats/sicser.html>)



Note: On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

Notes, Comments, or Calculations:

NOT APPLICABLE

Technical Ability

Breakwater has formed the following team of professionals to complete the proposed project. The team is comprised of professional who have been successful in their fields for a number of years and are more than competent to successfully see this project come to fruition.

Breakwater School
Owner / Applicant
856 Brighton Avenue
Portland, Maine 04102
772.8689

Portland Trails
Agent / Project Manager
Jaime Parker
305 Commercial Street
Portland, Maine 04101
775.2411

Maine Land Law, LLC PA
Attorney and Counselor at Law
Sarah McDaniel
230 Main Street, Suite 2
P.O. Box 125
Gorham, Maine 04038
222.2221

Terrence J. DeWan & Associates
Landscape Architecture and Site Planning
Matthew Phillips, RLA
121 West Main Street
Yarmouth, Maine 04096
846.0757

Pinkham & Greer
Civil Engineers
Thomas Greer, PE
28 Vannah Avenue
Portland, Maine 04103
781.5242

Owen Haskell, Inc.
Land Surveyors
John Swan, PLS
390 U.S. Route One
Falmouth, Maine 04105
774.0424

PCH/ALB/BR

Printed Name: John W. Galloway
Notary Public/Attorney at Law

John W. Galloway
Before me,

Then personally appeared the above-named Robert H. Hirsman of said grantor partnership, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said grantor partnership.

STATE OF MAINE
COUNTY OF CUMBERLAND
27 February, 1996

By: Robert H. Hirsman
Printed Name: Robert Hirsman
Its General Partner

Breakwater School Associates

John W. Galloway
SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

IN WITNESS WHEREOF, the said Breakwater School Associates has caused this instrument to be executed by Robert H. Hirsman, its General Partner, thereunto duly authorized, this 27th day of February, 1996.

KNOW ALL BY THESE PRESENTS, that Breakwater School Associates, a Maine general partnership having a place of business in Portland, County of Cumberland and State of Maine, for consideration paid, GRANTS to Breakwater School, a corporation organized and existing under the laws of the State of Maine, whose mailing address is: 856 Brighton Avenue, Portland, ME 04102, with WARRANTY COVENANTS, the land in Portland, County of Cumberland and State of Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

Maine statutory short form

WARRANTY DEED

11560

BK12304FGZU2

MAINE REAL ESTATE TAX PAID

BK 123846203

EXHIBIT

BREAKWATER SCHOOL ASSOCIATES

TO

BREAKWATER SCHOOL

A certain lot or parcel of land, with any buildings or improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows: BEGINNING at a point in the Southwesterly sideline of Brighton Avenue, said point being 82.64 feet Southeastly, along the said Southwesterly sideline of Brighton Avenue, from the first angle therein Southeastly of Brighton Avenue, then Southeastly from said point of beginning, making an included angle of 126° 01' 30" through the South with the Southeastly direction of the said Southwesterly sideline of Brighton Avenue, a distance of 172.40 feet to a point in the Northeastly sideline of Capistic Street; thence Southeastly along the said Northeastly sideline of Capistic Street, a distance of 100.90 feet to a point; thence Northeastly making an included angle of 83° 30' 00" through the North with the Northwesterly direction of the last-described course, a distance of 214.60 feet to a point; thence North and making an included angle of 143° 58' 30" through the North and West with the Southwesterly direction of the last-described course, a distance of 34.07 feet to a point in the aforementioned Southwesterly sideline of Brighton Avenue; thence Northwesterly, making an angle of 90° 00' 00" with the Southerly direction of the last-described course, along the said Southwesterly sideline of Brighton Avenue, a distance of 99.18 feet to the point of beginning.

The above-described lot or parcel of land contains 21,087 square feet of area.

Grantee agrees that so long as, or whenever the said premises are exempt from property taxation under Title 36 of the Maine Revised Statutes, or its successor property tax statute, Grantee, its successors and assigns will pay to the City of Portland, its successors and assigns, a service charge equal to the proportion of the City budget that snow removal, police and fire services cost, times the tax rate per thousand dollars of assessed value, times the assessed value of the premises, for such year, less any service charge or property taxes hereinafter authorized to be imposed upon Grantee for the cost of such services

The above-described premises are conveyed subject to restrictions, covenants and conditions set forth in a deed given by Aldion P. Chapman to the City of Portland (formerly Town of Deering), dated June 17, 1879 and recorded in the Cumberland County Registry of Deeds in Book 486, Page 424.

2. A certain lot or parcel of land, situated in said City of Portland, bounded and described as follows: BEGINNING at a point in the Northeastly sideline of Capistic Street, said point being 272.12 feet Northwestly along the said Northeastly sideline of Capistic Street from its intersection with the Northeastly sideline of Albion Street; thence Northeastly, making an included angle of 96° 30' 00" through the East with the Southeastly direction of the said Northeastly sideline of Capistic Street, a distance of 220.68 feet to a point; thence East, making an included angle of 124° 24' 30" through the Southeastly direction of the last-described course, a distance of 246.46 feet to a point in the Northwestly sideline of Albion Street; thence Southwestly, along the said

1. A certain lot or parcel of land situated in the said City of Portland, bounded and described as follows: BEGINNING at a point in the Northeastly sideline of Capistic Street, said point being 333.22 feet Southeastly along the said Northeastly sideline of Capistic Street from its intersection with the Southernly sideline of Brighton Avenue; thence Northeastly, making an included angle of 96° 30' 00" through the East with the Southeastly direction of the said Northeastly sideline of Capistic Street, a distance of 214.60 feet to a point and land now or formerly of the United Baptist Convention of Maine; thence Southwestly along the Westernly sideline of said United Baptist Convention of Maine and making an included angle of 36° 01' 00" through the Southwestly direction of the last-described course, a distance of 74.11 feet to a point; thence Southeastly, making an external angle of 91° 36' 30" through the East with the Northeastly direction of the last-described course, a distance of 92.66 feet to a point; thence Southwestly, making an included angle of 55° 35' 30" through the West with the Northwestly direction of the last-described course, a distance of 220.68 feet to a point in the aforesaid Northeastly sideline of Capistic Street; thence Northeastly, along the Northeastly sideline of Capistic Street, a distance of 120.78 feet to the point of beginning.

