

Level 11 Preliminary Site Plan Amendments

4/1/13

To: Planning

From: City Of Portland (Facilities Dept)

Re: Project # 2012-432

Enclosed please find amendments that are being requested due to the relocation of the Pro Shop. The redesign was prepared by Scott Simonds Architects through Woodard Curran. Amendments being requested are as follows:

1. Construct building in location of existing structure.
2. Increase sq ft from 777 to 1702. (includes 8'X46' porch)

Using this design has significantly reduced the total amount of excavation that needs to occur. The amount of impervious area has been reduced slightly. The new parking lot layout has increased from 68 to 72 spaces, this includes 2 van accessible spaces as well.

Original Site Plan Review Conditions 1-8 will be addressed as follows:

1. New landscape plan will be provided by city arborist.
2. The condenser unit has been removed from the project.
3. Attached is a proposed WPLED-9 fixture that would replace the existing fixture located on the utility pole. Also attached are cut sheets for exterior fixtures to be mounted on the building. \*Note- WRAP9 KIM fixture is the same fixture used on the Bayside Trail. All proposed lighting is a standard we use on most city properties.
4. Myself and Captain Pirone met and discussed this item. The sq ft increase falls below the NFPA code to require fire protection. There are 2 fire hydrants located within this area. One at 315' the other at 600'. See attached sheet from the Portland Water District.
5. Myself and Frank Brancley met on this matter as well. Due to failure of the septic system at some point records are not available. Water was used minimally and un metered. These issues are being addressed in the project.
6. The septic system was removed by the city in the fall of 2012.
7. No signage will be added as part of this project. Recreation will apply for permits once they have a design and plan.
8. The sidewalk I've been told will be done in the next 60 days by Public Services.