

40-C-26

75 York St.

Renovations

~~75 York St.~~  
~~etc.~~

**From:** Rick Knowland  
**To:** port-web:libbyvalley@[yahoo.com]  
**Date:** Wed, Mar 3, 2004 1:52 PM  
**Subject:** Re: Guilford Court

Katherine, the Guilford Court plans were in the front office. If you didn't have a chance to see them let me know and I'll mention to the front office where they are. No, I have not received your letter yet concerning ownership of Guilford Court.

I did bring this subject up at our staff review meeting today with City legal staff. After reviewing the deed submitted by the applicant, our legal staff believes that a court would find that paving the driveway is an ordinary use of the driveway and would be allowed to stand.

If you remain concerned about the driveway being paved, I would suggest you write/email a letter to us indicating your concerns and we will pass the letter along to the planning board who will make the final decision on this issue. Of course you can also attend the planning board public hearing and offer comments. The tentative public hearing date is now scheduled for April 13th. If you received a notice previously from us, you will receive another one for the public hearing.

>>> Katherine Searles <libbyvalley@yahoo.com> 03/03 11:51 AM >>>  
Hello Rick,

I stopped in yesterday to view Wayne Barker's plans and found that you had taken them and gone to Public Works. Did you come to any decisions about paving Guilford Court? Also did you receive the letter concerning ownership of it that I sent you?

Thank you

Katherine Searles

-----  
Do you Yahoo!?  
Yahoo! Search - Find what you're looking for faster.

City of Portland  
Department of Planning and Development  
Planning Division

389 Congress Street, 4<sup>th</sup> Floor  
Portland ME 04101  
(207)874-8721 or (207)874-8719  
Fax: (207)756-8258



FAX

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To: BOB GREENLAW

Company: BACKBAYBOUNDARY

Fax #: 761-2010

Date: FEB 27, 2004

From: RICK KNOWLAND

You should receive 2 page(s) including this cover sheet.

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Comments:

BOB - HERE IS ANOTHER STAFF COMMENT ON GUILFORD COURT.  
YOU SHOULD BE RECEIVING A PACKET IN THE MAIL ON  
MONDAY WITH MORE STAFF COMMENTS.  
SHOULD YOU HAVE ANY QUESTIONS, GIVE ME A CALL.

RK

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

2003-0254  
Application I. D. Number  
11/25/2003  
Application Date  
Guilford Court  
Project Name/Description

**Barker Wayne**  
Applicant  
34 Park St , Portland , ME 04101  
Applicant's Mailing Address

157 - 157 York St, Portland, Maine  
Address of Proposed Site  
044 B005001  
Assessor's Reference: Chart-Block-Lot

Consultant/Agent  
Applicant Ph: (207) 775-1892 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify)

9,445 s.f. Proposed Building square Feet or # of Units      Acreage of Site      R6 Zoning

**Check Review Required:**

- Site Plan (major/minor)       Subdivision # of lots 8       PAD Review       14-403 Streets Review
- Flood Hazard       Shoreland       Historic Preservation       DEP Local Certification
- Zoning Conditional Use (ZBA/PB)       Zoning Variance       Other

Fees Paid:      Site Plan      \$500.00      Subdivision      Engineer Review      Date 12/01/2003

**Engineering Comments**

**PUBLIC WORKS ENGINEERING REVIEW....12/10/03**

I have reviewed the plans and application dated 11/25/03 and offer the following comments:

1. The proposed on site catch basin connects into the City storm drain, in York Street, by way of a proposed underdrain. The plans need to specify the size of the proposed underdrain and material composition. The proposed connection in York Street will require excavation of the existing brick sidewalk and removal of existing granite curbing, as well as pavement removal in street. As such, the plans need to specify the proposed limits of excavation and repair within the City right of way.

Performance Guarantee       Required\*       Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	date	amount	
<input type="checkbox"/> Building Permit Issue	date		
<input type="checkbox"/> Performance Guarantee Reduced	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	date	Conditions (See Attached)	expiration date
<input type="checkbox"/> Final Inspection	date	signature	



FEB 27, 2004

TO: BOB GREENLAW

FROM: RICK KNOWLAND

RE: 157 YORK ST.

BOB, THIS IS INTENDED TO GIVE YOU UPDATED COMMENTS ON 157 YORK ST.

1. SEE ATTACHED MEMO FROM JIM SEYMOUR DATED FEB 20, 2004
2. SEE LANDSCAPING COMMENTS FROM CITY ARBORIST SKETCHED ON THE TWO 11" X 17" SHEETS. CALL ME SO I CAN EXPLAIN IT.
3. YOU HAVE PREVIOUSLY RECEIVED AN EMAIL FROM TOM BRISCO (TRAFFIC ENGINEER CONSULTANT) DATED FEB 13, 2004
4. INDICATE ON THE PLAN <sup>THE MATERIAL OF</sup> THE PROPOSED ON-SITE AND PUBLIC SIDEWALK
5. SHOW ALL BUILDING SETBACKS
6. INDICATE ON PLAN THE SIZE OF BUILDING FOOTPRINT AND FLOOR AREA OF THE BUILDING

7. LANDSCAPING PLAN SHOULD INDICATE THE TYPE, NUMBER,  
SPECIES AND SIZE

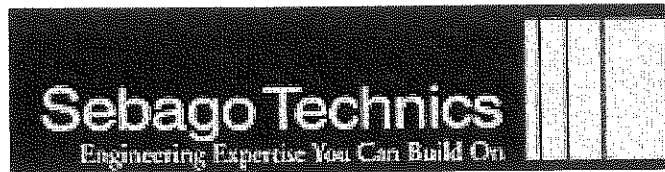
8. THE STAFF RECOMMENDATION AT THIS POINT IS TO PAVE  
GUILFORD COURT FROM PARK ST. TO THE DRIVEWAY

