

DEVELOPMENT REVIEW COORDINATOR  
POST APPROVAL PROJECT CHECKLIST

Date: 7/5/18 JF

Project Name: Lyseth - Lyman Moore School Campus  
Project Address: Improvements - Athletic Fields + some pleg lot  
171 Auburn  
Site Plan ID Number: # 2017-101 + 2017-202  
Planning Board/Authority Approval Date: mainly athletic fields → pleg lot mostly  
Site Plan Approval Date: Athletic fields 6-8-17  
Parking lot 1-23-18  
Performance Guarantee Accepted: { none required  
Inspection Fee Paid: { city project  
Infrastructure Contributions Paid: none  
Amount of Disturbed Area in SF or Acres: {  
MCGP/Chapter 500 Stormwater PBR: see SP applications in oplan  
Plans/CADD Drawings Submitted: attached  
Pre-Construction Meeting: May 23, 2018 see "Note for File" attached.  
Conditions of Approval Met: some during + immed after  
the construction.  
As-Builts Submitted: \_\_\_\_\_  
Public Services Sign Off: \_\_\_\_\_  
Certificate of Occupancy Memo Processed:  
(Temporary or Permanent) \_\_\_\_\_  
Performance Guarantee to Defect Guarantee: \_\_\_\_\_  
Defect Guarantee Released: \_\_\_\_\_

## NOTE FOR FILE

From Jean Fraser, Planner

### PRE CON MEETING 5.23.18 FOR 171 AUBURN:

- Field Improvements including fencing and new path (this summer)
  - Drainage in Field and around schools (this summer)
  - Drainage in parking area and Parking Lot re-configuration (later phases)
- 
- ❖ Project comprises two site plan reviews (one to PB) and will be managed by combination of city staff and private engineers (Wright-Pierce) - to be phased over 2-3 summers (to avoid impacting schools)
  - ❖ The Fire Lane in the parking lot near Lyseth School (running diagonally over island between drives) is NOT APPROVED and needs further discussion with Fire Dept as there was no final agreement re the curbing of that, and the curbing impacts drainage- also a need for some form of barrier. Dave Onos confirmed that the Lyseth School will be subject to additions etc (result of bond issue) and as part of that site plan review the firelane details can be tied up/approved
  - ❖ Neighbors:
    - On the north side there were representations about the intersection with Junior and the approved plan (approved by PB) reflects significant discussions by all to ensure adequate emergency access as well as safety for children coming in from Barclay
    - On the south side there are two-three houses near the tennis courts and back stop for the field. These owners have reported a number of issues (over many years) to do with balls going into their yards, kids trespassing etc - and the site plan was revised and finalized to move the path so it was 30ft away from the property boundary and to move the entire field and backstop fencing as well. The final approved plan includes that the backstop fencing would be raised to 16 ft for 40 feet – and to add a 4 ft fence to be threaded along tree line on the property boundary as shown on the final plans.
  - ❖ Pre con meeting- key points (Pre Con was attended by Jean Fraser, Phil diPierro, Ethan Owens, Mike Guethle (W-P), Woods contractors , Peter Delfonso their Engineer and school rep)
    - J Fraser (Planner) had invited the south side neighbors to attend for the first 15 mins so they could hear from the contractors and supervisors about the timetable for the work and the final layout of fencing and new path
    - These neighbors were upset that fencing appeared to have been re-installed at the old location and not as per the site plan (and therefore the new path would be 15 feet closer to their property than approved), and the fence had been lowered (rather than raised) so there were increased issues with balls going into their yards
    - J Fraser said she would look into this and has raised the concerns with Barbara and Tuck who will make a final recommendation on this- Jean will get back to these neighbors in near future
    - Woods Excavating is doing the main drainage contract which will cover the “phase 1 “ area (fields, around back of Lyman, and along drives near fields- will include all trees except those by new path- they will abide by CMP and Wright Pierce (Mike G) will supervise. Woods will do the new path at the end (August)
    - Ethan Owens of Parks Dept will do rest of the work (eg fencing and rest of field layout) when Woods finishes their contract. (See program although its slipped a week or two because of the late school closing)
    - Both “contractors” had final stamped plan sets and we ran through the conditions of approval etc.

**Woods Excavating, LLC**  
**Lyseth-Lyman Moore Athletic Fields**  
**Project Contacts**

5/23/2018

**1. Chris Woods**

Cell: (207) 615-3663

Office: (207) 839-4604

Owner/Superintendent

**2. Jack Kostka**

Cell: (207) 252-4397

Office: (207) 839-4604

Foreman

**3. Peter Dalfonso**

Cell: (207) 749-4801

Office: (207) 839-4604

Project Manager

# Woods Excavating, LLC

## Lyseth-Lyman Moore Campus Athletics Fields and Parking Lot Improvements

### Construction Schedule

Task	5/23/2018	
	Start Date	Finish Date
Sign Contract	5/4/2018	5/4/2018
Submittals	5/23/2018	6/15/2018
Mobilization	6/13/2018	6/20/2018
Set Erosion Control	6/13/2018	6/20/2018
Relocate Utility Poles, Flag Poles and Score Boards	6/14/2018	7/1/2018
Install Storm Drains and Catch Basins	6/14/2018	7/6/2018
Install Landscaping Underdrain	6/25/2018	7/23/2018
Construct Biofiltration System	7/6/2018	7/16/2018
Construct Parking Lot	7/26/2018	8/12/2018
Install Irrigation	7/23/2018	8/8/2018
Construct Walkways	8/8/2018	8/17/2018
Install Sod	8/1/2018	8/17/2018
Install Trees and Shrubs	8/8/2018	8/17/2018
Loam and Seed	8/8/2017	8/17/2018
Pave Parking Lot and Walkways	8/8/2018	8/17/2018
Stripe parking Lot	8/15/2018	8/21/2018
Project Cleanup	8/17/2018	8/24/2018



Tuck O'Brien  
City Planning Director, Planning Division

June 8, 2017

Ethan Owens  
Recreation and Athletic Facilities Manager  
City of Portland  
389 Congress Street  
Portland, ME 04101

Michael Guethle  
Wright-Pierce  
75 Washington Avenue, suite 202  
Portland, ME 04101

Project Name: Reconstruction of drainage system, construction of perimeter walking path and related improvements to athletic fields within ROS  
Project ID: #2017-101  
Address: 171 Auburn Street CBL: 374 B012001  
Applicant: City of Portland Parks, Recreation, and Facilities Department  
Planner: Jean Fraser

Dear Mr Owens:

On June 8, 2017, the Planning Authority approved a Level I Site Alteration application to reconstruct the drainage system, construct a new perimeter path, and carry out associated improvements including new and relocated fencing, in the fields at the rear of 171 Auburn Street (in the vicinity of the schools). The decision is based upon the application, documents and plans as submitted and prepared by Wright-Pierce.

The proposal was reviewed for conformance with the standards of Portland's site plan ordinance and Recreational Open Space Zone. The approval is based on the submitted site plan and subject to the following conditions:

- i. The developer/contractor/subcontractor must comply with conditions of the "Inspection, Maintenance and Housekeeping Plan" prepared by Wright Pierce and dated May 2017 including sediment and erosion control and based on City standards and state guidelines.

The owner/operator of the approved stormwater management system and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements.

*recd* ✓ A maintenance agreement for the stormwater drainage system, as attached, or in substantially the same form with any changes to be approved by Corporation Counsel, shall be submitted, signed and recorded prior to the issuance of a building permit with a copy to the Planning Authority and Department of Public Works; and

approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

6. **Department of Public Works Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at (207) 874- 8728.

Sincerely,

Stuart G. O'Brien  
City Planning Director

**Attachments:**

1. Chapter 32 – Storm Water
2. Sample Stormwater Maintenance Agreement

**Electronic Distribution:**

**cc.**

Jeff Levine, AICP, Director of Planning and Urban Development  
Barbara Barhydt, Development Review Services Manager  
Jean Fraser, Planner  
Philip DiPierro, Development Review Coordinator, Planning  
Mike Russell, Director of Permitting and Inspections  
Ann Machado, Zoning Administrator, Inspections Division  
Jonathan Rioux, Inspections Division Deputy Director  
Jeanie Bourke, Plan Reviewer/CEO, Inspections Division  
Chris Branch, Director of Public Works  
Katherine Earley, Engineering Services Manager, Public Works  
Doug Roncarati, Stormwater Coordinator, Public Works  
Greg Vining, Associate Engineer, Public Works

Michelle Sweeney, Associate Engineer, Public Works  
John Low, Associate Engineer, Public Works  
Rhonda Zazzara, Field Inspection Coordinator, Public Works  
Jeff Tarling, City Arborist, Public Works  
Jeremiah Bartlett, Public Works  
Keith Gautreau, Fire Department  
Victoria Morales, Corporation Counsel  
Thomas Errico, P.E., TY Lin Associates  
Lauren Swett, P.E., Woodard and Curran  
Christopher Huff, Assessor  
Approval Letter File

approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

6. **Department of Public Works Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at (207) 874- 8728.