Also, an easement for the benefit of the above-described premises, consisting of the right to make reasonable recreational use of the adjoining premises of the City of Portland, which easement rights shall be exercised in common with members of the public who enjoy the same or similar rights, together with the right to make improvements to the premises described below, pursuant to written consent of the City Manager of the City of Portland (which consent shall not be unreasonably withheld or delayed); provided, however, that said easement shall expire when the grantee herein transfers title to the above-described premises to a party other than a nonprofit educational institution. The premises included in said recreational easement area are as follows:

EX 123846204

RECEIVED
RECORDED REGISTER OF DEEDS
55 MAR -6 AM 11:22
CLATSOP COUNTY
JAMES O'NEAL

FCH/ML/BR

Northwesterly sideline of Albion Street and making an included angle of 80° 20' 20" through the West with the Northwesterly direction of the last-described course, a distance of 130.32 feet to a point; thence continuing Southwesterly along the said Northwesterly sideline of Albion Street and making an included angle of 157° 50' 30" through the North and West with the Northwesterly direction of the last-described course, a distance of 272.83 feet to a point and an intersection with the Northwesterly sideline of Capistic Street; thence Northwesterly along the said Northwesterly sideline of Capistic Street, making an included angle of 80° 54' 45" through the North with the Northwesterly direction of the last-described course, a distance of 272.12 feet to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises conveyed by Deed and Agreement by the City of Portland to Breakwater School Associates, dated December 21, 1984, and recorded in said Registry of Deeds in Book 6651, Page 4.

BK 123846205

BK 12384 Pg 206

11561


WARRANTY DEED
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, that Church School Resources Corp., a corporation organized and existing under the laws of the State of Maine, and having a place of business in Portland, County of Cumberland and State of Maine, for consideration paid, GRANTS to Breakwater School, a corporation organized and existing under the laws of the State of Maine, whose mailing address is: 856 Brighton Avenue, Portland, ME 04102, with WARRANTY COVENANTS, the land in Portland, County of Cumberland and State of Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

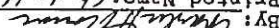
IN WITNESS WHEREOF, the said Church School Resources Corp. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by CHARLES H. BOICE, its TREASURER, thereunto duly authorized, this 27 day of FEBRUARY, 1996.

SIGNED, SEALED AND DELIVERED

IN PRESENCE OF:



Church School Resources Corp.

By: 

Printed Name: Charles H. Boice

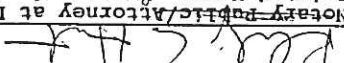
Its Treasurer

STATE OF MAINE
COUNTY OF CUMBERLAND

February 27, 1996

Then personally appeared the above-named CHARLES H. BOICE of said grantor corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said grantor corporation.

Before me,



Notary Public/Attorney at Law

Printed Name: Philip C. Howe

PCH/ML/BR

MAINE REAL ESTATE TAX PAID

EXHIBIT A
 CHURCH SCHOOL RESOURCES CORP.
 TO
 BREAKWATER SCHOOL

A certain lot or parcel of land, with any buildings or improvements thereon, situated in the city of Portland, County of Cumberland and State of Maine, bounded and described as follows: BEGINNING at a point on the southerly side of Brighton Avenue, so-called, in said Portland, which point is the Northwest corner of the lot of land conveyed to Donald W. McDade et al, dated December 20, 1985, and recorded in the Cumberland County Registry of Deeds in Book 7012, Page 278; thence South 39° 40' 42" West by said McDade lot, a distance of one hundred eleven and nineteen hundredths (111.19) feet to a point; thence North 48° 42' 49" West, a distance of one hundred seven and thirty-one hundredths (107.31) feet to a point; thence North 39° 44' 49" East, a distance of one hundred eight and fifteen hundredths (108.15) feet to a point on the southerly side of Brighton Avenue; thence South 50° 20' 02" East by the southerly side of Brighton Avenue, a distance of one hundred seven and thirteen hundredths (107.13) feet to the point of beginning. Bearings are magnetic as of August, 1985. Meaning and intending to convey and hereby conveying the same premises conveyed by deed of Breakwater School, Inc. to Church School Resources Corp., dated April 1987, acknowledged April 10, 1987, and recorded in said Registry of Deeds in Book 7714, Page 126.

PCH/ML9/BR

RECEIVED
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 55 MAR -6 AM 11:23
 CUMBERLAND COUNTY
 10-12-87

BK12304F8207

BR145786043

0015073

WARRANTY DEED

(Corporate Grantor)
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, that BREAKWATER SCHOOL HOLDINGS, INC., a non-profit corporation organized and existing under the laws of Maine and having a place of business in Portland, County of Cumberland and State of Maine, for consideration paid, GRANTS to BREAKWATER SCHOOL, a non-profit corporation organized and existing under the laws of the State of Maine, whose mailing address is: 856 Brighton Avenue, Portland, ME 04102, with WARRANTY COVENANTS, certain real estate located in Portland, County of Cumberland and State of Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said BREAKWATER SCHOOL HOLDINGS, INC. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by PATRICIA HAGGE, its President, hereunto duly authorized, this / day of March, 1999.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:



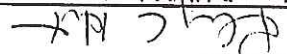
BREAKWATER SCHOOL HOLDINGS, INC.
By: *Patricia Hagge*
Printed Name: Patricia Hagge
Its President

STATE OF MAINE
COUNTY OF CUMBERLAND, SS

March / , 1999

Then personally appeared the above-named Patricia Hagge, President of said grantor corporation as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity, and the free act and deed of said corporation.

Before me,



Notary Public/Maine Attorney at Law
Printed Name: *Philip C. Hovey*

BK 14578PE046

EXHIBIT A

BREAKWATER HOLDING CO.
TO
BREAKWATER SCHOOL.

A certain parcel of land situated on the southwest side of Brighton Avenue and the easterly side of Caprice Street in the City of Portland, County of Cumberland, State of Maine being bounded and described as follows:

Commencing on the southwest side of Brighton Avenue at the intersection of said sidewalk and the easterly side of Caprice Street;

Thence S 44° 42' 15" E along the sidewalk of said Brighton Avenue a distance of 123.00 feet to the Point of Beginning;

Thence, continuing S 44° 42' 15" E along said sidewalk a distance of 67.64 feet;

Thence S 49° 59' 52" E along said sidewalk a distance of 82.78 feet;

Thence S 76° 01' 30" W a distance of 172.40 feet to the easterly side of Caprice Street;

Thence N 07° 28' 28" W along said sidewalk a distance of 100.82 feet;

Thence N 82° 31' 32" E a distance of 36.00 feet;

Thence N 07° 28' 28" W a distance of 4.37 feet;

Thence N 45° 17' 45" E a distance of 48.25 feet to the Point of Beginning, containing 13,756 square feet, more or less.

Together with an easement for parking and access, said easement being bounded and described as follows:

Commencing on the southwest side of Brighton Avenue at the intersection of said sidewalk and the easterly side of Caprice Street;

Thence S 44° 42' 15" E along said sidewalk of Brighton Avenue a distance of 123.00 feet to the Point of Beginning.

Thence S 45° 17' 45" W a distance of 48.25 feet;

Thence N 07° 28' 28" W a distance of 12.56 feet;

Thence N 45° 17' 45" E a distance of 40.65 feet to said sidewalk of Brighton Avenue;

Thence S 44° 42' 15" E along said sidewalk a distance of 10.00 feet to the point of beginning.