9. CONDO ASSOCIATION / HOMEOWNERS ASSOCIATION DOCUMENTS NEED TO  
BE SUBMITTED

7. LANDSCAPING PLAN SHOULD INDICATE THE TYPE, NUMBER,  
SPECIES AND SIZE

8. THE STAFF RECOMMENDATION AT THIS POINT IS TO PAVE  
GUILFORD COURT FROM PARK ST. TO THE DRIVEWAY

9. CONDO ASSOCIATION / HOMEOWNERS ASSOCIATION DOCUMENTS NEED TO  
BE SUBMITTED



03P254

**TO: Rick Knowland --Senior Planner**  
**FROM: Jim Seymour – Development Review Coordinator, Sebago Technics, Inc.**  
**RE: Proposed Residential Building: 155-159 York Street**  
**DATE: February 20, 2004**

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Sebago Technics has reviewed the revised Site Plan application and supporting documentation for the proposed residential development located at 155-159 York Street in the City of Portland. We respectfully offer the following comments in outline format:

**1. Stormwater Management**

- A. No stormwater management plan was submitted, though the site is small in size in a high density building area. We recommend getting a letter of capacity/or approval from the City to connect drainage into the storm sewer. Stormwater calculations for the amount of runoff entering the catch basin/piped system shall be provided for the City to review with the appropriate proposed pipe size. Typically, the minimum pipe size is not less than 10 inches.
- B. A backflow prevention valve shall be installed on the downstream side of the drainage system of the floor drain from the lower levels of the building to suppress possible flow backups from the drainage system.
- C. The property along the east side of the property where the drainage infrastructure and pipe ties to the municipal system shall be preserved in a 10 foot drainage easement. Furthermore, the owner shall enter into a drainage maintenance agreement with the City for tying into the storm drain.

**2. Road Access/Circulation**

- A. Based on the plan, it appears that the proposed central aisle within the parking lot is 27.89 feet wide. The Ordinance requires a width of 24 feet for right-angle parking. This will be acceptable; however, the aisle could be reduced to 24 feet offering a wider area for a buffer on the western property line. If the wide aisle area is kept, where will cleared snow during winter periods be stored or how will it be removed?

- B. The existing driveway accessing the Guilford Court cut will require surfacing with pavement or appropriate stable surface from Park Street to the proposed site.
- C. The plan also indicates that a walkway will be provided from the rear of the building to the frontage on York Street. The dimensions, as well as type of surface and details, are needed.

### 3. Grading/Erosion Control

- A. In order to protect against the migration of floatables into the municipal stormwater system, the proposed catch basins on the project site shall have Casco traps installed.
- B. The plans do not indicate erosion control measures that will be employed during construction. Silt fence, silt sacs, and mulching should be considered.

### 4. General

- A. The buffering between the properties and this site has been shown on a plan, but no details of the species or types of plants have been provided. Please continue to coordinate with the planning staff on this issue.
- B. The proposed development will require a letter from the City of Portland, Public Works Department stating that there is sufficient capacity in the municipal sewer system to accommodate this development, as well as a letter from the Portland Water District for available water.

### 5. Details

Several details are needed, especially for the parking area, access lane, or where work will be conducted within the City right-of-way for York or Park Streets. Details of the curbing and sidewalks available from the City standards booklet are illegible.

- A. Details are needed for the catch basin, pipes and utility trenching.
- B. Details of timber rails, dumpster enclosure and lighting are needed.
- C. Details of the parking lot surface, access lane surface, sidewalks on private property, and curbing on the parking lot are needed.
- D. Details for landscaping, and erosion controls are also needed.

Overall, it appears that the development will have a positive impact on the surrounding neighborhood, but still more detailed site plan information is required under the Ordinances. We will leave it to the discretion of the staff to make recommendations for conditions. Please contact our office if you have any questions.

**From:** "Tom Errico" <terrico@wilbursmith.com>  
**To:** "Rick Knowland" <rwk@ci.portland.me.us>  
**Date:** Fri, Feb 13, 2004 4:05 PM  
**Subject:** 155-159 York Street

Rick--

I have conducted a review of the above project and offer the following comments:

a.. Guilford Court is narrow and any work specified by the proposed project should not negatively impact the width of the street. Accordingly, the proposed curb islands on either end of the driveway opening should be eliminated. I would suggest the applicant consider some type of barrier (wood guardrail may be an option) that clearly separates the parking lot from Guilford Court.

b.. It appears that vehicles currently park on the proposed site. An explanation should be provided that specifies who currently parks on the project site, whether there are any prior site approval conditions relative to the parked vehicles, and where will the displaced vehicles park.

Please call me if you have any questions or comments.

Thomas A. Errico, P.E.  
Senior Transportation Engineer  
Wilbur Smith Associates  
59 Middle Street  
Portland, Maine 04101  
(207) 871-1785  
(207) 871-5825 fax

**CC:** "Katherine Earley" <KAS@ci.portland.me.us>

**From:** Rick Knowland  
**To:** Internet:andy@portcityarch.com  
**Date:** Wed, Feb 11, 2004 2:46 PM  
**Subject:** 157 York Street

Andy and Bob, I distributed the updated plans to staff today. As review comments become available I will forward them to you accordingly. A few quick comments on the revised plan.

1. Decrease the width of the parking lot driveway from 27.89 feet to 24 feet. 24 feet is our standard driveway width. The remainder space (3.89 feet) can be split between the side yard landscaped buffers for the parking lot.
2. The footprint of the porches sticking out of the building footprint needs to be shown on the site plan.
3. Check out sec. 14-425 of the zoning ordinance. The newly revised section states "Any yard may be occupied by a one story entrance porch not enclosed, with or without a roof, if the area of the porch does not exceed 50 square feet nor the projection from the building exceed 6 feet."
4. The site plan should show the detail spec for the timber guard rail as well as the enclosed dumpster screen. It will need to have a solid screen on all 4 sides.
5. A subdivision recording plat will need to be prepared. See sec.14-496(b). The plat should indicate the number of dwellings proposed.
6. Site plan indicates post mounted lights. Indicate on plan where they will be located and mounting height, Submit catalog cut of the light fixture with specifications We will need photometric info superimposed on the plan depending on what you are proposing for a fixture. Fixtures should have a cutoff feature.
7. Aside from landscaping shown on the plan areas, ground cover material should be shown on the plan such as grass for lawn areas, blacktop for parking area, etc.