Sincerely,



Stuart G. O'Brien  
City Planning Director

**Attachments:**

1. Chapter 32 – Storm Water
2. Sample Stormwater Maintenance Agreement

**Electronic Distribution:**

**cc.**

Jeff Levine, AICP, Director of Planning and Urban Development  
Barbara Barhydt, Development Review Services Manager  
Jean Fraser, Planner  
Philip DiPierro, Development Review Coordinator, Planning  
Mike Russell, Director of Permitting and Inspections  
Ann Machado, Zoning Administrator, Inspections Division  
Jonathan Rioux, Inspections Division Deputy Director  
Jeanie Bourke, Plan Reviewer/CEO, Inspections Division  
Chris Branch, Director of Public Works  
Katherine Earley, Engineering Services Manager, Public Works  
Doug Roncarati, Stormwater Coordinator, Public Works  
Greg Vining, Associate Engineer, Public Works

Michelle Sweeney, Associate Engineer, Public Works  
John Low, Associate Engineer, Public Works  
Rhonda Zazzara, Field Inspection Coordinator, Public Works  
Jeff Tarling, City Arborist, Public Works  
Jeremiah Bartlett, Public Works  
Keith Gautreau, Fire Department  
Victoria Morales, Corporation Counsel  
Thomas Errico, P.E., TY Lin Associates  
Lauren Swett, P.E., Woodard and Curran  
Christopher Huff, Assessor  
Approval Letter File



Tuck O'Brien  
City Planning Director, Planning Division

May 31, 2018

Ethan Owens  
Recreation and Athletic Facilities Manager  
City of Portland  
389 Congress Street  
Portland, ME 04101

Michael Guethle, PE  
Wright-Pierce  
11 Bowdoin Mill Island, Suite 140  
Topsham, ME 04086

Project Name: Reconstruction of drainage system, construction of perimeter walking path and related improvements to athletic fields within ROS  
Project ID: #2017-101  
Address: 171 Auburn Street CBL: 374 B012001  
Applicant: City of Portland Parks, Recreation, and Facilities Department  
Planner: Jean Fraser

Dear Mr Owens and Mr Guethle:

Thank you for your letter dated May 10, 2018 requesting an extension of the approval for your Lyseth-Lyman Moore Athletic Field Improvements project located in the fields at the rear of 171 Auburn Street. I understand that your request is based on the fact that some of the approved proposals (eg drainage and walking path) are anticipated to be included in a contract for the first phase of the larger campus improvements project that begins in mid June 2018.

In my capacity as City Planning Director and under the provisions of Section 14-532 (c) expiration of site plan approval, I am granting your request to extend your approval by two years so that it expires on June 8, 2020.

If there are any questions, please contact Jean Fraser at (207) 874-8728.

Sincerely,

Stuart G. O'Brien  
City Planning Director





Jean Fraser &lt;jf@portlandmaine.gov&gt;

---

**Fwd: Lyseth School Striping Edit**

1 message

Jean Fraser &lt;jf@portlandmaine.gov&gt;

Fri, Aug 3, 2018 at 3:40 PM

To: Jodie Keene &lt;JKEENE@portlandmaine.gov&gt;

Cc: "Hyman, Bruce" &lt;bhyman@portlandmaine.gov&gt;, Keith Gray &lt;kgray@portlandmaine.gov&gt;, "Errico, Thomas" &lt;thomas.errico@tylin.com&gt;

Jodie

After the Planning Board had approved the overall circulation changes to the parking/drop off area (the phase 2) earlier this year, the applicants decided to do a part of the phase 2 improvements as part of phase 1 (now). That meant there was no real discussion about the area that Mike (the supervising engineer) is referring to in his email below discussing amendments.

Unfortunately that area more generally was identified by Keith Gray, Tom Errico and several Planning Board members as a location that was particularly dangerous now, especially for peds/kids. So I don't know whether what he suggests makes it any worse, and I have suggested (at least) a ped crossing be marked- but the way it turns out on the ground may create other concerns.

They can only do the work during the school year, so the phase 1 work will stop in a few weeks and they have to leave it in usable, safe condition for the school year- so I don't feel we can delay the work to allow for someone to look at it. And this is a city project so we don't want to incur costs of having consultants visit the site or otherwise review.

So my thinking is that you and either Bruce or Keith could have a look (soon) and see if they have inadvertently made things worse, or whether through some small changes they could make it better. I don't feel I have the expertise to do this.

For urgent discussion as to who/how to follow through.

Thanks  
Jean

----- Forwarded message -----

From: Jean Fraser &lt;jf@portlandmaine.gov&gt;

Date: Fri, Aug 3, 2018 at 3:21 PM

Subject: Re: Lyseth School Striping Edit

To: Michael Guethle &lt;michael.guethle@wright-pierce.com&gt;

Cc: Douglas Rice &lt;douglas.rice@wright-pierce.com&gt;

Mike

I have given this some further thought and note/suggest the following:

- I don't think that the interface between the first phase (new layout) and the existing conditions in the parking lot/drop off area were clearly shown on the approved plans nor reviewed; we probably should have discussed this area in more detail at the Pre Con
- Looking at it now I suggest that - especially with the change to the striped area as you propose- that the ped crossing be introduced along the end of the road where it leaves the phase 1 area- see my edit and note attached
- Regarding the striping and the way it is going to be left, its difficult to determine how the ped safety etc is going to be left when Phase 1 is finished because the plan does not show the existing conditions on the other side of the phase 1 boundary area, so I don't think we can understand and review it based on this plan
- It looks reasonable but I think the best approach - given that the paving is to happen mid week next week- would be for you to move forward as you suggest, incorporate the crossing as I have suggested, and I will arrange for our new DRC (Phil's replacement) and a traffic person to visit the site towards the end of next week or early the following week to look at the interface of old and new and make sure its safe ie that the striping is going to work and whether there is a need for any other small measures to make it work safely during the school year. Its probably fine, but a pragmatic review by a traffic/ped PE would be best - on site.

So I would go ahead with this and I will alert my colleagues to visit the site and check on the wider picture there.

When we had the PreCon Phil DiPieero attended as the Planning DRC, but he has now been replaced by Jodie Keene. So Jodie, me and others will follow up on this.

thank you  
Jean

**Jean Fraser, Planner**  
**Planning & Urban Development Department**  
City of Portland  
389 Congress Street  
Portland, ME 04101  
phone: (207) 874-8728  
email: [jf@portlandmaine.gov](mailto:jf@portlandmaine.gov)

On Fri, Aug 3, 2018 at 8:52 AM, Michael Guethle <[michael.guethle@wright-pierce.com](mailto:michael.guethle@wright-pierce.com)> wrote:

Good morning Jean,

As discussed briefly yesterday, please see attached markup. Effectively, the following concern was noted and solution is proposed:

1. There is an existing pole near the parking access area which was not planned to be removed. The actual pole location is supported in a manner that would be affected by new construction, and will now require removal to

- allow safe vehicle passage in the new entrance area.
2. Since removing this would be a change order that would likely delay the parking lot finish date, I'm instead suggesting the attached: we leave the existing condition as-is, we keep the pedestrian safety striping, but instead stripe the new pavement as no access instead of the existing. This would only require the pole relocation, and new striping, in the next phase. I am not anticipating much concern as the existing condition would not be modified and would leave the existing >20' lane for fire access, but wanted to make sure any modification went by Planning.

Thank you,

-Mike

**Michael A. Guethle, PE**

**Wright-Pierce** | Project Engineer  
Direct 207.319.1512 | Office 207.761.2991



Visit our website for industry insights: [www.wright-pierce.com](http://www.wright-pierce.com)

---

**2 attachments**

 **Ilm\_Striping\_Edit from MG.pdf**  
1553K

 **Ilm\_Striping\_Edit with JF note.pdf**  
1559K

# CITY OF PORTLAND, MAINE

---

## PLANNING BOARD

Sean Dundon Chair  
Brandon Mazer, Vice Chair  
Elizabeth Boepple  
David Eaton  
Carol Morrissette  
Maggie Stanley  
Lisa Whited

February 5, 2018

David Onos, Director of Project Management  
Department of Parks, Recreation & Facilities  
City of Portland  
389 Congress Street  
Portland, ME 04101

Douglas Rice  
Wright-Pierce  
99 Main Street  
Topsham, ME 04086

Project Name: **Lyseth/Lyman Moore Access, Circulation, Parking and Drainage Improvements**  
Project ID: #2017-202  
Address: 171 Auburn Street  
CBL: 378 A005; 376 A003; 377 D018; 374 B012, 379 C005  
Applicant: City of Portland, Dept. of Parks, Recreation & Facilities, David Onos  
Planner: Jean Fraser

Dear Mr. Onos and Mr. Rice:

On January 23, 2018, the Planning Board considered the proposal for the circulation, access, drainage and parking improvements on the Lyseth/Lyman Moore campus at 171 Auburn Street. The Planning Board reviewed the proposal for conformance with the standards of the Site Plan ordinance. The Planning Board voted unanimously (7-0) to approve the application with the following conditions as presented below.

### Site Plan

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in Planning Board report for the public hearing on January 23, 2018 for application 2017-202 (Lyseth/Lyman Moore campus at 171 Auburn Street) relevant to the Site Plan Ordinance and other regulations and the testimony presented at the Planning Board hearing:

The Planning Board voted unanimously (7-0) that it finds that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions:

- i. That this site plan approval is valid for 3 years to allow for the phasing of the improvement work to take place when the schools are not in session.

- ii. That the applicant shall submit revised plans and details to address the comments of the DPW Senior Engineer Keith Gray (re sidewalk connection and island design), and Traffic Engineer Reviewer Tom Errico (re making the intersection with Junior Street a 3-way stop), both dated January 18, 2018, for review and approval prior to the issuance of a building permit.
- iii. That the applicant/site manager ensure that the fire lane near Lyseth School (allowing access to the south side) be a minimum of 16 feet wide, paved with a material that will support fire appliances, and be maintained year round including plowing.
- iv. That the applicant/site manager monitor the internal parking lot painted sidewalks to determine if blocking is an issue; monitor signage and parking management, including on Junior Street; and monitor the lighting levels at key pedestrian safety locations and consider further action if necessary (such as removable bollards to protect the pedestrian path; additional lighting).
- v. That the developer/contractor/subcontractor shall comply with conditions of the submitted and approved stormwater management plan and sediment and erosion control plan (prepared by Wright-Pierce September 2017) and associated inspection and maintenance manual, based on City standards and state guidelines. The owner/operator of the approved stormwater management system and all assigns shall comply with the conditions of Chapter 32 Stormwater including Article III, Post Construction Stormwater Management, which specifies the annual inspections and reporting requirements. A formal stormwater maintenance agreement that clarifies future responsibilities for operation and maintenance of the proposals, in coordination with the existing stormwater systems, shall be submitted to the Planning Division prior to the issuance of a building permit.

The approval is based on the submitted plans and the findings related to site plan and subdivision review standards as contained in Planning Report for application #2017-202 which is attached.