BK14578P047

Breakwater Holding Co. to Breakwater School - Page 2

Subject to an easement for parking, said easement being bounded and described as follows:

Commencing on the southwestly sideline of Brighton Avenue at the intersection of said sideline and the easterly sideline of Capistic Street;

Thence S 07° 28' 28" E along the sideline of said Capistic Street a distance of 131.50 feet to the Point of Beginning;

Thence N 82° 31' 32" E a distance of 36.00 feet;

Thence S 07° 28' 28" a distance of 10.00 feet;

Thence S 82° 31' 32" W a distance of 36.00 feet to the sideline of Capistic Street;

Thence N 07° 28' 28" W along said sideline a distance of 10.00 feet to the Point of Beginning.

Reference is made to a field survey by Owen Haskell, Inc. during May 1997.

RECEIVED
REGISTRY OF DEEDS

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 MAR -1 PM 2: 26

CUMBERLAND COUNTY

John B. Brown

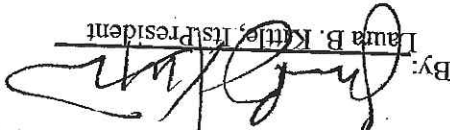
CORRECTIVE DEED
Corporate Grantor
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, that Breakwater School Holdings, Inc., a corporation organized and existing under the laws of the State of Maine, and having a place of business in Portland, County of Cumberland and existing under the laws of the State of Maine, a corporation organized and existing under the laws of the State of Maine, having a place of business in Portland, County of Cumberland, and State of Maine, whose mailing address is: 856 Brighton Avenue, Portland, ME 04102, with WARRANTY COVENANTS, the land with any buildings and improvements thereon located in Portland, County of Cumberland and State of Maine, which is more particularly described in Exhibit A attached hereto and made a part hereof.

Being a portion of the same premises conveyed to said Breakwater School Holdings, Inc. by Breakwater School by deed dated March 28, 1997 and recorded in Cumberland County Registry of Deeds. The purpose of this deed is to correct and confirm prior deed from Breakwater School Holdings, Inc. to Breakwater School dated September 24, 2002 and duly recorded in the Cumberland County Registry of Deeds.

IN WITNESS WHEREOF, the said Breakwater School Holdings, Inc. has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Laura B. Kittle, its President, hereunto duly authorized, this 12 day of June, 2003.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:
BREAKWATER SCHOOL HOLDINGS, INC.

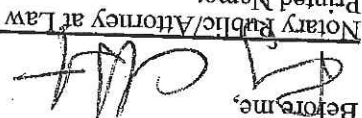
By: 
Laura B. Kittle, Its President

STATE OF MAINE
COUNTY OF CUMBERLAND

June 12 2003

Then personally appeared the above-named Laura B. Kittle, as President of said grantor corporation as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in her said capacity, and the free act and deed of said grantor corporation.

Before me,


Notary Public/Attorney at Law

Printed Name:

13
M

Received
Recorded Register of Deeds
Aug 13, 2003 05:01:53P
Cumberland County
John B. O'Brien

Reference is made to a field survey by Owen Haskell, Inc. during May 1997.

Commencing on the southwesterly sideline of Brighton Avenue at the intersection of said sideline and the easterly sideline of Capisic Street; thence South 44° 42' 15" East along said sideline of Brighton Avenue a distance of 123.00 feet to the point of beginning; thence South 45° 17' 45" East a distance of 48.25 feet; thence North 07° 28' 28" West a distance of 12.56 feet; thence North 45° 17' 45" East a distance of 40.65 feet to said sideline of Brighton Avenue; thence South 44° 42' 15" East along said sideline a distance of 10.00 feet to the point of beginning.

Subject to an easement for parking and access, said easement being bounded and described as follows:

Commencing on the southwesterly sideline of Brighton Avenue at the intersection of said sideline and the easterly sideline of Capisic Street; thence South 07° 28' 28" East along the sideline of said Capisic Street a distance of 131.50 feet to the point of beginning; thence North 82° 31' 32" East a distance of 36.00 feet; thence South 07° 28' 28" East a distance of 10.00 feet; thence South 82° 31' 32" West a distance of 36.00 feet to the sideline of Capisic Street; thence North 07° 28' 28" West along said sideline a distance of 10.00 feet to the point of beginning.

Together with an easement for parking, said easement being bounded and described as follows:

Beginning on the southwesterly side of Brighton Avenue at the intersection of said sideline and the easterly sideline of Capisic Street; thence South 44° 42' 15" East along the sideline of said Brighton Avenue a distance of 123.00 feet; thence South 45° 17' 45" West a distance of 48.25 feet; thence South 07° 28' 28" East a distance of 4.37 feet; thence South 82° 31' 32" West a distance of 36.00 feet to the easterly sideline of Capisic Street; thence North 07° 28' 28" West along said sideline a distance of 131.50 feet to the point of beginning; containing 5413 square feet, more or less.

being bounded and described as follows:

A certain parcel of land situated on the southwesterly side of Brighton Avenue and the easterly side of Capisic Street in the City of Portland, County of Cumberland, State of Maine,

BREAKWATER SCHOOL HOLDINGS, INC. to BREAKWATER SCHOOL, INC.

EXHIBIT A

Doc#: 81499 BK:19973 Pg: 218

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into as of the ___ day of _____, 2013, by and between BREAKWATER SCHOOL, a Maine nonprofit corporation whose address is 856 Brighton Avenue, Portland Maine 04101 (hereinafter "BWS"), and the CITY OF PORTLAND, in its sovereign capacity acting through its CITY MANAGER, (hereinafter referred to as the "City").

WHEREAS, the City owns in fee approximately 3-acres on Capisic and Albion Streets in Portland that is subject to a recreational easement held by BWS as further described below, and that contains an ice skating rink, two little league baseball fields, a multi-purpose field (football/soccer), and a small parking area on Albion Street ("City Land"); and

WHEREAS, BWS owns in fee approximately 1.2 acres in between Capisic Street and Brighton Avenue in Portland consisting of three parcels known as the School Lot, Jesse Lot and Dan Lot and upon which it operates a nonprofit, educational institution for children in ages preschool through grade 8 ("School Land"); and

WHEREAS, BWS also holds an easement in the City Land described above "consisting of the right to make reasonable recreational use of the [City Land], which easement rights shall be exercised in common with members of the public who enjoy the same or similar rights, together with the right to make improvements to the [City Land], pursuant to written consent of the City manager of the City of Portland (which consent shall not be unreasonably withheld or delayed)"; and

WHEREAS, after conferring with parents, school staff, and neighborhood members over an extensive, months-long public process in 2010, BWS has adopted a Campus Greening Plan to improve the quality, efficiency and aesthetics of the School campus that includes approximately some \$220,000 of proposed improvements on portions of the City Land ("Nason's Corner Park Project") and has, to-date, spent approximately \$85,000 on planning and design necessary to bring the Nason's Corner Park Project to fruition; and

WHEREAS, BWS discussed the Nason's Corner Park Project in concept with the Recreation Committee (February 2011) and the Portland City Council's Health & Recreation Committee (May 2011). After endorsing the concept, city council members recommended that BWS continue to work together with the City Recreation & Facilities Management Department ("Recreation Department") on a proposed site plan; and