**CC:** Internet:backbayboundary@cs.com

**From:** Rick Knowland  
**To:** Internet:backbayboundary@cs.com  
**Date:** Tue, Feb 10, 2004 9:24 AM  
**Subject:** 157 York Street

Bob and Andy, A reminder about today's planning board workshop. It starts at 4:00 and you folks are first. The format is staff may give a few initial comments then its your opportunity to do a presentation. Planning Board will always have questions. Meeting is in room 209 of City Hall. I faxed to Andy the staff memo on this project which was sent to the planning board on this project.

We received one set of drawings (11 by 17) on Friday. As I mentioned before staff needs full size drawings to review. Depending on what input you get from the planning board today, it may or may not be necessary to revise the drawings. In any event, staff can't review the latest drawings unless we receive 7 full size drawings to review. Anyway see you this afternoon. Should you have any questions please give me a call.

**CC:** Internet:andy@portcityarch.com



**From:** Rick Knowland  
**To:** Internet:backbayboundary@cs.com  
**Date:** Wed, Jan 28, 2004 1:55 PM  
**Subject:** 157 York St.

Bob, At today's staff review meeting , additional comments were generated concerning 157 York Street.

1. There may be a need to pave Guildford Court.
2. Is parking allowed on Guildford Court? Do people park on Guildford Court?
3. Indicate the proposed front, side and rear building setbacks on the plan.
4. I was talking to the architect who indicated that the building elevations are in the process of being revised. Obviously the sooner we get the updated drawings the better.
5. We will need 11 inch by 17 inch reduced site plans (updated) by Thursday, February 4th for the planning packet.
6. It would be great to get updated site plans and architectural drawings by late Tuesday, February 3rd so we can review the plan in time for next wednesdays staff review meeting.
7. After the planning board workshop, don't forget about the neighborhood meeting requirement.

Should you have any questions, feel free to contact me. As other comments become available, I will contact you accordingly. Thanks.

**CC:** Internet:waynebarker@msn.com

**From:** Rick Knowland  
**To:** Internet:backbayboundary@cs.com  
**Date:** Mon, Jan 26, 2004 10:57 AM  
**Subject:** Fwd: 157 York St.

Bob, see attachment.

**From:** Rick Knowland  
**To:** Internet:waynebarker@msn.com  
**Date:** Mon, Jan 26, 2004 10:55 AM  
**Subject:** 157 York St.

Below are staff comments generated to date on the proposed 157 York St. multi-family development.

1. The parking lot layout is very tight. In urban neighborhoods parking layouts are often tight such as this. You will need to demonstrate that that the parking lot will work.
2. A landscaping plan will need to be submitted. There are opportunities to provide trees near the parking lot. For example, the remnant blacktop area between Guildford Court and the parking space closest to Guildford Court. The remnant blacktop area near contour 69. There is also the opportunity to add trees between the parking lot and the building. Opportunities for street trees in front along York Street should be reviewed within the sidewalk or in the front yard.
3. The parking lot needs a timberguard rail or fence so that parked cars stay within the property. Also to consider is potential ways to screen the parking lot from abutting property.
4. Submit photos with height measurements of the two abutting houses on York Street along with the setback distances between your building and the other two. This is important since sideyard setbacks are determined by sec. 14-139(2)(c)(3) (small lot development) . Calculate the required sideyard. Label the site plan with the appropriate setback. Also it is difficult to read the numbers on the building elevations submitted by Port City Architecture to determine height. Please submit a plan with clear numbers. What is the timeframe for removing the shed encroachment from the other house? The removal of this encroachment is critical for your project to be in compliance with the ordinance.
5. The existing driveway opening along York Street will need to be closed with granite curb and the sidewalk installed accordingly.  
The plan should reflect that.
6. Sec. 14-439 (2) (d) requires an exterior porch, deck, or balcony for each dwelling. The submitted plan has been reduced in size and I cannot determine what size the porches and patios are. Please submit the plans with the appropriate dimensions on each porch/patio. A reminder that the porch/patio must have a minimum depth of 6 feet and a minimum square footage of 48 square feet. The depth may be reduced to 5 feet provided that the square footage is increased to 60 square feet. Also indicate the material of the patios. It needs to be constructed of permanent materials such as concrete, brick or stone pavers.
7. Show the surrounding area buildings that have lot frontage on Guildford Court.
8. Show power to the building underground.
9. What is the timeframe for constructing the project?
10. Building elevation...Label the following on the plan. Indicate width of window trim and cornerboard trim. Projection of eave and rake. Width of cornice. What will be the materials used along the facade? One suggestion. Use a masonry material along the foundation level of the building.
10. This will project will require subdivision review. A subdivision recording plat will need to be submitted.

These are the staff comments generated to date. As other staff comments become available, I will forward them accordingly.

A reminder that a planning board workshop has been scheduled for Tuesday, Feb. 10th at 3:30pm in

room 209 of City Hall.

In terms of addressing these comments, of particular importance is item #4. It needs to be addressed in advance of the planning board workshop. This is an important zoning compliance issue.

Also please send a site plan and related materials asap to Jim Seymour, Sebago Technics, One Chabot Street, P.O. Box 1339, Westbrook, ME. 04098-1339. He is our engineering review consultant.

Should you have any questions on this email, please contact me.

**CC:** Sarah Hopkins

**From:** "WAYNE BARKER" <waynebarker@msn.com>  
**To:** "Rick Knowland " <RWK@portlandmaine.gov>  
**Date:** Thu, Jan 15, 2004 11:38 AM  
**Subject:** Re: Guilford Court(157 York ST)

Good Morning Rick. I guess you could send comments to Bob Greenlaw regarding site and utilities, to Port City regarding the building itself. Please send a copy of comments to me if possible. Thanks.

----- Original Message -----

From: Rick Knowland <mailto:RWK@portlandmaine.gov>  
To: waynebarker@msn.com<mailto:waynebarker@msn.com>  
Sent: Thursday, January 15, 2004 6:14 AM  
Subject: Re: Guilford Court(157 York ST)

Wayne, I will be emailing you by next week comments on the site plan. Should these comments be sent to you or your consultants?