### **Standard Conditions of Approval**

Please Note: The following standard conditions of approval and requirements apply to all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within a time period up to three (3) years from the approval date.

3. **Final Plan Sets** Four (4) sets of final plans must be submitted to and approved by the Planning and Urban Development Department and Public Works Department prior to the start of construction and the issuance of any street opening permit. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
4. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Works representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting. As this project will be phased, a preconstruction meeting shall be held at the start of each construction phase.
5. **Construction Management Plans** The applicant, contractor and subcontractors are required to conform to the approved Construction Management Plan, and all conditions contained within the project's approval, for the entire duration of the project. Any amendments to the approved Construction Management Plan shall be reviewed and approved by the Department of Public Works prior to the execution. The Planning Authority and the Department of Public Works have the right to seek revisions to an approved Construction Management Plan. The applicant shall coordinate the project's construction schedule with the timing of nearby construction activities to avoid cumulative impacts on a neighborhood and prevent unsafe vehicle and pedestrian movements. Accordingly, nearby construction activities could involve a delay in the commencement of construction.
6. **Department of Public Works Permits** If work or obstructions will occur within the public right-of-way, such as utilities, curb, sidewalk, driveway construction, site deliveries and equipment siting, a Street Opening and/or Occupancy Permit (s) is required for your site. Please contact the Department of Public Works Permit Clerk at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning and Urban Development Department, on a CD or DVD, in AutoCAD format (\*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning and Urban Development Department at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at (207) 874- 8728.

Sincerely,



Sean Dundon, Chair  
Portland Planning Board

**Attachments:**

1. DPW Senior Engineer (Keith Gray) comments 1.18.18
2. Traffic Engineer (Tom Errico) comments 1.18.18
3. Planning Board Report for 1.23.18 PB Hearing
4. City Code, Chapter 32

**Electronic Distribution:**

cc: Jeff Levine, AICP, Director of Planning and Urban Development  
Stuart G. O'Brien, City Planning Director, Planning and Urban Development  
Barbara Barhydt, Development Review Services Manager, Planning and Urban Development  
Jean Fraser, Planner, Planning and Urban Development  
Philip DiPierro, DRC, Planning and Urban Development  
Mike Russell, Director of Permitting and Inspections  
Ann Machado, Zoning Administrator, Permitting and Inspections  
Jonathan Rioux, Deputy Director, Permitting and Inspections  
Jeanie Bourke, Plan Reviewer/CEO, Permitting and Inspections  
Chris Branch, Director of Public Works  
Keith Gray, Senior Engineer, Public Works  
Doug Roncarati, Stormwater Coordinator, Public Works  
Jane Ward, Engineering, Public Works  
Rhonda Zazzara, Construction Engineering Coordinator, Public Works  
Jeff Tarling, City Arborist, Public Works  
Jeremiah Bartlett, Transportation Systems Engineer, Public Works  
William Scott, Chief Surveyor, Public Works  
Mike Thompson, Fire Prevention  
Danielle West-Chuhta, Corporation Counsel  
Jennifer Thompson, Corporation Counsel  
Victoria Volent, Housing Program Manager, Housing and Community Development  
Thomas Errico, P.E., TY Lin Associates  
Lauren Swett, P.E., Woodard and Curran  
Christopher Huff, Assessor

---

## 171 Auburn Street

1 message

---

**Keith Gray** <kgray@portlandmaine.gov>

Thu, Jan 18, 2018 at 1:54 PM

To: Jean Fraser <jf@portlandmaine.gov>

Cc: "Errico, Thomas" <thomas.errico@tylin.com>, Jeremiah Bartlett <jbartlett@portlandmaine.gov>

Hello,

The following comments are in reference to the recently submitted Site Plan (1-15-18):

- Provide sidewalk connection along internal parking area as outlined in red within the enclosed markup
- The internal parking lot painted sidewalks are a nice addition. Although raised sidewalks are preferred, to prevent vehicles from blocking the sidewalk, we recognize that winter maintenance would be a challenge. We recommend monitoring of these sidewalks and the installation of removable bollards if blocking is an issue.
- The internal parking lot end islands are proposed to be sloped granite curb and are oddly shaped due to the angled parking. What is the purpose for the sloped granite at these locations? Additional, winter plowing would be difficult and the adjacent parking spaces to the island would likely be out of service. Would it make sense to square-off those islands (see red lines within enclosed markup) and stripe the angled parking indents?

I have enclosed the slope granite curb detail as well. Please let me know if you have any questions.

Thank you,

Keith

--

Keith D. Gray, PE  
Senior Engineer



---

## 171 Auburn Street - Final Traffic Comments

1 message

---

**Tom Errico** <thomas.errico@tylin.com>

Thu, Jan 18, 2018 at 11:00 AM

To: Jean Fraser <jf@portlandmaine.gov>

Cc: Keith Gray <kgray@portlandmaine.gov>, Jeremiah Bartlett <JBartlett@portlandmaine.gov>, Bruce Hyman <bhyman@portlandmaine.gov>, "Jeff Tarling (JST@portlandmaine.gov)" <JST@portlandmaine.gov>

Hi Jean – the following is a status update of my preliminary traffic comments based upon revised application materials and represent final traffic comments.

- The applicant shall confirm that the diagonal parking spaces meet City standards for width.

Status: The applicant has provided supporting information and has added details to the plans. I have no further comment.

**Final Status: I have no further comment.**

- The applicant is proposing a significant number of compact parking spaces. The applicant should note if the number of compact parking spaces requires a waiver from City standards and if so provide documentation in support of the waiver.

Status: The applicant has noted that 33% of the site consists of compact size parking spaces (the maximum allowable by City standards is 20%). The applicant notes that the compact parking spaces will be used by staff and thus little turnover is expected. I support a waiver from City standards given use. I have no further comment.

**Final Status: I have no further comment.**

- Bus drop-off area dimensions vary throughout the site (10 foot bus lane/10 foot travel lane; 8 foot bus lane/12 foot travel lane; 8 foot bus lane/16 foot travel lane; 8 foot bus lane/14.5 foot travel lane). An explanation shall be provided.

Status: The plans have been revised and the bus drop off area consists of a 16-foot travel lane and an 8-foot parking lane and the parent drop-off consists of a 12-foot

travel lane and an 8-foot parking lane. I find the plan to be acceptable and I have no further comment.

**Final Status: I have no further comment.**

- The dimensions of the 15 visitor parking spaces do not meet City standards. An explanation shall be provided.

Status: The applicant has provided supporting information that I find to be acceptable. It is suggested that the 20-foot travel lane be reduced to 19 feet (City standard) and the sidewalk be expanded to 7.5 feet (vehicle encroachment is expected and thus a wider sidewalk would ensure a walkable sidewalk).

**Final Status: I have no further comment.**

- A crosswalk construction detail shall be provided.

Status: A detail has been added to the plans. I have no further comment.

**Final Status: I have no further comment.**

- I would suggest that curb extensions be considered at the 5-Minute parking area center crosswalk near the Lyseth School and at the 5-minute parking area leading to Lyman-Moore School. The curb extensions will prevent vehicles from blocking crosswalks.

Status: The plans have been revised and I find them to be acceptable. I have no further comment.

**Final Status: I have no further comment.**

- It is unclear if vehicle movements from Jr. Street are permitted to proceed straight through to the entry roadway system. Revisions to signage and pavement markings may be required to regulate vehicle circulation.

Status: The plans have been revised and I find them to be acceptable. I have no further comment.

**Final Status: I would suggest that a multi-way STOP condition be provided at the Jr. Street intersection with the school roadway system for improved**

## **pedestrian safety.**

- The plan needs to incorporate a traffic control plan for the multi-way intersection of the circulatory roadway and side parking lot areas. I find the configuration to be confusing and potentially problematic.

Status: I continue to be concerned about this location. I will review further and provide suggestions in the future.

**Final Status: I find the revised configuration to be acceptable.**

- I find the sidewalk connection between the two schools (at the multi-way intersection) to be indirect and thus may lead to pedestrians walking in an uncontrolled location.

Status: In my professional opinion, pedestrians will walk directly through the intersection, and not follow the routing to the crosswalks. I will review further and provide suggestions in the future.

**Final Status: I find the revised configuration to be acceptable.**

- During field observations, vehicles tend to park in areas not necessarily designated for parking (grass areas). It is unclear if the plan implements measures to prevent vehicles from parking in undesirable locations.

Status: The applicant notes that vertical curbing, signage and pavement markings will be provided to delineate parking/no parking areas. I find the plan to be acceptable and I have no further comment.

**Final Status: I have no further comment.**

## **Additional Comments**

- The applicant has provided a parking demand/supply analysis for the site. The analysis was based upon field observations and employee and student information. Based upon the information provide and observations that I have conducted, it is my professional opinion that the parking supply is not excessive and is needed to accommodate parking generation needs for the school.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE

Senior Associate

Traffic Engineering Director

**TYLIN** INTERNATIONAL

12 Northbrook Drive

Falmouth, ME 04105

+1.207.781.4721 main

+1.207.347.4354 direct

+1.207.400.0719 mobile

+1.207.781.4753 fax

thomas.errico@tylin.com

Visit us online at [www.tylin.com](http://www.tylin.com)

[Twitter](#) | [Facebook](#) | [LinkedIn](#) | [Google+](#)

"One Vision, One Company"

**Construction Management Plan  
Lyseth – Lyman Moore Campus  
Circulation and Site Access Improvements  
Completed November, 2017**

*Construction Management Plans shall depict the overall planning, coordination, and control of a construction site, including phases as applicable, from beginning to completion. The City's goal for a construction management plan is to support a safe construction site and protect the public safety, accessibility (including preserving accessible pedestrian, bicycle, and vehicular modes of transport throughout the city), and welfare during construction. In addition, the construction management plan shall minimize construction impacts in their duration and magnitude to the surrounding area and develop an effective communication process for resolving concerns and conflicts.*

*The Construction Management Plan will be submitted as part of the Site Plan Review and it shall address the construction logistics for a project. The Construction Management Plan shall include the following submissions: 1) a construction management site plan, 2) a construction schedule (time frame); and 3) a written narrative addressing the categories below.*

**A. Construction Management Principles**

The following narrative provides an overview of the construction management principles that the applicant has identified to minimize impacts from the construction, such as noise, vibrations, ground movement, truck traffic, and other construction related factors to the surrounding building and communities.