WHEREAS, on behalf of BWS, Terrence J. DeWan Associates, Pinkham and Greer and Owen Haskell prepared the boundary survey, landscaping plan and drainage plans for the Nason's Corner Park Project as depicted on the attached draft site plan entitled "Breakwater School and Nason Park, Portland Maine, Site Layout Plan, sheet 1 of 1" prepared by Terrence J. DeWan & Associates in April 2013 (undated draft) that shall be submitted to the City of Portland Planning Authority for Site Plan Review ("Draft Site Plan"); and

WHEREAS, between 2011 and present, BWS has worked closely with staff of the Recreation Department seeking their review and implementing some proposed revisions to the Draft Site Plan, and jointly met with Planning Authority to discuss submission and review of the Draft Site Plan at the preliminary application meeting held on July 3, 2013; and

WHEREAS, the Recreation Department staff approve of the design and improvements as set forth on the Draft Site Plan as being a high-quality combination of natural and structured play areas that will (a) improve the drainage of the existing sports fields, (b) make the recreational facilities more amenable to public use, and (c) add to the overall quality of the urban play-spaces city-wide; and

WHEREAS, the Recreation Department staff are committed to working with BWS to (a) secure permitting approval of the Nason's Corner Park Project, (b) identify sources of public and private funding for the Project, (c) recommend the Nason's Corner Park Project for receipt of such funding, and (d) ensure the safe construction of the Project in accordance with applicable National Playground Safety Standards after permits are obtained; and

WHEREAS, both BWS and the City understand that approval of the Nason's Corner Park Project site plan application is within the discretion of the Planning Authority in accordance with the standards set forth in the City of Portland Land Use Code (Chapter 14) and is not guaranteed by this Memorandum; and

WHEREAS, BWS and the City recognize there are mutual benefits to be gained by the joint development and management of Nason's Corner Park; and

NOW THEREFORE, in consideration of the mutual covenants and representations set forth in this MOU, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the parties memorialize their mutual understanding follows:

(1) BWS covenants and represents that it will prepare landscape plans, drainage plans, a boundary survey and all documentation necessary to submit a Site Plan Review application for consideration by the Planning Authority.

(2) In the event that Planning Authority approval of the Nason's Corner Park Project is obtained, BWS further covenants and represents that it will:

a) construct, maintain, and retain ownership of improvements made and constructed on City Land within 100' of the School Lot (landscaping, pavement, retaining walls, play equipment) which shall remain open to public use;

- b) install and maintain on City Land a new public entrance to Nason's Corner Park from Capisic Street, including signage clarifying that the park is open to public;
- c) install and maintain commercial grade fencing on the City Land along Capisic Street from the boundary of the School Lot up to and including the new public entrance to Nason's Corner Park (but not including those areas of Capisic Street between the new public entrance and Albion Street);
- d) install and maintain across the School Land a walkway for pedestrian access to the City Land via Brighton Avenue near vicinity of the current bus stop;
- e) permit public pedestrian and bicycle access across the School Land in the location of new walkway access in vicinity of current Brighton Avenue bus stop;
- f) adhere to any and all Americans With Disabilities Act (ADA) requirements and any applicable National Playground Safety Standards; and
- g) continue to schedule BWS use of City fields through the Recreation Department.

(3) The City covenants and represents that its Recreation Department will join BWS as co-applicant before the Planning Authority for Site Plan approval of the Nason's Corner Park Project.

(4) The City, through its City Manager, hereby approves and consents to the construction of the improvements proposed by BWS for the City Land as depicted on the Draft Site Plan, as the same may be modified as necessary to satisfy permitting standards, in accordance with the terms of the recreation easement.

(5) In the event that Planning Authority approval of the Nason's Corner Park Project is obtained, the City further covenants and represents that it will:

- a) cooperate with BWS to recommend Nason's Corner Park Project for receipt of public and private funding to implement the Site Plan;
- b) acknowledge that BWS retains ownership of improvements made and constructed on City Land within 100' of the School Lot (landscaping, pavement, retaining walls, play equipment);
- c) acknowledge that BWS is not responsible for management or maintenance of the fields, parking area, fence and ice rink on City Land (including scheduling of the fields); and
- d) acknowledge that public use of the walkway across the School Land in vicinity of the current Brighton Avenue bus stop to access the City Land is permissive.

10/10/10

(6) In the event that the Nason's Corner Park Project is permitted and constructed as set forth herein, BWS further covenants that it will not remove infrastructure improvements related to or impacting the drainage system features that it may own on City Land within 100' of the School Lot unless it has a reasonable need to remove such improvements, and in any event shall not do so without prior consultation with the City.

IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be signed by their duly authorized representatives, with their hands and seals, effective as of the day and year first above written.

BREAKWATER SCHOOL

Dated: _____
By: _____
David Sullivan
Its: Head of School

CITY OF PORTLAND

Dated: _____
By: _____
Print Name:
Its: City Manager



July 25, 2013

The City of Portland
City Hall
389 Congress Street
Portland, ME 04101

To the City of Portland:

I am pleased to report that as of today, Breakwater School has received gifts and pledges totaling over \$450,000 toward the Nason's Corner Park and Learning Playscape Project. These commitments have come from individuals, several community fundraising activities, and from the following charitable foundations: the Lennox Foundation, Jane's Trust, Elmira B. Sewall Foundation, and the Moser Family Foundation.

Breakwater School is proud to be a part of this collaborative endeavor to enhance Nason's corner Park and our campus to improve the quality of life for school children, educators, and neighbors. We look forward to moving into the construction phase of the project.

Sincerely,

Kathy Damon
Director of Development and External Affairs

Construction Management Plan

Nason's Corner Park at Breakwater School, 846 Brighton Avenue, Portland, Maine

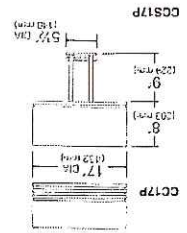
Construction throughout the project will be managed by Portland Trails, with Jaime Parker acting as Project Manager. All heavy excavation, drainage and curb work and paving will be completed by sub-contractors hired by Breakwater School. Jaime Parker will work with these contractors to ensure that the work is per the plan, and that all safety and site issues are addressed.

The initial phase of the project will be the most disruptive, including a drainage pipe trench through nearly the entire project area, and paving activities; the goal will be to ensure these activities are well coordinated and that they are carried out as quickly as possible to minimize the disruption to the school and other Park users.