>>> "WAYNE BARKER" <waynebarker@msn.com<mailto:waynebarker@msn.com>> 01/14 5:06 PM  
>>>

Dear Rick,

Sara Hopkins informed me that you have been assigned as Planner for our project. As you know we are on the agenda for first workshop on February 10th. I will fly back to attend the meeting. Bob Greenlaw of Back Bay Boundary and Andy Highland from Port City Architects will also be there. I look forward to working with you on our project. Feel free to e-mail anytime if you need any information. See you February 10th!

Sincerely,  
Wayne Barker

**From:** Jon Giles  
**To:** Penny Littell  
**Date:** Mon, Jan 12, 2004 10:11 AM  
**Subject:** Re: Guildford Court

Penny,

It seems to be private as I cannot seem to find that the City ever accepted it, nor can I find a recorded plan that dedicated it. Such a plan may exist but I won't find it without additional searching. How important is it?

Jon

>>> Penny Littell 01/09 1:59 PM >>>

Is this an accepted City Street? it is located parallell to York Street I believe. Thanks

**CC:** ejl, James Robbins, wgs

room 209 of City Hall.

In terms of addressing these comments, of particular importance is item #4. It needs to be addressed in advance of the planning board workshop. This is an important zoning compliance issue.

Also please send a site plan and related materials asap to Jim Seymour, Sebago Technics, One Chabot Street, P.O. Box 1339, Westbrook, ME. 04098-1339. He is our engineering review consultant.

Should you have any questions on this email, please contact me.

**CC:** Sarah Hopkins

Planning Department



Richard Knowland  
Senior Planner

CITY OF PORTLAND

2-11-04

Copies

given to J. Seymour

2-11-04 Muzic

JEFF,

PLANS FOR A CONDO PROJECT AT  
157 YORK ST. YOUR COMMENTS ON  
STREET TREES AND LANDSCAPING WOULD  
BE MOST APPRECIATED

THANKS

RK

Planning Department



Richard Knowland  
Senior Planner

CITY OF PORTLAND

2-11-04

TONY,

UPDATED PLANS FOR 157 YORK  
ST. PLAN NEEDS MORE WORK BUT  
YOUR COMMENTS ARE APPRECIATED

RK



design standards

park sec. 14-439(2)(d)

Need to demonstrate that you meet the open space requirements of sec. 1. The site plan needs to reflect the footprint of all the ✓ porches along the building. Also the dimensions of the <sup>all</sup> porches need to be shown (minimum zoning requirement is 6 ft by 8 ft). Would suggest these be shown on the site plan and floor plans of the building

The 13 ft by 37 ft <sup>alley</sup> easement. Who does it benefit it?

✓ pave Guilford Court

? ✓ 10 by 91 ft long drainage easement to the city... is in the packet

✓ PROPOSED LANDSCAPING - SPECIES, SIZE AND NUMBER NEED TO BE INDICATED

✓ SITE PLAN NOTES

✓ INDICATE MORE CLEARLY THE LOCATION AND FOOTPRINT OF THE BITUMINOUS SIDEWALK

h.o. a will need to be responsible for picking up trash and plan the road

✓ the sewer and water line on sheet # 2 does not connect into the building

✓ identify material fencing the dumpster Is it a solid screen? Indicate on the spec sheet

recording plat note: <sup>Homeowner Assoc.</sup> Homeowner Assoc. shall be responsible for trash removal and maintenance and snow plowing of Guilford Court. The City shall not provide any of these services.

written statement

✓ <sup>timber</sup> finished cabinetry

✓ wood timber guard rail looks but but what are the dimensions of the wood being used and its height. Please note on the spec. sheet

✓ Sheet 1 needs to be labeled as a "subdivision recording plat"

✓ On sheet 1, lower right hand corner the phrase "an 8-unit building" should be revised to "an 8-unit residential building"

✓ On sheet 1, the 11.0ft easterly setback notation is not clear

west 
$$\begin{array}{r} 20 \\ 30 \\ \hline 50 \\ 5 \overline{) 55} \\ \underline{10} \\ 18 \\ 30 \\ \hline 148 \end{array}$$
 ✓ You have previously submitted photos documenting the height of the two adjacent houses. Please submit the calculation of the <sup>adjacent</sup> height of the buildings and the proposed building height and demonstrate that the proposed building meets the side yard setback of sec. 14-139(2)(c)(3)

✓ If sheet 1 is the <sup>subdivision</sup> recording plan, then the access easement needs to be shown on the plan

✓ Assuming sheet 2 and 3, are not the subdivision recording plan, the reference to the registry of deeds (lower left hand corner) should be removed

✓ On sheet 1, the 2 "A" boxes in the sidewalk are not needed

✓ Kondo doc / homeowners asso

✓ pour Certificate

✓ light fixture

## SITE PLAN AND SUBDIVISION NOTES

Listed below are notes typically required on all site plans. These notes are listed in an effort to assist the applicant in preparing a site plan. This list is intended to supplement but not substitute the specific submission requirements of the site plan, subdivision, and other ordinances. The specific submission requirements are found in each ordinance and should be reviewed carefully by the applicant. Please note that different sites and developments may pose different site plan issues which affect the content of a site plan submission.



Landscaping shall meet the "Arboricultural Specifications and Standards of Practice and Landscape Guidelines" of the City of Portland Technical and Design Standards and Guidelines.



The entire site shall be developed and/or maintained as depicted on the site plan. Approval of the Planning Authority or Planning Board shall be required for any alteration to or deviation from the approved site plan, including, without limitation: topography; drainage; landscaping; retention of wooded or lawn areas; access; size, location, and surfacing of parking areas; and location and size of buildings.



All powerline utilities shall be underground.



Sidewalks and curbing shall be designed and built with tip down ramps at all street corners, crosswalks and driveways in conformance with the City of Portland Technical and Design Standards and Guidelines.



All erosion and sediment control measures shall be designed in accordance with Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices published by the Cumberland County Soil and Water Conservation District and Maine Department of Environmental Protection, March 1991 or latest edition. [Note: the site plan should specify the erosion control device to be employed (silt fence, hay bale, etc.) as well as their location.]



All erosion control measures shall be installed prior to any site excavation or regrading.



All disturbed areas on the site not covered by buildings or paved areas shall be stabilized with loam and seed or other methods as required by Best Management Practices [see above.]



Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representative. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.