While the entire site is a public site, the Contractor will provide the City with a plan that indicates site access constraints, and signage/barriers to access at points of entry to the public prior to any construction. A general approach to Phase I and Phase II of the work has been included in the attached Construction Management Plan.

A final site access map prepared by the Contractor cannot be provided as part of this submission, as the project is to be bid publicly. Public bidding cannot occur until permits, including this Site Plan process, have been completed. The ultimate safety of the site, the ultimate scheduling of deliveries, and construction means and methods must be the responsibility of the Contractor to maintain an effective and safe corridor for the workers and site users. It is understood that the information provided in this document is provided as general information, and the Contractor will provide more specific information to the City upon award of the contract.

No utility connections or roadway work is anticipated in the Auburn Street corridor. Only sidewalks/stripping modifications are anticipated at the Junior Street entrance to the proposed project, and this work is proposed within the project's parcel bounds, not within the Junior Street Right-Of-Way.

Whereas neighbors identified traffic access to Junior Street as a concern during the neighborhood meeting, this location will not be used for construction vehicle access, but will remain open for emergency access and bike/pedestrian access when repair work is not happening in the corridor. Access to sidewalk and trail corridors is identified on the proposed

- Directional and Safety signage as required
- Daily on-site safety/coordination meetings
- All construction site signage is temporary and shall be removed at project completion. Signage will be included in the final construction management plan provided by the Contractor.

**E. Construction Schedule**

1. A preliminary schedule is provided as part of the Construction Management Plan original submission dated September 2017, and is described below:

PHASE 1 CONSTRUCTION		
1	Estimated Construction Time	6/18/18 – 8/31/18
2	Erosion Control Measures	June 18 <sup>th</sup>
3	Excavation/Milling/Clearing, Parking Lot	June 19 <sup>th</sup> – July 1 <sup>st</sup>
4	Drainage Improvements	July 2 <sup>nd</sup> – July 25 <sup>th</sup>
5	Sidewalk Construction	July 25 <sup>th</sup> – August 1 <sup>st</sup>
6	Paving	August 1 <sup>st</sup> – August 7 <sup>th</sup>
7	Loam, Seeding, Planting, Punch list	August 7 <sup>th</sup> – August 31 <sup>st</sup>

PHASE 2 CONSTRUCTION		
1	Estimated Construction Time	6/17/19 – 8/30/19
2	Erosion Control Measures	June 17 <sup>th</sup>
3	Excavation/Milling/Clearing, Parking Lot	June 17 <sup>th</sup> – July 5 <sup>th</sup>
4	Drainage Improvements	July 2 <sup>nd</sup> – August 2 <sup>nd</sup>
5	Relocating Utility Poles	July 15 <sup>th</sup> – August 2 <sup>nd</sup>
6	Sidewalk Grading/Construction	July 15 <sup>th</sup> – August 9 <sup>th</sup>
7	Stormwater Treatment Construction	July 22 <sup>nd</sup> – August 9 <sup>th</sup>
8	Plantings, Fencing	August 12 <sup>th</sup> – August 16 <sup>th</sup>
9	Paving	August 12 <sup>th</sup> – August 16 <sup>th</sup>
10	Loam, Seeding, Punch list	August 18 <sup>th</sup> – August 30 <sup>th</sup>

2. Hours of Construction. Construction may occur during the daytime hours as defined in Section 17-18. Noise, dust and debris will be limited in accordance with City standards.
3. Extended Hours or Night Work: Work is to be completed during standard hours unless declared to be an emergency and coordinated with the appropriate City officials. Pursuant to Section 17-18, this section not apply to emergency utility work or “Situations where the public works authority or the office of building inspections determines that the construction activity is of a unique character which cannot reasonably be completed or performed during the permitted hours and which is not of a recurring nature, provided that prior to engaging in such activity the Contractor or his representatives gives notice of the time and scope of such proposed activity, the notice to be given in a manner approved by the public works authority.”
4. Material Deliveries: The Contractor will compile a general schedule and designated location for delivery of materials and boxed goods as part of the final construction management plan.

plan, subdivision, or street opening permit approval. MOT plans may be required for projects that have impacts on local streets.

Maintenance of Traffic (MOT) plans shall provide for the safe passage of the public through or along the construction work zone. On a case-by-case basis, applicants may be allowed to close a street and/or detour a mode of traffic when absolutely necessary for safety. MOT plans shall employ the appropriate techniques and devices as called for the latest edition of the Manual on Uniform Traffic Control Devices (MUTCD). In addition:

- Construction speed signing may be used as needed to slow traffic
- Traffic Control signs shall not be placed where they are an obstruction to bicycles or pedestrians.
- In extreme situations, flaggers may be required.
- Police detail is required at lighted intersections and may be requested by the City's transportation engineer or his designee.

All existing modes of travel in work zone area shall be accommodated if impacted by the activity. The safe passage of pedestrians, bicyclists, transit providers, and motorists are of equal importance when planning out the work zone; no pre-existing travel mode may be eliminated without the express approval of the Department of Public Works. The MOT should also address on-street parking impacts, including deliveries and parking for adjoining businesses and property owners, analysis of roadway capacity or diversion capacity if street closure or change to roadway capacity is required, and coordination with other on-going or future construction or utility projects in the vicinity.

- Traffic control bicycle and pedestrian facilities or routes through work zones shall be maintained until the bicycle and pedestrian facilities or routes are ready for safe operation. Traffic control will not be removed to allow auto travel at the expense of bicycle and pedestrians.
- Barrier systems utilized to separate the construction activity from the public street and /or sidewalk shall not inhibit sight distances, particularly for visibility of pedestrians and bicyclists.
- ADA compliance shall be maintained.

Use of public parking spaces or the blockage of any portion of sidewalk for the purpose of construction activity shall require an occupancy permit and appropriate fee as assessed by the Department of Public Works.

#### **H. Site Management and Controls**

The Contractor will confirm site controls following award. Construction Management Plan addresses maintaining the site in a safe condition and includes the following:

1. Regular trash and debris removal will occur as necessary; rubbish bins/dumpsters have been indicated on the proposed Plan.
2. Street cleaning and damage controls
3. Dust controls- The construction shall comply with Portland's requirements under Section 25-129 on Noise, dust and debris (Attachment 2).

1. Construction Parking: Adequate parking for construction workers shall be provided on site or arrangements for off-street parking at an off-site location shall be provided. The parking arrangements are indicated on the construction management plan.
2. Parking: The construction management plan indicates employee parking during construction.
3. Truck Routes and Volumes: The Construction Management Plan addresses the designated truck routes. Truck volumes along these design routes shall be submitted by the Contractor when the project is completed.

**L. Special Measures as Necessary**

Construction work will take place over two construction seasons as work is anticipated to be limited to times when students are not using the school facilities. The project has been phased in a manner to minimize re-work. If both construction phases are bid as part of one contract, Contractor shall minimize re-work between phases.



While the entire site is a public site, the contractor will provide the engineer with a plan that indicates site access constraints, and signage/barriers to access at points of entry to the public prior to any construction. A site access map prepared by the contractor cannot be provided as part of this submission, as the project is to be bid publicly and no contractor has been selected at this time. No utility connections or roadway work is anticipated in the Auburn Street corridor. Only sidewalks/striping modifications are anticipated at the Junior Street entrance to the proposed project, and this work is proposed within the project's parcel bounds, not within the Junior Street Right-Of-Way.

---

## Fwd: Cottage Park

1 message

---

Jean Fraser <jf@portlandmaine.gov>  
To: jalev1215@yahoo.com

Mon, May 14, 2018 at 2:10 PM

Jason

→ on original letter from Philip April 17.

fyi - you are most welcome to attend the Pre- Con meeting described below if you are interested.

thank you  
Jean

----- Forwarded message -----

From: **Jean Fraser** <jf@portlandmaine.gov>  
Date: Mon, May 14, 2018 at 2:01 PM  
Subject: Re: Cottage Park  
To: "Philip Everett (Oxford)" <Philip.Everett@oxfordcasino.com>  
Cc: Kevin Cough <KCough@leeautomall.com>, Rebecca Everett <REverett@mmc.org>, Alex Mandeville <alex.mandeville@gmail.com>, Melissa Nissen <mnissen@evanskatz.com>

Hello Philip and all Cottage Park Homeowners (Philip - please forward as appropriate),

I am writing to let you know that my colleagues in the Facilities and Parks Departments are gearing up to start the first phase (this summer) of the construction on drainage, path and fencing in and along the fields, and revised parking lot layout for the small parking lot nearest to the basketball courts.

As I mentioned in one of my recent e-mails to you, I have asked those managing the work to invite you to join the Pre-Construction meeting for the first 15 mins or so. Pre Con meetings are usually just with the applicant and the engineer/contractor, but in this case I thought it would be a good opportunity for you to hear direct from them about the scope of the work and the timing information.

Therefore I hope you will be able to attend the Pre-Con meeting, which is taking place:

**Wednesday, May 23**  
**11am**  
**Meet at the Basketball Court**

Please note that the plans are now "final" and are the basis for the contractors accepted bids; they reflect a long process of review and to my knowledge have not been revised since the set I sent you last year (except they are now adding in the small parking lot area).

If you are interested in attending the Pre Con meeting, please just show up at the Basketball Court on May 23 at 11am. I will also be there.