Key issues to be addressed:

- Safety of students at Breakwater School, and visitors to the Park will be the paramount concern. Portland Trails will work closely with Breakwater School to provide designated routes to allow children to access open areas of the Park, while providing adequate separation from construction activities. These routes will change throughout the project, so it will be critical to maintain clear communication and demarcation of these routes.
- Construction access – will be from Capisic Street, at the location of the proposed new crosswalk. All truck traffic will be directed to this location, and either Portland Trails or sub-contractor personnel will ensure ingress and egress of trucks is controlled for safety of Park/playground users, as well as traffic and pedestrians on Capisic Street.
- Construction area fencing and protection – all areas under active excavation or construction will be fenced to ensure access is limited to construction personnel.
- Areas within the 'Limit of Work' lines shown on the plan will be designated for laydown/storage of materials
- Any equipment, tools, vehicles stored on site overnight will be locked and secured within the fenced area.
- Erosion and sedimentation control will be installed and maintained throughout the project as described in plans by Pinkham and Greer.
- Portland Trails staff will coordinate street-opening permits as needed.
- Portland Trails will work with Breakwater to install signage to describe the project for neighbors and visitors to the Park, and provide contact information for questions or concerns

- Portland Trails will work closely with the City Recreation Dept. staff to ensure the project meets expectations



- 1 4300K and 6500K are also available on an "Engineered to Order" basis.
- 2 Due to current unavailability of 347V and 480V drivers, specification of these voltages may feature an integral step-down transformer.
- 3 Junction box in wall must provide adequate fixture support.
- 4 Use only in high-vandalism situations. Useful life is limited by UV discoloration from sunlight.

Type L	CC17PL	CCS17PL
Type R	CC17PR	CCS17PR
Type V	CC17P5	CCS17P5
Type IV	CC17P4	CCS17P4
Type III	CC17P3	CCS17P3
Type II	CC17P2	CCS17P2
Type I	CC17P1	CCS17P1
CC-17	CCS-17	

ELECTRICAL MODULE		
Source	Color Temperature ¹	Voltages
60 LEDs	L3K 3500K	120 120V
68.1W	L5K 5100K	208 208V
	L2K Amber	240 240V
	L3K = 3500 Kelvin LED	277 277V
	L5K = 5100 Kelvin LED	347 347V ²
	L2K = 580 nm Amber LED	480 480V ²

FIXTURE - POST TOP MOUNT

NOTE: EPA is for fixture only

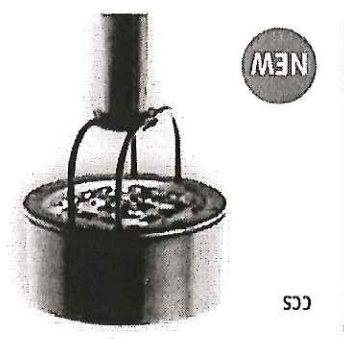
MOUNTING	EPA 17'	Flush Mount	0.7
FM	Post Tension Mount	0.7	
DM	Direct Mount	—	

ORDERING INFORMATION (Example)

FM **CC17P3** **DB** **60L5K120** **A-30** **PRA12-5125FM/DB**
MOUNTING **FIXTURE FINISH** **FIXTURE OPTIONS** **POLE / POLE ARM**
 EPA 17' | BL Black | IW Wall Mounting³ | CGL Convex Glass Lens | See p. 768-770 for ordering no., pole and arm EPA.
 DM Direct Mount | CC Custom Color* | A-30 120 Volt photocell | L17F Polycarbonate Lens⁴ | REV Accent Reveals (CC only)
 PT Post Tension Mount | WH White | A-31 208 Volt photocell | L17F Polycarbonate Lens⁴ | REV Accent Reveals (CC only)
 LG Light Gray | PS Platinum Silver | A-32 240 Volt photocell | L17F Polycarbonate Lens⁴ | REV Accent Reveals (CC only)
 SG Stealth Gray™ | A-33 277 Volt photocell | L17F Polycarbonate Lens⁴ | REV Accent Reveals (CC only)
 DB Dark Bronze | A-34 480 Volt photocell | L17F Polycarbonate Lens⁴ | REV Accent Reveals (CC only)
 A-35 347 Volt photocell | A-35 347 Volt photocell | L17F Polycarbonate Lens⁴ | REV Accent Reveals (CC only)

Curvilinear LED

CC/CCS17 LED Post Top Mount



SITE / ROADWAY

FEATURES

- Classic, curvilinear style luminaire for architectural relevance and reduced wind loads
- LED models incorporating patent pending LED Microemitter technology
- Dark-Sky compliant, full-cutoff optics with flat glass lens
- Features exclusive *withUBB* technology
- Wireless system for 0-10VDC full range dimming control
- Programmable autonomous operation



CC/CCS17

17" Post Top Mounted, Curvilinear, LED

revision 5/9/11 • kim_cc17pled_spec.pdf

Approvals:

Date:

Page: 1 of 5

KIM LIGHTING



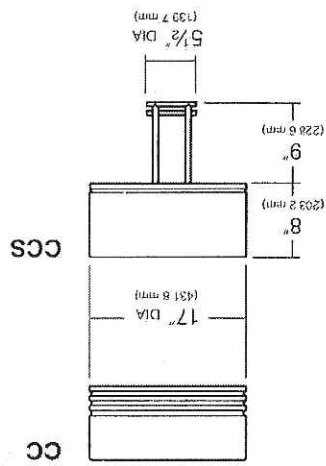
Type:
Job:
Catalog number:

Mfg. Fixture Electrical Module Finish Options
 See page 2 See page 3 See page 4

Select pole from Kim Arms and Poles Selection Guide. If pole is provided by others indicate O.D. for arm fitting.

Specifications

17" Diameter
 60 Light Emitting Diodes
 Total System Watts = 73W



Housing: Spun aluminum. (Rollformed linear reveals; CC: Three equally spaced reveals, 1/2" wide, separated by 1/2" ribs, 1/4" deep. CCS: One 1/4" groove, 1/4" deep.) Side walls have a maximum 1° of taper, and are free of welds or fasteners. A rollformed aluminum flange is hemmed into the bottom providing support for the reflector module. An internal aluminum casting provides for mounting of the electrical module and support for the housing hinge.

Lens Frame and Yoke: One-piece cast aluminum lens frame is attached to the housing by a zinc plated cold rolled steel hinge with a stainless steel of the housing is by a single self-retained stainless steel screw. A stainless steel self-locking stop arm is provided to hold the housing in the open position while servicing. A 3/16" thick clear flat tempered glass lens is fully gasketed by a one-piece extruded and vulcanized silicone gasket. Lens is retained in the frame by removable zinc plated steel clips. Lens frame is supported at four points two aluminum U-shaped tubular arms cradled in a cast aluminum hub. Arms are welded to the lens frame, and welded to the hub along their longitudinal axis. Hub contains a field-splice compartment, a cast aluminum cover and one of the following pole attachment means: **FM** - Flush Mounting or **PT** - Pole Tenon Mounting (See page 2 for complete descriptions).

Electronic Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs. Module includes a driver, LifeShield™ temperature control device and surge protector. Electrical module attaches to housing with no-tool hinges and latches, accessible by opening the lens frame only. Driver is rated for -40°F starting and has a 0-10V dimming interface for multi-level illumination options. **Optical Module:** Precision, replaceable MicroEmitter™ reflectors are positioned to achieve directional control toward desired task. The entire EmitterDeck™ mounting assembly fastens to the housing as a one-piece module. **Finish/Color:** Finish is Super TGIC thermoseal polyester powder coat paint, 2.5 mil nominal thickness. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray™, Platinum Silver, or White. Custom colors are available.