Existing vegetation shall be conserved in areas shown on this site. Fencing or other protective barriers shall be erected outside the drip-line of individual, groupings of trees designated for preservation prior to the onset of construction. Regrading shall not take place within the drip-line of trees designated for preservation. No storage or construction materials shall be permitted within the drip-line of trees to be preserved.

[For subdivisions]



A minimum of two trees per lot shall be conserved or planted in the front yard of each lot meeting the City of Portland's Arboricultural Specification and Standard of Practice and Landscape Design Guidelines. Developer may contract for the placement of landscaping, but shall remain ultimately liable to the City of Portland for financial obligation for compliance with City ordinances and approvals. Such financial obligation shall be neither transferrable nor waivable by the developer.

[For Single Family Lots]



A minimum of two trees per lot shall be conserved or planted in the front yard of each lot meeting the City of Portland's Arboricultural Specification and Standard of Practice and Landscape Design.

**From:** "WAYNE BARKER" <waynebarker@msn.com>  
**To:** "Rick Knowland " <RWK@portlandmaine.gov>  
**Date:** Thu, Jul 8, 2004 8:51 AM  
**Subject:** Re: Guilford Court

That is great! I will get that LOC to you right away. Bob Greenlaw said he knows what items are missing and will speak with you today to clear it up. Thanks again, wayne

----- Original Message -----

From: Rick Knowland <mailto:RWK@portlandmaine.gov>  
To: waynebarker@msn.com<mailto:waynebarker@msn.com>  
Sent: Thursday, July 08, 2004 5:48 AM  
Subject: Re: Guilford Court

Wayne, Jay Reynolds signed-off on the performance guarantee amount that you submitted.

>>> "WAYNE BARKER" <waynebarker@msn.com<mailto:waynebarker@msn.com>> 07/07 6:48 PM  
>>>

Rick, I don't get it. Bob Greenlaw did a lot of work to satisfy the comments by James Seymour. The mylar will be printed as soon as we know there are no changes to add. I can hand deliver that to you at any time.

Please let me know what items are missing from the final site plans so I can get them corrected ASAP.

----- Original Message -----

From: Rick Knowland <mailto:RWK@portlandmaine.gov<mailto:RWK@portlandmaine.gov>>  
To:  
waynebarker@msn.com<mailto:waynebarker@msn.com<mailto:waynebarker@msn.com<mailto:waynebarker@msn.com>>>  
Cc:  
backbayboundary@cs.com<mailto:backbayboundary@cs.com<mailto:backbayboundary@cs.com<mailto:backbayboundary@cs.com>>>  
Sent: Wednesday, July 07, 2004 9:49 AM  
Subject: Guilford Court

Wayne, Except for the homeowners association documents, none of the conditions of approval in the planning board approval letter have been addressed on the submitted site plan. Also we have not received a subdivision recording plat milar. It will need to be signed by the planning board but a number of the conditions of approval need to be referenced on the subdivision plan.



03P254

TO: Rick Knowland –Senior Planner  
FROM: Jim Seymour – Development Review Coordinator, Sebago Technics, Inc.  
RE: Proposed Residential Building: 155-159 York Street  
DATE: April 9, 2004

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Sebago Technics has reviewed the 2<sup>nd</sup> revised Site Plan application and supporting documentation for the proposed residential development located at 155-159 York Street in the City of Portland. We respectfully offer the following our responses in bold italics and in outline format:

1. Stormwater Management

- A. No stormwater management plan was submitted, though the site is small in size in a high density building area. We recommend getting a letter of capacity/or approval from the City to connect drainage into the storm sewer. Stormwater calculations for the amount of runoff entering the catch basin/piped system shall be provided for the City to review with the appropriate proposed pipe size. Typically, the minimum pipe size is not less than 10 inches. *The submittal includes again one proposed stormwater calculation, using old values for the 25yr storm, and does not compare pre-development against post development. As stated earlier our concern is not so much the amount of runoff as it with Public Works approving the increase within the existing storm system. A letter signing off on the increase should be obtained. All of the required storm events (2,10, & 25 yr) calculations and report shall be prepared and stamped by a registered Professional Engineer. Furthermore, did the calculations account for the area of Gullford Court? The area shall be included, though no increase change in runoff rate is anticipated*
- B. A backflow prevention valve shall be installed on the downstream side of the drainage system of the floor drain from the lower levels of the building to suppress possible flow backups from the drainage system. *Acceptable*
- C. The property along the east side of the property where the drainage infrastructure and pipe ties to the municipal system shall be preserved in a 10 foot drainage easement. , Furthermore, the owner shall enter into a drainage maintenance agreement with the City for tying into the storm drain. *Acceptable if approved by Legal Counsel.*



155-159 York Street

-2-

April 9, 2004

## 2. Road Access/Circulation

- A. Based on the plan, it appears that the proposed central aisle within the parking lot is 27.89 feet wide. The Ordinance requires a width of 24 feet for right-angle parking. This will be acceptable; however, the aisle could be reduced to 24 feet offering a wider area for a buffer on the western property line. If the wide aisle area is kept, where will cleared snow during winter periods be stored or how will it be removed? *Acceptable*
- B. The existing driveway accessing the Guilford Court cut will require surfacing with pavement or appropriate stable surface from Park Street to the proposed site. *The surfacing on Guilford Court has been shown to be pavement and a detail included. Grading of the Court should show all grading from York Street to the property access, to assure no drainage will be channeled, directed, and discharged onto private property and create flooding, ponding or other negative impact.*
- C. The plan also indicates that a walkway will be provided from the rear of the building to the frontage on York Street. The dimensions, as well as type of surface and details, are needed. *The details have been added.*

## 3. Grading/Erosion Control

- A. In order to protect against the migration of floatables into the municipal stormwater system, the proposed catch basins on the project site shall have Casco traps installed. *Acceptable*
- B. The plans do not indicate erosion control measures that will be employed during construction. Silt fence, silt sacs, and mulching should be considered. *Acceptable*

## 4. General

- A. The buffering between the properties and this site has been shown on a plan, but no details of the species or types of plants have been provided. Please continue to coordinate with the planning staff on this issue. *To be reviewed by the City Arborist*
- B. The proposed development will require a letter from the City of Portland, Public Works Department stating that there is sufficient capacity in the municipal sewer system to accommodate this development, as well as a letter from the Portland Water District for available water. *A letter should be acquired prior to final plan approval shall be obtained from the Water District.*



April 9, 2004

155-159 York Street

-3-

## 5. Details

Several details are needed, especially for the parking area, access lane, or where work will be conducted within the City right-of-way for York or Park Streets. Details of the curbing and sidewalks available from the City standards booklet are illegible.