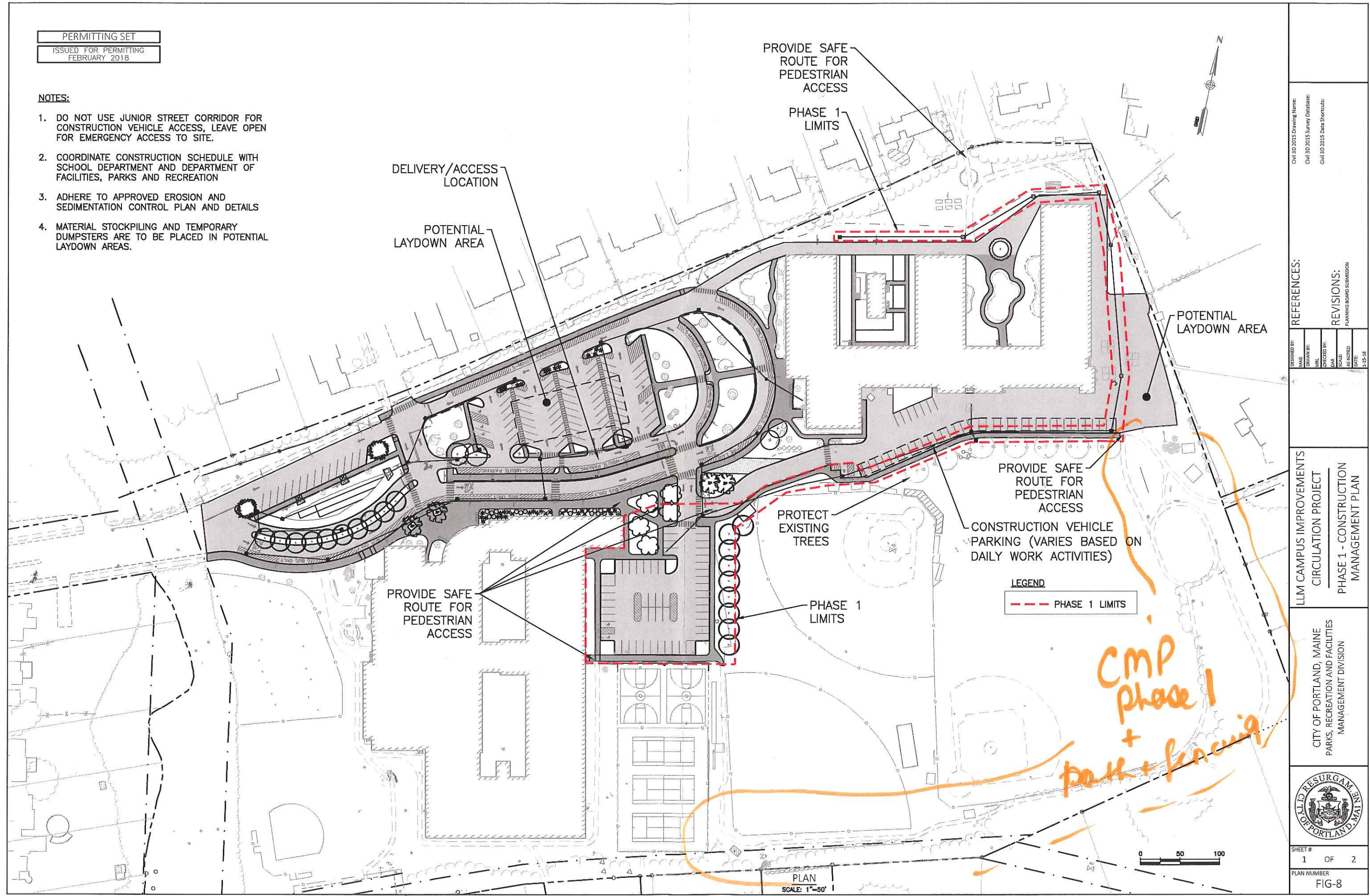
Thank you  
Jean

--  
*Jean Fraser, Planner*  
*City of Portland*  
*874 8728*

PERMITTING SET  
 ISSUED FOR PERMITTING  
 FEBRUARY 2018

NOTES:

1. DO NOT USE JUNIOR STREET CORRIDOR FOR CONSTRUCTION VEHICLE ACCESS, LEAVE OPEN FOR EMERGENCY ACCESS TO SITE.
2. COORDINATE CONSTRUCTION SCHEDULE WITH SCHOOL DEPARTMENT AND DEPARTMENT OF FACILITIES, PARKS AND RECREATION
3. ADHERE TO APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND DETAILS
4. MATERIAL STOCKPILING AND TEMPORARY DUMPSTERS ARE TO BE PLACED IN POTENTIAL LAYDOWN AREAS.



PROVIDE SAFE ROUTE FOR PEDESTRIAN ACCESS

PHASE 1 LIMITS

DELIVERY/ACCESS LOCATION

POTENTIAL LAYDOWN AREA

POTENTIAL LAYDOWN AREA

PROVIDE SAFE ROUTE FOR PEDESTRIAN ACCESS

CONSTRUCTION VEHICLE PARKING (VARIES BASED ON DAILY WORK ACTIVITIES)

PROTECT EXISTING TREES

PHASE 1 LIMITS

PROVIDE SAFE ROUTE FOR PEDESTRIAN ACCESS

LEGEND  
 - - - PHASE 1 LIMITS

*CMP phase 1 path + fencing*

PLAN  
 SCALE: 1"=50'

0 50 100

Civil 3D 2015 Drawing Name:  
 Civil 3D 2015 Survey Database:  
 Civil 3D 2015 Data Shortcuts:

REFERENCES:  
 REVISIONS:  
 PLANNING BOARD SUBMISSION

DESIGNED BY:	MAG
DRAWN BY:	MRL
CHECKED BY:	DAK
SCALE:	AS NOTED
DATE:	1-15-18

LLM CAMPUS IMPROVEMENTS  
 CIRCULATION PROJECT  
 PHASE 1 - CONSTRUCTION  
 MANAGEMENT PLAN

CITY OF PORTLAND, MAINE  
 PARKS, RECREATION AND FACILITIES  
 MANAGEMENT DIVISION

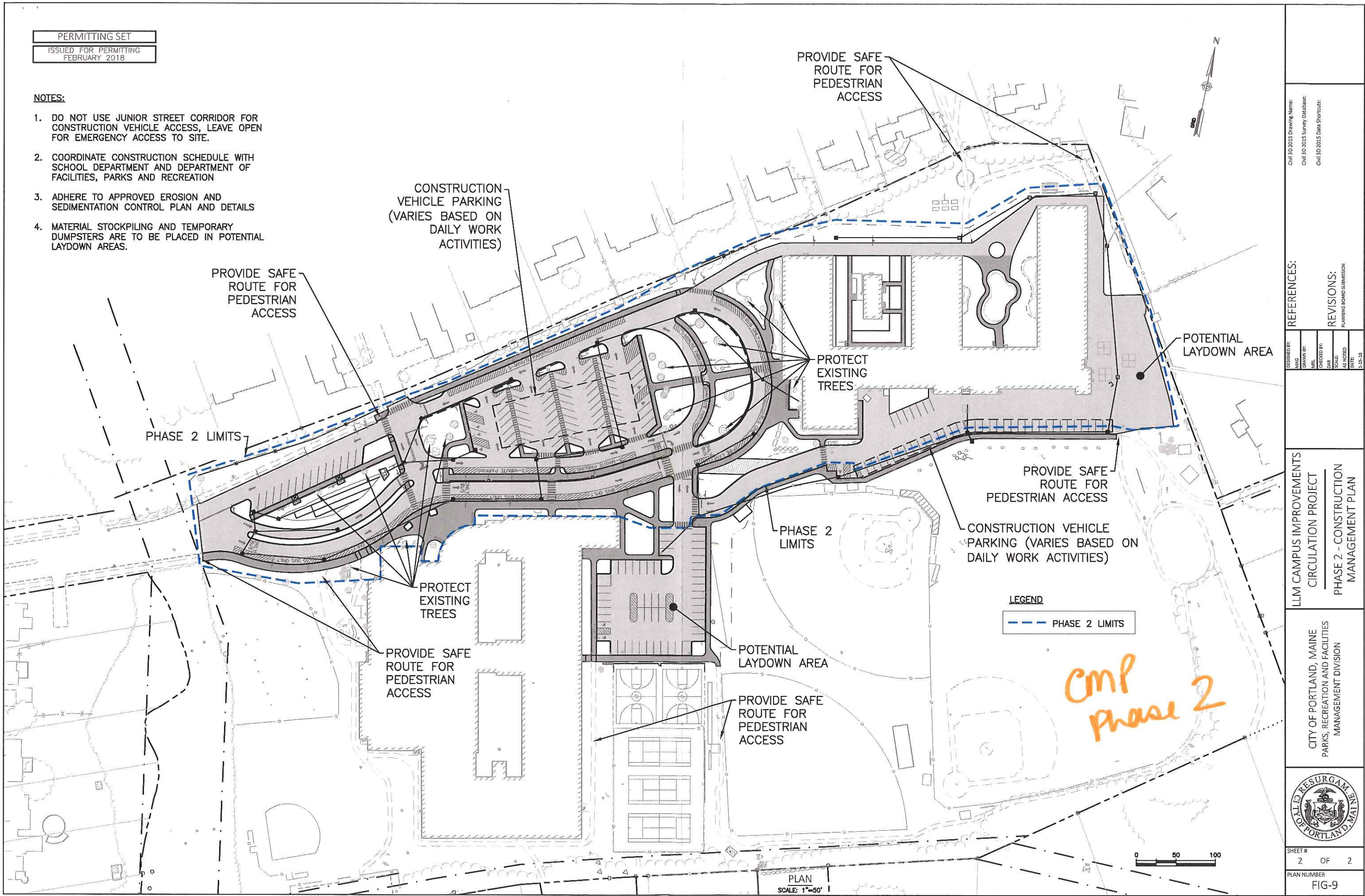


SHEET #  
 1 OF 2  
 PLAN NUMBER  
 FIG-8

PERMITTING SET  
 ISSUED FOR PERMITTING  
 FEBRUARY 2018

**NOTES:**

1. DO NOT USE JUNIOR STREET CORRIDOR FOR CONSTRUCTION VEHICLE ACCESS, LEAVE OPEN FOR EMERGENCY ACCESS TO SITE.
2. COORDINATE CONSTRUCTION SCHEDULE WITH SCHOOL DEPARTMENT AND DEPARTMENT OF FACILITIES, PARKS AND RECREATION
3. ADHERE TO APPROVED EROSION AND SEDIMENTATION CONTROL PLAN AND DETAILS
4. MATERIAL STOCKPILING AND TEMPORARY DUMPSTERS ARE TO BE PLACED IN POTENTIAL LAYDOWN AREAS.