Warranty: Kim Lighting warrants Curvilinear LED products ("Products") sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of ten (10) years for exterior housing paint finish(s), (iii) a period of six (6) years for LED Light Engines (MicroEmitter reflectors) and, (iv) a period of five (5) years for LED power components (LED Driver, LifeShield temperature control device, surge protector), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ETL	UL 1598, UL 8750
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Kim Lighting reserves the right to change specifications without notice.



KIM LIGHTING

Type:

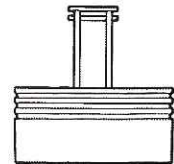
Job:

Page: 2 of 5

17" Post Top Mounted, Curvilinear, LED

CC/CCS17

revision 5/9/11 • kim_cc17pled_spec.pdf



Standard Features

EPA:	0.7	
Cat. No.:	<input type="checkbox"/> FM Flush Mount	
Pole Top Requirements:	3 3/8", 4", 4 1/2", or 5" Dia.	
	2" Pipe-size Tenon (2 3/8" O.D. x 4 3/4" L)	
	<input type="checkbox"/> PT Pole Tenon Mount	

Mounting

Fixture
Cat. No. designates CC/CCS
fixture and light distribution.

NOTE: Curvilinear system
employs Nichia's SSL product.
Part number: NS6x183
(NS6L183-H3, NS6W183-H3)

Housing:
CC
CC
CCS
17 = 17" Small
60 LEDs
P = Post Top Mount

Distribution:
 1 = Type I Full Cutoff
 2 = Type II Full Cutoff
 3 = Type III Full Cutoff
 4 = Type IV Full Cutoff
 5 = Type V Square Full Cutoff
 L = Type L Left Full Cutoff
 R = Type R Right Full Cutoff

Light Distribution:

Type I: Type II: Type III:
 Type IV: Type V: Square:
 Forward Throw: Type R: Type L:

CC/CCS17

17" Post Top Mounted, Curvilinear, LED

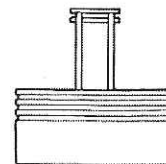
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Type:

Job:

Page: 3 of 5

KIM LIGHTING



Standard Features

Electrical Module

NOTE: Curvilinear system employs Nichia's SSL product (NS6L183-H3, NS6W183-H3)
Part number: NS6x183

Cat. Nos. for Electrical Modules available:

Source: 60 = 60 LEDs

Color Temperature:
 L2K = 580nm - Amber
 L3K = 3500K
 L5K = 5100K
 L2K = 580nm - Amber

Voltage:
 120 = 120V
 208 = 208V
 240 = 240V
 277 = 277V
 347 = 347V
 480 = 480V

*300K and 6500K are also available on an "Engineered-to-Order" (ETO) basis.
 †Due to current unavailability of 347V and 480V drivers, specification of these voltages may feature an integral step-down transformer.

Fixture	Total System Watts	Volt	Operating Amps
CC17 LED	73	120	0.61
CC17 LED	73	208	0.35
CC17 LED	73	240	0.30
CC17 LED	73	277	0.26
CC17 LED	73	347	0.21
CC17 LED	73	480	0.15

Color: Black Dark Bronze Light Gray Stealth Gray Platinum Silver White Custom Color
 Cat. No.: BL DB LG SG PS WH CC
 *Custom colors subject to additional charges, minimum quantities and extended lead times.
 †Consult representative. Custom color description:

Finish
 TGIC powder coat paint over a titanium conversion coating.

CC/CCS17

17" Post Top Mounted, Curvilinear, LED

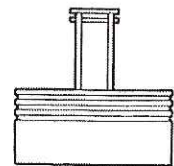
revision 5/9/11 • kim_cc17pled_spec.pdf

KIM LIGHTING



Job: _____
Type: _____

Page: 4 of 5



Optional Features

Photocell No Option (See right) Cat. No. _____

Factory installed photocell inside housing with a fully gasketed sensor on the side wall.

<input type="checkbox"/> A-30 120V Line Volts:	<input type="checkbox"/> A-33 277V Line Volts:	<input type="checkbox"/> A-31 208V Line Volts:	<input type="checkbox"/> A-32 240V Line Volts:	<input type="checkbox"/> A-34 480V Line Volts:
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Dimming Controls

The Curvilinear LED driver is a 0-10V dimming interface, allowing 0-100% illumination output when synchronized with a control and dimming system, provided by others. Kim Lighting is working with several control system manufacturers to develop a variety of proven turnkey solutions to meet any application's need. Kim Lighting will advise availability of complete control packages, and even two-way monitoring systems, once they have been tested and exceed Kim's high quality standards.

Convex Glass Lens No Option CGL Cat. No. _____

The 3/8" thick clear convex tempered glass lens replaces standard flat glass lens. Provides increased lens presence and provides a subtle improvement in uniformity where pole spacing is extreme. Increases effectiveness of houseside shielding.

Polycarbonate Lens No Option L17F Cat. No. _____

Clear UV stabilized polycarbonate replaces standard flat glass lens, gasketed and integral with lens frame. **CAUTION:** Use only when vandalism is anticipated to be high. Useful life is limited by UV discoloration from sunlight.

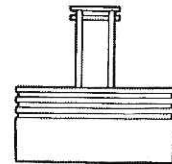
Accent Reveals No Option (See right) Cat. No. _____

(For CC series only.) Three aluminum bands riveted inside the housing reveals. Available in five standard Kim powder coat finishes. Custom colors available.

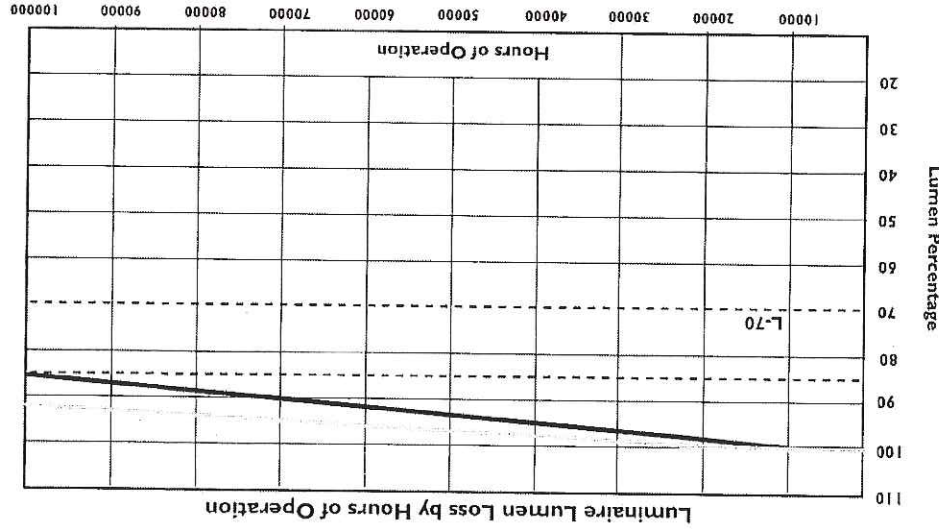
Accent Reveals WH-REV CC-REV PS-REV SG-REV LG-REV DB-REV BL-REV Light Gray Sleath Gray™ Platinum Silver White Custom Colors