- A. Details are needed for the catch basin, pipes and utility trenching.
- B. Details of timber rails, dumpster enclosure and lighting are needed.
- C. Details of the parking lot surface, access lane surface, sidewalks on private property, and curbing on the parking lot are needed.
- D. Details for landscaping, and erosion controls are also needed.

*Overall the plans include several of the details though the particulars of utility depths still need some clarification.*

*Overall, it appears that the development will have a positive impact on the surrounding neighborhood, but still some minor construction detail revisions are needed and a full stormwater calculation in accordance with the Subdivision and Technical Standards, shall be submitted to document the runoff generated on site and that impacts the City drain system. These appear minor in nature but should be cleaned up prior to construction. We will leave it to the discretion of the staff to make recommendations for conditions. Please contact our office if you have any questions.*

JRS:jrs/jc

**From:** Anthony Lombardo  
**To:** Rick Knowland  
**Date:** Tue, Apr 13, 2004 10:17 AM  
**Subject:** Re: Guilford Court

Yes.

>>> Rick Knowland 4/13/2004 8:27:41 AM >>>

Tony, Thanks for getting back to me. Did the revised plan address those concerns?

>>> Anthony Lombardo 04/13 7:11 AM >>>

I don't have any concerns other than what I have previously written in "urban insight".

>>> Rick Knowland 4/12/2004 3:39:43 PM >>>

Tony, Have you had a chance to look at the revised Guilford Court plan? It's going to the planning board tomorrow night for public hearing. Jim Seymour had indicated in a a concern that the amount of stormwater going into the York St. storm drain be documented and that Public Works sign off on this issue. Anyway if you do have some comments that would be great. Thanks.

**CC:** Eric Labelle

**PLANNING BOARD REPORT #9-04**

**GUILFORD COURT RESIDENTIAL DEVELOPMENT  
VICINITY OF 157 YORK STREET  
WAYNE BARKER & TASHA VOSBURGH, APPLICANTS**

Submitted to:  
Portland Planning Board  
Portland, Maine

Submitted by:  
Rick Knowland, Senior Planner

April 13, 2004

## I. INTRODUCTION

A public hearing has been scheduled to consider an 8 unit multi-family development proposed by Wayne Barker in the vicinity of 157 York Street. The name of the development is Guilford Court. Vehicle access to the site is from Guilford Court. This development will be reviewed under the R-6 small lot infill zoning provisions. Site plan and subdivision review are required. The site plans, building elevations and background information are shown on Attachments A, B and C.

Public notice of this public hearing consisted of notices sent to 239 surrounding property owners and an agenda advertisement in the Portland Press Herald.

## II. FINDINGS OF FACTS

Land area:	9,815 sq. ft.
Zone:	R-6
Proposed use:	8 residential units
Existing use:	Vacant land with an accessory garage
Parking spaces:	10
Building footprint:	3,226 sq. ft. (64 feet x 49 feet)

### Site

The development site is located in the vicinity of 157 York Street. The site is vacant except for an existing one-story garage near York Street that will be removed from the site. There is also an encroachment of a shed on the property. The shed, which is attached to the residence at 161 York Street, will also be removed from the site according to the applicant. The owner of 161 York Street sold the property to the applicant and retained a 13 ft. by 57 ft. access easement on the development site.

### Proposed Development

The applicant proposes an eight unit multi-family development. The building is three stories high. Condominium units are proposed on the second and third floors of the building, with four rental apartments on the first floor. The building is set back about 5 feet from York Street. Proposed parking is located to the rear of the site with access from Guilford Court and Park Street.

### R-6 Small Lot Infill Zoning Standards

The R-6 small lot zoning standards were enacted by the City Council on November 18, 2003. Below is a summary of some key provisions related to this project.

Parking Spaces: 10 spaces proposed, zoning requires 8

Open Space: All 8 dwellings are planned to have porches per zoning requirements. The porches will have a minimum dimension of 6 ft. by 8 ft. as required by the ordinance.

Side Yards: The site plan shows an 11 ft. side yard (easterly) and a 14-foot side yard (westerly). Side yards in the small lot R-6 zoning provisions are calculated by adding the sum of the new building height and the existing adjacent building divided by 5. The minimum side yard is calculated between buildings, not property lines. The side yard for both sides of the building is 10 feet according to the plan. Documentation on side yard calculations for this site is shown starting on Attachment C-17.

*talk in more detail*

The site plan shows 2 porches on the westerly side of the building. Under section 14-425 “entrance porches” may encroach within a side yard if they do not exceed 50 sq. ft. or project 6 feet from the building. One of the porches does not have steps therefore it is questionable whether it qualifies under this provision. The applicant is willing to add steps to address the standard.

Unfortunately the Zoning Administrator was on vacation last week and did not review the latest plans. Staff will review the calculation of side yards and the “entrance porch” issues with the Zoning Administrator prior to Tuesday’s public hearing.

### III. STAFF REVIEW

This development was reviewed by staff for compliance with the applicable review standards of the site plan and subdivision ordinances.

#### A. SITE PLAN REVIEW

##### 1/2. Traffic

Vehicle access to the site will be from Guilford Court, a private right-of-way. Guilford Court is around 200 ft. long and connects into Park Street. Guilford Court is only about 14 ft. wide but appears workable as the driveway for the development. It has a gravel surface. Three other properties use Guilford Court for their access.

Proposed parking is located between the rear of the building and Guilford Court. Ten spaces are proposed in a double loaded configuration. A dumpster pad has been located within the parking lot.