Civil 3D 2015 Drawing Name:  
 Civil 3D 2015 Survey Database:  
 Civil 3D 2015 Data Shortcuts:

REFERENCES:  
 REVISIONS:  
 PLANNING BOARD SUBMISSION

DESIGNED BY:	DRAWN BY:	CHECKED BY:	SCALE:	AS NOTED	DATE:
MAG	MFL	DAR			1-15-18

LLIM CAMPUS IMPROVEMENTS  
 CIRCULATION PROJECT  
 PHASE 2 - CONSTRUCTION  
 MANAGEMENT PLAN

CITY OF PORTLAND, MAINE  
 PARKS, RECREATION AND FACILITIES  
 MANAGEMENT DIVISION



SHEET #  
 2 OF 2  
 PLAN NUMBER  
 FIG-9

*cmp phase 2*

N/F  
PAUL B. II &  
CHRIS ANNE WOODS

N/F  
BEHZAD IGHANI &  
LUCIA F. RICCI

N/F  
MARY A. WELCH

N/F  
CHARLES R. & THERESA E. DUROST

N/F  
STEPHANIE H. CIMM

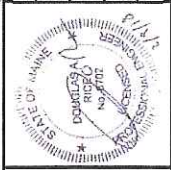
N/F  
DANILE M. & ST  
DOYON



Civil 3D 2015 Drawing Name:  
Civil 3D 2015 Survey Database:  
Civil 3D 2015 Data Shortcuts

REFERENCES:  
REVISIONS:  
DRAWING FROM SUBMISSION  
CONSTRUCTION

DESIGNED BY: N/F  
DRAWN BY: DANILE M. & ST  
CHECKED BY: DOYON  
DATE: 02/18/18

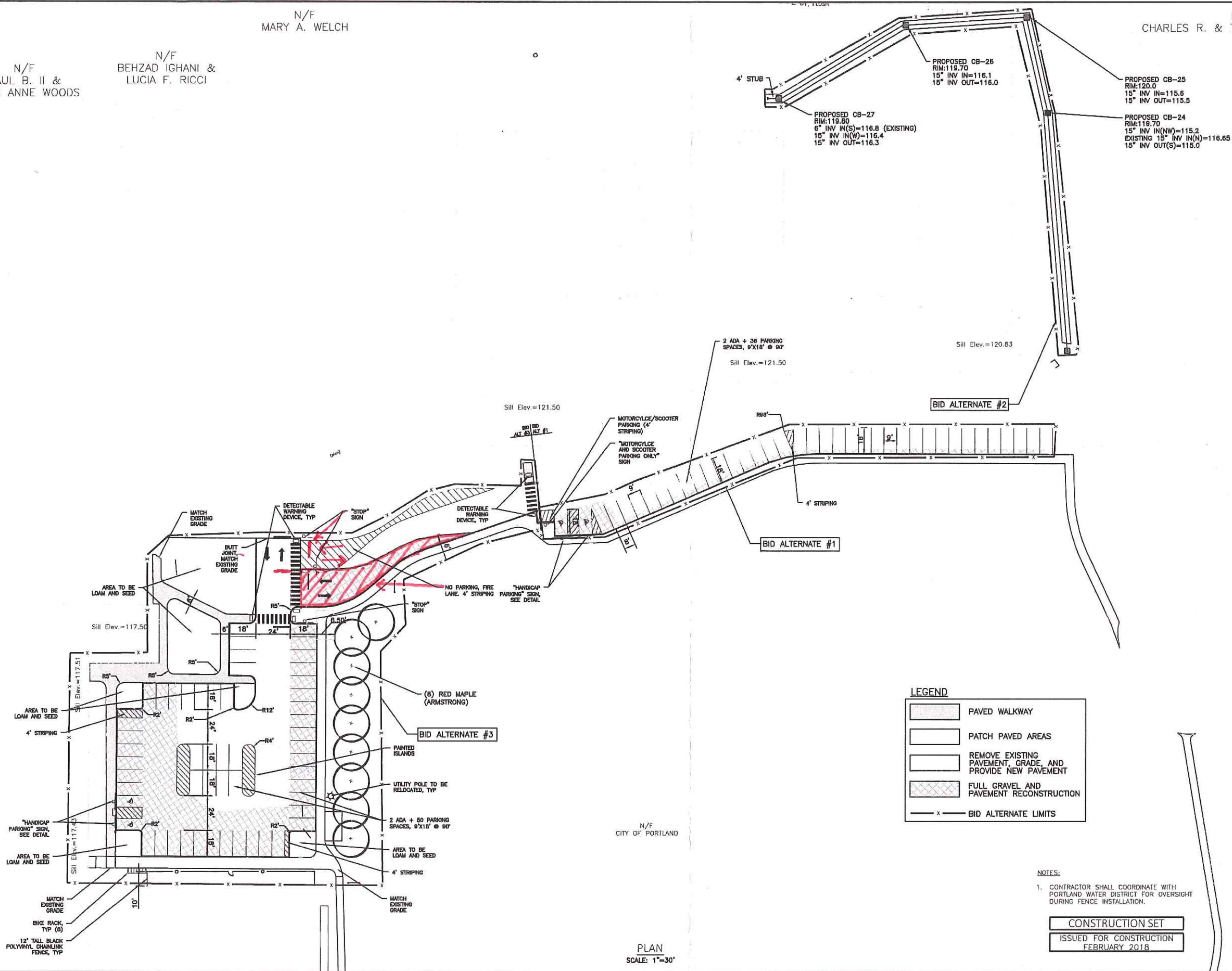


LLM CAMPUS IMPROVEMENTS  
PHASE 1 CONSTRUCTION  
BID ALTERNATE: SITE PLAN

CITY OF PORTLAND, MAINE  
PARKS, RECREATION AND FACILITIES  
MANAGEMENT DIVISION



SHEET #  
9 OF 16  
PLAN NUMBER:  
C-9



**LEGEND**

- PAVED WALKWAY
- PATCH PAVED AREAS
- REMOVE EXISTING PAVEMENT, GRADE, AND PROVIDE NEW PAVEMENT
- FULL GRAVEL AND PAVEMENT RECONSTRUCTION
- BID ALTERNATE LIMITS

NOTES:  
1. CONTRACTOR SHALL COORDINATE WITH PORTLAND WATER DISTRICT FOR OVERSIGHT DURING FENCE INSTALLATION.

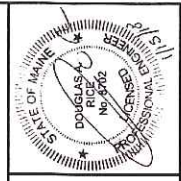
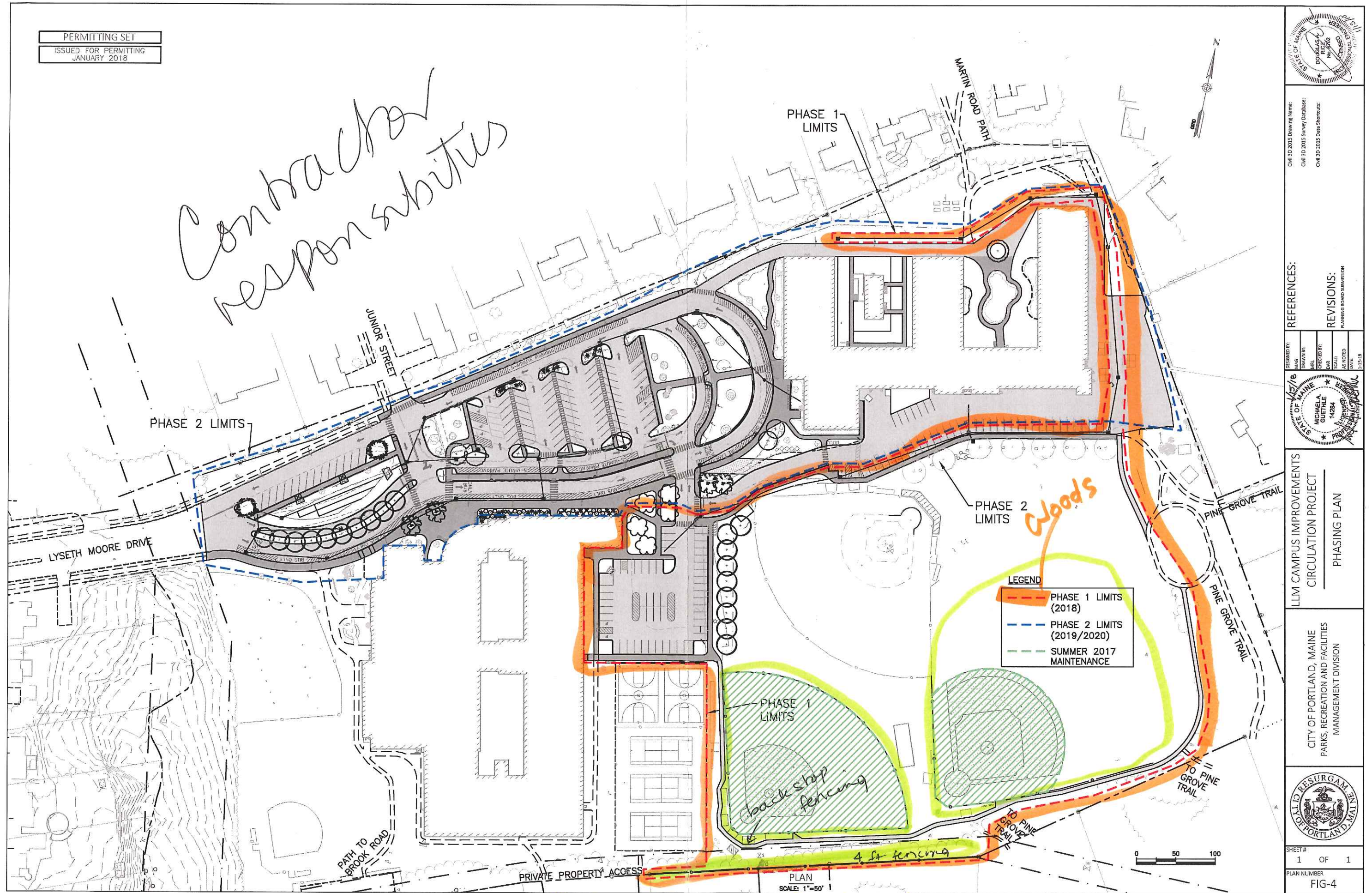
CONSTRUCTION SET  
ISSUED FOR CONSTRUCTION  
FEBRUARY 2018