Color: Black Dark Bronze Light Gray Sleath Gray™ Platinum Silver White Custom Colors
Cat. No.: _____
Custom colors subject to additional charges, minimum quantities and extended lead times. Consult representative. Custom color description: _____

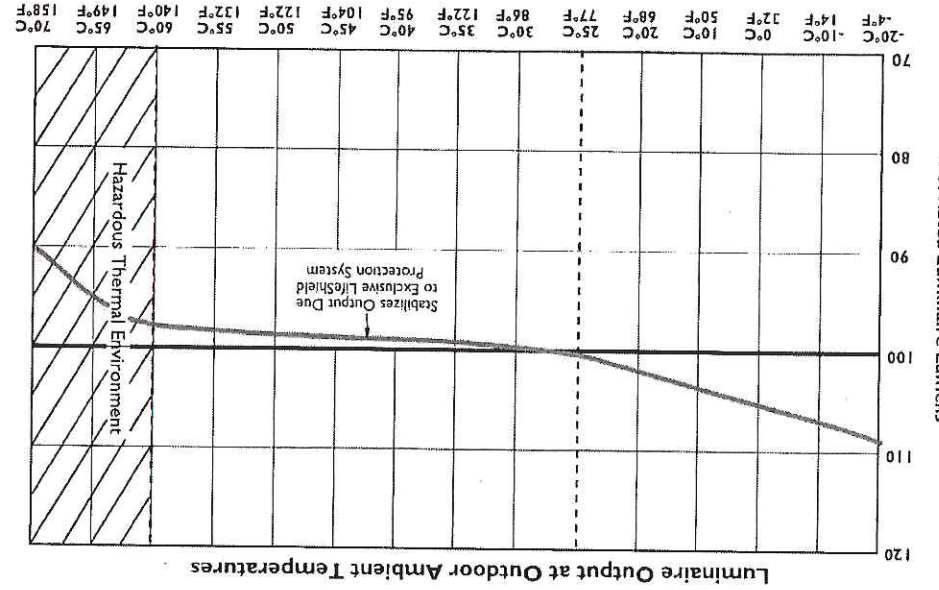
© 2011 KIM LIGHTING INC. • P.O. BOX 60080, CITY OF INDUSTRY, CA 91716-0080 • TEL: 626/968-5666 • FAX: 626/369-2695



Lumen Performance Charts



Outdoor Temperature at 10°C/50°F. Temperature is based on continual average, annual assumptions.
 Outdoor Temperature at 40°C/104°F. Temperature is based on continual average, annual assumptions.



NOTES:

- Lumen loss stabilization is a result of Kim Lighting's MicroEmitter™ luminaires exclusive Lifeshield™ temperature control device and Dual Heat Management.
- The Lifeshield temperature control device will lower the current to the LEDs significantly if the luminaire is exposed to direct heat (sun) or excessive abnormal conditions.
- Luminaire Lumen Loss assumptions are based on LM-80 results and an actual outdoor product testing based upon 5100K CCT, 350mA drive current, 25°C/77°F tab ambient and cathode temperature at 85°C/185°F. Assumptions past 6,000 hours are interpolated.
- Cathode temperature baseline is at 85°C/185°F. If cathode temperature increases during ambient changes and abnormal environment conditions, % of rated lumens will slightly decrease.
- Outdoor ambient temperatures are assumed SITTU average by geographic region.
- As Solid State Lighting technology and thermal management systems continually advance, lumen loss projections are subject to improvement.



**STORMWATER MANAGEMENT REPORT
BREAKWATER SCHOOL
PORTLAND, MAINE**

June 21, 2013

28 Vannah Avenue
Portland, Maine 04103
Tel: 207.781.5242
Fax: 207.781.4245

Project Description:

This project consists of the reconstruction of the playground area on the south and east sides of the building. The property is owned by the school and the City of Portland. The new project will result in an increase of 3,109 sq. ft. of impervious surface.

Project Treatment:

The project is located in the Capisic Brook Watershed designated as an Urban Impaired Stream by DEP. The City Standards require some type of treatment for the increase in impervious area. For this project a Biocell Filtration Treatment has been chosen.

The treatment area is located on the northeast end of the site. It consists of the existing parking lot, a portion of the Jessie Bullens-Crewes Building and lawn area. The parking lot runoff is likely more contaminated than the playground area and provides a better opportunity to enhance water quality.

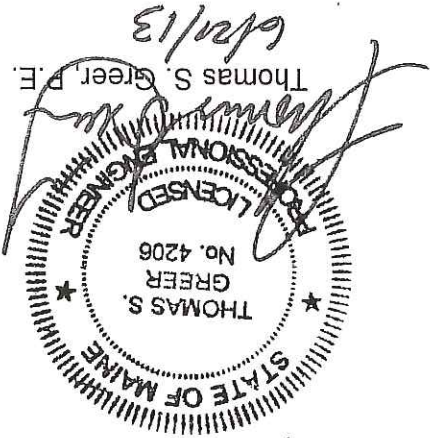
The Biocell will pond runoff approximately 6" deep and then filter the water through the root zone of the plants and the soil filter material. The total depth of the filter system is 20" or so. The runoff will be collected in the underdrain system below the filter and conveyed to the stormdrain system. The drainage system connects to the stormdrain system in Capisic Street.

This project provides stormwater treatment consistent with low impact development standards. Attached are sizing calculations for the filter system and maintenance requirements.

The total quantity and peak flows of stormwater runoff are considered similar to existing conditions. No significant increase is anticipated so, no specific modeling was done.

Conclusions:

This project includes a stormdrain system and Biocell Treatment area to treat and collect stormwater runoff. The project will have no unreasonable adverse impacts on downstream properties or environmental resources.



OK

TOTAL AVAILABLE 416 CF > 391 CF

$$27 \times 17.5 \times 1.5 + 0.3 = 212 \text{ CF}$$

VOLUME IN THE MEDIA

$$25.5 \times 16 \times 1.5 = 204 \text{ CF}$$

VOLUME ABOVE MEDIA

$$391 \text{ CF TOTAL}$$

$$4286 \frac{1}{12} = 357 \text{ CF}$$

$$1934 \times \frac{1}{12} = 34 \text{ CF}$$

TREATMENT VOLUME REQ:

1034 sq ft LAUNDRY
4286 sq ft PARKING/BLDG

5320 sq ft

DRAINAGE AREA:

THE BIOCELL WILL BE LOCATED IN THE CORNER OF THE PARKING. IT WILL TREAT EXISTING IMPERVIOUS SURFACE. THE PARKING LOT RUNOFF IS LIKELY MORE CONTAMINATED THEN THE PAVED ROAD RUNOFF.

THE PROJECT INCREASES THE IMPERVIOUS AREA BY 3109 SQ FT. THE GOAL IS TO TREAT AT LEAST THAT AMOUNT OF SURFACE.