The parking lot will be paved. Guilford Court has an existing gravel surface. At the recommendation of staff, the applicant has revised the plan to show a paved surface for Guilford Court. Generally the planning board requires that all parking lots and driveways be paved. At the writing of this report, we have received one communication from an abutter objecting to the driveway being paved.

existing driveway used for parking

The plan indicates that an existing driveway on York Street will be decreased in width. Granite curb will be installed and a brick sidewalk will be repaired with a tip down. The driveway has not been totally closed because of the presence of a 13 ft. by 57 ft. access easement benefiting the adjacent westerly residence. The recording plat describes this as an access easement. The deed describes this as a "driveway" (Attachment C-16). The easement will therefore function as parking although it is not shown as such on the plan. The plan does not indicate a surface treatment (gravel, black top) for the parking area. This should be clarified by the applicant.

Tom Errico, Traffic Review Consultant, has reviewed the site plan and finds it acceptable.

3. Bulk, location height and proposed uses will not cause health and safety problems

The proposed 3 story residential building (33 feet high) is adjacent to a 2 story (22 feet high) and a 2 story (18 feet high) building. The proposed building meets the R-6 small lot zoning side yard requirements (10 feet). There are no known health or safety problems associated with this building or use.

4. The bulk, location and height of the proposed building minimize any substantial diminution in the value or utility to neighboring structures

There are no known factors in the proposal that would cause substantial diminution in the value or utility to neighboring structures. The building height, bulk and setbacks are consistent with other buildings found in the surrounding area.

5. Sewers, Storm Drains, Water and Solid Waste

Water service will be provided by extending an existing water main in Guilford Court to the site. A letter from the Portland Water District indicates, "There should be an adequate supply of clean and healthy water to serve the needs of the 8 unit building (see Attachment D-1).

Sanitary sewer service will be provided by an existing 36-inch sewer pipe in York Street. Public Works indicates the sewer line has adequate capacity to transport sanitary waste associated with this project. Public Works also indicates that there is adequate capacity at the Portland Water District Marginal Way facility to treat the anticipated waste from this project (see Attachment D-2).

A catch basin will capture storm water within the parking lot. The storm water will be piped to an existing storm drain in York Street. *drainage easement along the easterly property line*

Solid waste disposal will be the responsibility of the Homeowners Association. A dumpster will be located in the parking lot.

Electric power will be underground on the site and will be served from Guilford Court.

#### 6/7. Landscaping

The landscaping plan includes street trees, plantings along the parking lot and the adjacent buildings (see Attachment A-4).

The landscaping plan includes the following:

- Two street trees within the York Street sidewalk
- A 5 ft. buffer along both side yards of the parking lot will be planted with a total of 6 shade trees along with 36 shrubs, such as Bayberry, V. Burnams or Lilacs.
- Along the side yards of the building, a total of 30 shrubs will be planted along with 1 shade tree and 1 landscape tree.
- Between the building and the parking lot, 6 landscape trees are proposed along with 9 shrubs.
- A dumpster within the parking lot will be enclosed by a solid wood fence along all 4 sides.
- A wood timber guardrail will be placed along the easterly and westerly sides of the parking lot and along Guilford Court.

There is no significant vegetation on the site to preserve.

#### 8. Soil and Drainage

A stormwater management report report along with stormwater calculations has been submitted (Attachment E). Drainage issues on the site are addressed by the placement of a catch basin within the parking lot that will be connected into the York Street storm drain. A drainage easement is shown on the plan running from the catch basin to the edge of the York Street right-of-way.

An unsigned drainage maintenance agreement has been submitted for the drainage easement. Upon review and approval by Corporation Counsel, it will need to be signed.



Comments from Public Works include the need to delineate the limits of excavation for constructing the storm drain within the City right-of-way on the plans. Other information requested include details on the size of the proposed underdrain and material composition. The applicant has revised the plan and we are awaiting comments from Public Works in this regard.

Ground surface areas not having pavement or building will be stabilized with loam and seeded.

As discussed on page 3 (traffic section), the access easement will likely be used for parking by the adjacent property owner although the surface treatment (gravel, black top) is not shown. To avoid potential sedimentation issues, the driveway surface material should be clarified.

Comments from Jim Seymour, Development Review Coordinator, are shown on Attachment G. This memo does not reflect the updated site plan that was submitted this week.

9. Exterior Lighting

Three lighting fixtures will be mounted on the building (see Attachment H-1). The fixture is non-glaring and has a down cut-off feature. Apparently low level landscape lighting will be used for walkways and portions of the parking lot (see Attachment H-4).

10. Fire

Lt. Gaylen McDougall of the Fire Department has reviewed the site plan and finds the plan acceptable.

11. Infrastructure

The proposed development is designed so as to be consistent with off premise infrastructure, existing or planned by the City.

12. Natural Resources

The site is located in an urban location and is void of any significant natural features or resources.

13. Groundwater

Public water and sewer serve the site. Groundwater resources are not an issue on this site.



14. Multi-Family Standards

*Building facade  
was revised under  
the R-6 Design  
Principles and Standards*

The design of the building fits in well with its surroundings. See building elevations (Attachment B). The two large gables along York Street break up the long expanse of the roof line. A pronounced main entry, plenty of windows, porches, trim (for windows, doors and corner boards) provides a visually interesting façade that is well articulated. The plan indicates the façade will have an exterior of WD clapboards. The York Street side foundation will have a brick base foundation while the remaining sides will be concrete.

a. FAÇADE DESIGN

The architectural style, façade materials, roof pitch, building form and height has been designed to compliment the nearest residential neighborhood.

b. RELATIONSHIP TO PUBLIC STREET

The building respects the existing relationship of buildings to the street by having an orientation to York Street, a front porch and by planting two street trees within the sidewalk.

c. OPEN SPACE

Open space includes porches for each dwelling and the lawn yard spaces on the site.

d. WINDOWS AND STORAGE

The building design has an extensive number of windows to enhance air and light for residents. There is ample storage area in the basement.

e. LANDSCAPED PARKING AREA

The parking lot will be landscaped along the perimeter to provide adequate screening and buffering from adjacent properties (see Attachment A-4). A wood guardrail will also be placed along the perimeter.

B. SUBDIVISION REVIEW

1. Water or Air Pollution

There are no known water or air pollution issues associated with this project.