PLAN  
SCALE: 1"=30'

from Mike Guethle 8/3/18

PERMITTING SET  
 ISSUED FOR PERMITTING  
 JANUARY 2018

*Contractor  
 responsibilities*



Civil 30 2015 Drawing Name:  
 Civil 30 2015 Survey Database:  
 Civil 30 2015 Data Shortcuts:

REFERENCES:  
 REVISIONS:  
 PLANNING BOARD SUBMISSION

DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
 SCALE:  
 DATE:



LLM CAMPUS IMPROVEMENTS  
 CIRCULATION PROJECT  
 PHASING PLAN

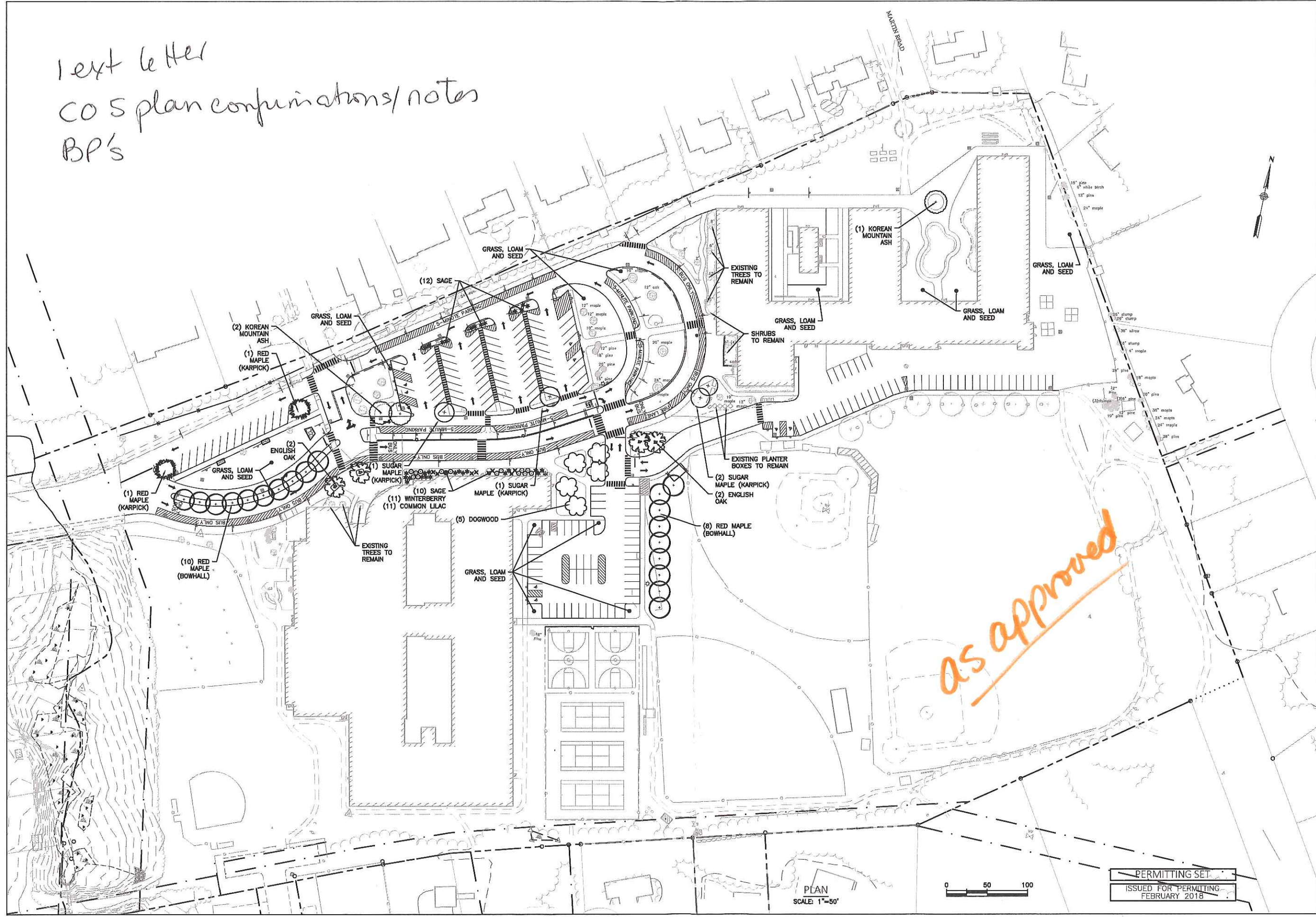
CITY OF PORTLAND, MAINE  
 PARKS, RECREATION AND FACILITIES  
 MANAGEMENT DIVISION



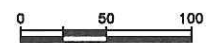
SHEET #  
 1 OF 1  
 PLAN NUMBER  
 FIG-4

*Ethan Owens Parks doing*

Next letter  
 CO S plan confirmations/notes  
 BP's



PLAN  
 SCALE: 1"=50'



PERMITTING SET  
 ISSUED FOR PERMITTING  
 FEBRUARY 2018

Civil 3D 2015 Drawing Name:  
 Civil 3D 2015 Survey Database:  
 Civil 3D 2015 Data Shortcuts:

REFERENCES:  
 REVISIONS:  
 PLANNING BOARD SUBMISSION

DESIGNED BY:	MAAS
DRAWN BY:	MML
CHECKED BY:	DAR
SCALE:	AS NOTED
DATE:	1-15-18

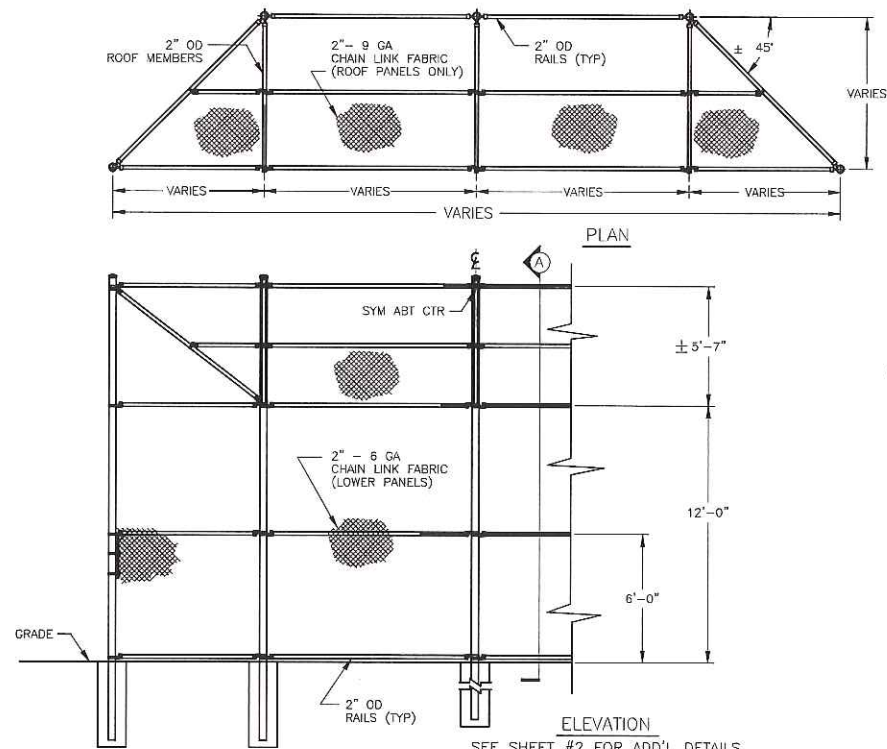
LLM CAMPUS IMPROVEMENTS  
 CIRCULATION PROJECT  
 LANDSCAPE & IRRIGATION  
 PLAN

CITY OF PORTLAND, MAINE  
 PARKS, RECREATION AND FACILITIES  
 MANAGEMENT DIVISION



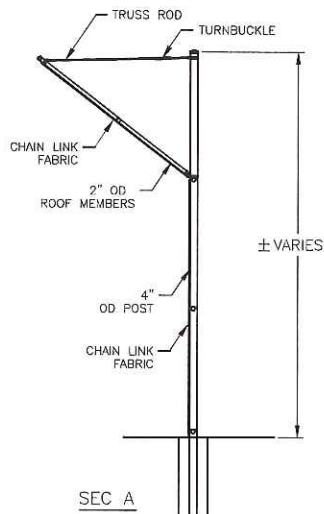
SHEET #  
 14 OF 15  
 PLAN NUMBER  
 C-14



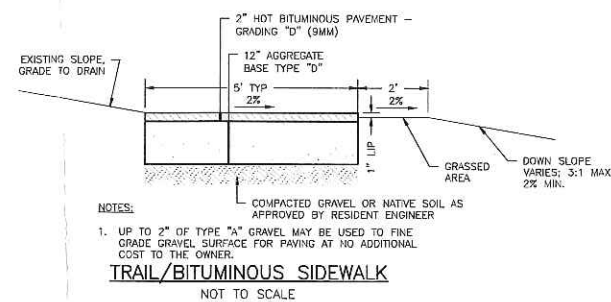


- NOTES:**
- SPECIFICATIONS SHOWN CAN BE CHANGED BY MASTER HALCO ONLY.
  - FOOTING WIDTH TO BE (4)X POST WIDTH, MIN DEPTH TO BE 36".
  - DIMENSION "VARIES", SEE DETAILS FOR SOFTBALL AND BASEBALL FIELD LAYOUT.