BIOCELL

JOB BREAK WATER SCHOOL

SHEET NO. 1 OF 1
CALCULATED BY TJC DATE 5/21/13

CHECKED BY DATE

SCALE



28 Vannah Avenue
Portland, Maine 04103
(207) 781-5242
FAX (207) 781-4245

Barbara Barhydt - Fwd: Capisic St

From: David Margolis-Pineo
To: Barbara Barhydt
Date: Tuesday, September 10, 2013 3:27 PM
Subject: Fwd: Capisic St
CC: Tom Errico

Barbara,

Possible note to Tom Greer.

Heads up on Capisic St. It's a moratorium street. Building that crosswalk now would be costly. Figure the disturbed area in the right of way plus 20' each side of the disturbance, curb to curb.

Road width is around 32' in that area so assuming a 10" disturbance or 50' length X 32' / 9 X \$45/SY = \$8,000 moratorium fee. Your client may want to wait a few years to install the crossing

>>> Gretel Varney 9/10/2013 2:37 PM >>>

City State agreement calls for 5 year moratorium; paved 7.26.12. Notices were sent to property owners 4.18.12.

1. The MUNICIPALITY agrees to prohibit the excavation of the highway within the limits of the PROJECT for a period of at least five (5) years after completion of the PROJECT, except for any emergency, and agrees to make all necessary notifications to abutters and occupants of the highway as otherwise required of any city government under the provisions of 23 M.R.S.A. § 3351. Thereafter, all future excavations within the right-of-way of the PROJECT shall be regulated and controlled in the manner specified by the DEPARTMENT in its "Rules, Regulations and Policies for Highway Openings", to which reference is hereby made.

Shukria Wiar - RE: Breakwater School Urban Impaired Stream Standard

From: Dave Senus <dsenus@woodardcurran.com>
To: Shukria Wiar <SHUKRIAW@portlandmaine.gov>, Doug Roncarati <DAR@portlandm...>
Date: 9/16/2013 9:21 AM
Subject: RE: Breakwater School Urban Impaired Stream Standard
CC: Barbara Barhydt <BAB@portlandmaine.gov>, David Margolis-Pineo <DMP@portl...

If they are still at 3,109 sq ft of new impervious area, and assuming this is "non-roof impervious area", the fee would calculate as follows:

\$5,000 / acre (non-roof impervious area) x 3,109 sq ft / (43,560 sq ft / acre) = \$357

We typically leave this up to the applicant because we often don't have a great breakdown of impervious area surfaces, and because there are ways to take credit for treating additional on-site areas, but seeing this is a low dollar value, I thought this would be the most effective use of everyone's time.

Thanks

David Senus, PE (Maine), Project Manager

Woodard & Curran, Inc.

41 Hutchins Drive

Portland, ME 04102

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Woodard & Curran

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From: Shukria Wiar [mailto:SHUKRIAW@portlandmaine.gov]

Sent: Monday, September 16, 2013 9:13 AM

To: Doug Roncarati

Cc: Barbara Barhydt; David Margolis-Pineo; Dave Senus

Subject: Re: Breakwater School Urban Impaired Stream Standard

Hello Doug:

Thank you for the explanation. The Planners are aware of this process and David Senus had informed me the it is the applicant's responsibility to calculate the fee. The only issue here is the City of Portland is the one of the applicant here and owner of the land. I will ask again for the calculation of the applicants and their agent Jaime Parker.

Thank you.

Shukria

>>> Doug Roncarati 9/13/2013 3:40 PM >>>
Hi Shukria,

David asked me to follow up with you regarding the Breakwater School project and the Urban Impaired Stream (UIS) Standard.

It was already determined that the project is required to meet the UIS Standard so the developer must provide physical or monetary mitigation for some pre-existing (i.e.: pre-development condition) source of stormwater runoff/pollution either on site or off site within the watershed. This is above and beyond any stormwater management requirements under the Basic, General, Phosphorus & Flooding Standards. It recognizes the fact that no stormwater management system is 100% efficient and within UIS watersheds, water quality cannot be allowed to be degraded further, therefore additional effort is required make up the difference.

Since there is a compensation fee utilization plan for the watershed, the developer can chose to either provide additional physical stormwater mitigation or pay a compensation fee based on the amount of new impervious or disturbed area created on the site. Pages 153-155 in Section 5 of the Technical Manual explains how to calculate the credits for physical mitigation or the fee for monetary mitigation. Credits and fees are based on the amount of acreage the current project creates in new impervious or disturbed area. These are broken into subtypes reflecting the kind of new impervious or disturbed area created (e.g.: Non-roof impervious area such as parking lots cost more on the fee side, but mitigation of runoff from them provide more benefits on the credit side). When considering physical mitigation, the approach also figures into the calculation (i.e.: What kind of mitigation will be provided, since not all forms of treatment are equal).

The developer must calculate the amount of new impervious/disturbed area created, determine if physical mitigation for the equivalent area is feasible on site or off site within the watershed, based on the credit formula. They would also calculate the compensation fee required and compare it against the cost of mitigation to determine which option provides the best value. Once they chose mitigation or compensation fee, they will need to provide you with their explanation and calculations. At that point I think Dave Sensus would review them for accuracy.

I hope that this explanation is helpful. Most engineering consultants should be familiar with this process by now, since there are a growing number of projects in the Greater Portland area that must meet this standard.

Thanks,
Doug

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



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MEMORANDUM

TO: Shukria Wiar, Planner
FROM: David Senus, P.E. & Ashley Auger, E.I.T.
DATE: September 12, 2013
RE: Breakwater School & Nason Corner Community Park Project, Final Level II Site Plan, Response to Comments

Woodard & Curran has reviewed the Response to Comments on the Final Level II Site Plan Application for the proposed Breakwater School and Nason Corner Community Park Project located at 856 Brighton Avenue in Portland, Maine. The project consists of greening the Breakwater Schoolyard and other improvements to the western portion of Nason Park. The project will result in a net increase in impervious area of 3,109 SF.

Documents Provided By Applicant

- Response to Comments Letter and attachments dated August 30, 2013, prepared by Pinkham & Greer, on behalf of Breakwater School and the Portland Recreation and Facilities Department.
- Engineering Plans, Sheets 3, 4, 5, 7 & 8, revised August 30, 2013, prepared by tjf&a, on behalf of Breakwater School and the Portland Recreation and Facilities Department.

Comments

- 1) Urban Impaired Stream Standard: The Applicant has proposed to meet the Urban Impaired Stream Standard by paying a compensation fee. The fee can be determined utilizing the table in Section 5.III.6.A(1) of the City of Portland Technical Manual. The Applicant should submit calculations for the proposed compensation fee for review.
- 2) The Applicant has indicated that they are working with the City to identify the responsible party for maintenance of the stormwater management systems; we recommend this be identified and formalized as a condition of approval. We also recommend that the condition of approval state that the applicant must comply with the inspection and reporting requirements outlined in Chapter 32 of the City of Portland Code of Ordinances.