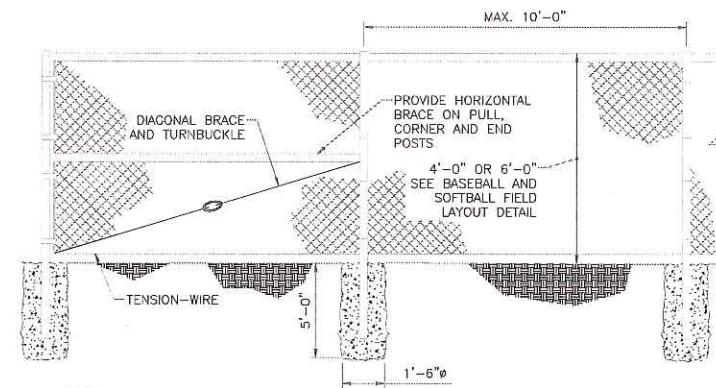
**BACKSTOP FENCING**  
NOT TO SCALE



SEC A

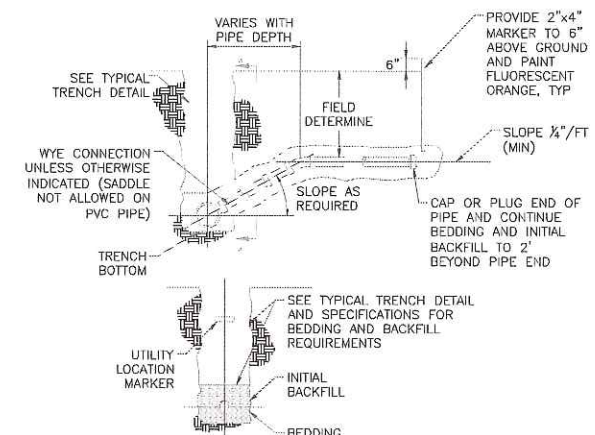


- NOTES:**
- UP TO 2" OF TYPE "A" GRAVEL MAY BE USED TO FINE GRADE GRAVEL SURFACE FOR PAVING AT NO ADDITIONAL COST TO THE OWNER.
- TRAIL/BITUMINOUS SIDEWALK**  
NOT TO SCALE

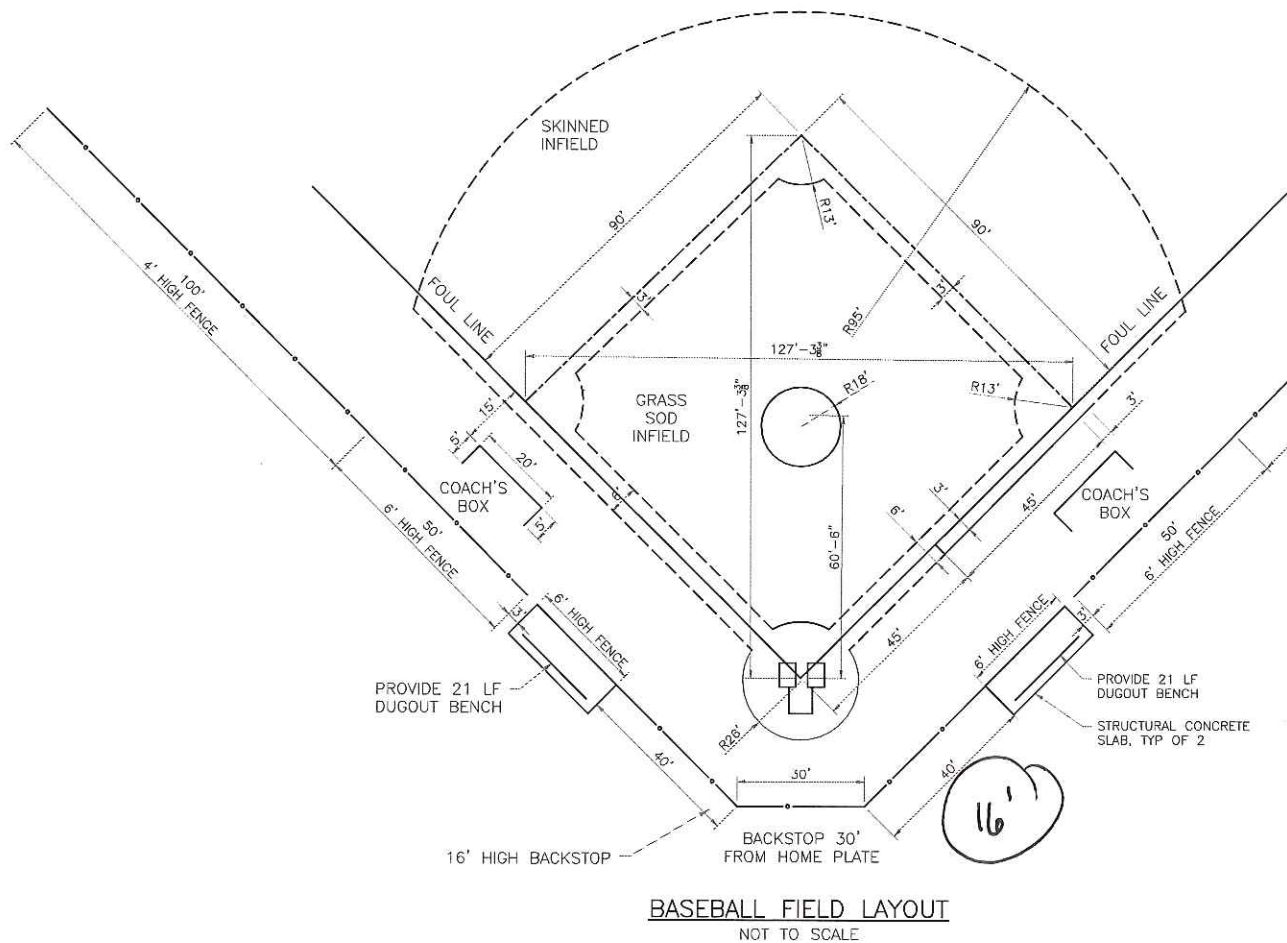


- NOTES:**
- ALL FENCE SHALL BE BLACK AND FENCE SHALL BE BLACK VINYL COATED.
  - SECURE POSTS IN CONCRETE AS SHOWN AT PULL, CORNER AND END POSTS (INCLUDING GATE POSTS)
  - IF CHAINLINK FENCE IS INSTALLED IN UNFRACTURED LEDGE, POST SHALL PENETRATE 2'-0" INTO THE LEDGE AND SHALL BE GROUTED INTO 6"Ø HOLE.

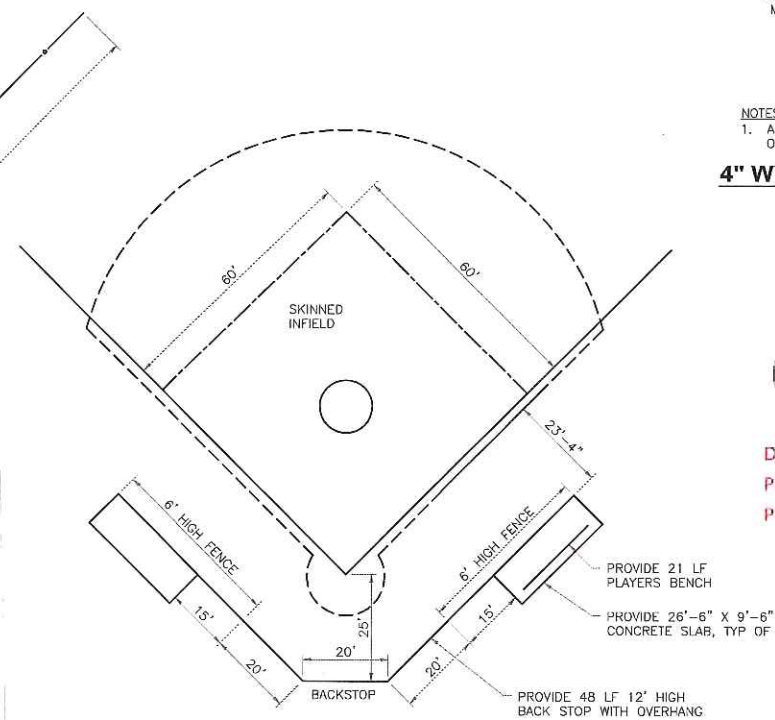
**CHAINLINK FENCE - 4' AND 6' PVC COATED**  
SCALE: "NTS"



- NOTES:**
- ALL UNDERDRAIN CONNECTIONS TO BE 4"Ø UNLESS OTHERWISE SHOWN ON THE PLANS.
- 4" WYE UNDERDRAIN CONNECTION**  
SCALE: "NTS"



**BASEBALL FIELD LAYOUT**  
NOT TO SCALE



**SOFTBALL FIELD LAYOUT**  
NOT TO SCALE

- LEGEND**
- BASE LINES
  - GRASS LINES
  - WHITE LINES



**CITY OF PORTLAND**  
**APPROVED SITE PLAN**  
Subject to Conditions of Approval  
and Standard Conditions

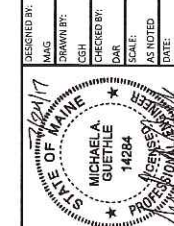
DATE OF APPROVAL **June 8, 2017**  
PLANNER **Jean Fraser**  
PROJECT NO. **#2017-101**

**CONSTRUCTION SET**  
ISSUED FOR CONSTRUCTION  
JUNE 2017

CIVIL 3D 2015 Drawing Name:  
CIVIL 3D 2015 Survey Database:  
CIVIL 3D 2015 Data Shortcuts:

REFERENCES:

REVISIONS:



LLM CAMPUS IMPROVEMENTS  
ATHLETIC FIELDS  
CONSTRUCTION DETAILS

CITY OF PORTLAND, MAINE  
PARKS, RECREATION AND FACILITIES  
MANAGEMENT DIVISION



SHEET #  
11 OF 14  
PLAN NUMBER  
C-11