2 / 3. Water

The Portland Water District indicates there is adequate capacity in the Guilford Court water main to serve this project (see Attachment D-1).

4. Soil Erosion

See site plan standard.

5. Traffic

See site plan standard 1/2.

6. Sanitary Waste/Storm Water

See site plan standards 5 and 8.

7. Solid Waste/ Sewage

See site plan standards 5 and 8.

8. Scenic, natural beauty, aesthetic, historic sites

The site is an urban location on a vacant site void of any significant natural features or resources. The site is not located in a historic district.

9. Comprehensive Plan

The project is in conformance with the City's Comprehensive Plan.

10. Financial and Technical Capacity

Information on financial capacity is shown on Attachment I.

11. Groundwater

The development is served by public water and sewer. It will not adversely affect the quality or quantity of groundwater.

12. Flood-Prone

The site is not located within a flood-prone area.

13. Wetlands

The site is not located within a wetland area.

#### IV. OTHER REVIEWS

Although the R-6 Design Principles and Standards have not been enacted yet (it will be an agenda item for Tuesday's public hearing), staff compared the design standards to the proposed design and we found that this project passed the standards. This review has been summarized on Attachment K.

Homeowners association documents have not been submitted. These will need to be reviewed by Corporation Counsel.

As discussed on page 3, the Zoning Administrator was on vacation last week and was unable to review the plans submitted last week. Prior to the public hearing, we will review potential side yard issues with the Zoning Administrator prior to the public hearing.

GO  
OWN  
PASS OUT  
SAGGER

#### V. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report #9-04, the Board finds:

1. That the plan is in conformance with the Site Plan Ordinance of the Land Use Code.

Potential Conditions of Approval:

- i. That an executed drainage maintenance agreement for the development shall be submitted to Corporation Counsel for review and approval;
  - ii. ~~That the plan be revised for review and approval reflecting the comments of Public Works;~~
  - iii. That the plan be revised for review and approval reflecting the comments of James Seymour, Development Review Coordinator.
2. That the plan is in conformance with the Subdivision Ordinance of the Land Use Code.
    - i. That homeowners association documents for the development shall be submitted to Corporation Counsel for review and approval.

That the plans be revised reflecting the appropriate <sup>zoning</sup> side yard requirement.

That the site plan be revised for <sup>plan</sup> staff review and approval reflecting a <sup>plan</sup> paved surface for <sup>the</sup> York Street driveway and lawn and <sup>area</sup> for the balance of the access easement.

Attachments

- A. Site Plan
- B. Building Elevations
- C. Background Information
- D. Letters from Utilities
- E. Stormwater Management Report
- F. Letter from Development Review Coordinator
- G. Drainage Maintenance Agreement
- H. Lighting
- I. Financial Capacity
- J. Neighborhood Meeting
- K. Design Principles and Standards Review for Guilford Court

V. MOTIONS FOR THE BOARD TO CONSIDER Rev. April 13, 2004

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report #9-04, the Board finds:

1. That the plan is in conformance with the Site Plan Ordinance of the Land Use Code.

Potential Conditions of Approval:

- i. That an executed drainage maintenance agreement for the development shall be submitted to Corporation Counsel for review and approval;
- ii. That the plan be revised reflecting the appropriate zoning side yard requirements.
- iii. That the plan be revised for review and approval reflecting the comments of James Seymour, Development Review Coordinator.
- iv. That the site plan be revised for Planning Staff review and approval reflecting a paved surface for the York Street driveway and a surface treatment of loam and seed for the balance of the <sup>driveway</sup> access easement.

J-0  
passed

v

9. allow shall be revised that it is a driveway easement  
reflect

to a depth of  
2 ft

2. That the plan is in conformance with the Subdivision Ordinance of the Land Use Code.

J-0  
passed

That homeowners association documents for the development shall be submitted to Corporation Counsel for review and approval.

**V. MOTIONS FOR THE BOARD TO CONSIDER**      **Rev. April 13, 2004**

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report #9-04, the Board finds:

1. That the plan is in conformance with the Site Plan Ordinance of the Land Use Code.

Potential Conditions of Approval:

- i. That an executed drainage maintenance agreement for the development shall be submitted to Corporation Counsel for review and approval;
- ii. That the plan be revised reflecting the appropriate zoning side yard requirements.
- iii. That the plan be revised for review and approval reflecting the comments of James Seymour, Development Review Coordinator.
- iv. That the site plan be revised for Planning Staff review and approval reflecting a paved surface for the York Street driveway and a surface treatment of loam and seed for the balance of the access easement.

2. That the plan is in conformance with the Subdivision Ordinance of the Land Use Code.

- i. That homeowners association documents for the development shall be submitted to Corporation Counsel for review and approval.

*2-12-04  
12:41  
PBR*





## City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development: 157 YORK ST		Zone: R-6
Total Square Footage of Proposed Structure: 9945 sq'		Square Footage of Lot: 984.5 sq'
Tax Assessor's Chart, Block & Lot: Chart# 44 Block# B Lot# 5		Property owner's mailing address: 34 PARK ST PORTLAND, ME 04101
		Telephone #: 207-775-1892 480-671-5229 480-229-7396
Consultant/Agent, mailing address, phone # & contact person: BACK BAY BOUNDARY, INC. 65 NEWBURY ST PORTLAND, ME 04101 BOB GREENLAW 207-774-2855		Applicant's name, mailing address, telephone #/Fax#/Pager#: WAYNE BARKER 34 PARK ST PORTLAND, ME 04101 207-775-1892 480-671-5229 480-229-7396 (cell)
		Project name: GUILFORD COURT
<p><b>Proposed Development (check all that apply)</b></p> <p><input checked="" type="checkbox"/> New Building    <input type="checkbox"/> Building Addition    <input type="checkbox"/> Change of Use    <input checked="" type="checkbox"/> Residential    <input type="checkbox"/> Office    <input type="checkbox"/> Retail</p> <p><input type="checkbox"/> Manufacturing    <input type="checkbox"/> Warehouse/Distribution    <input type="checkbox"/> Parking lot</p> <p><input checked="" type="checkbox"/> Subdivision (\$500.00) + amount of lots <input checked="" type="checkbox"/> (\$25.00 per lot) \$ 2000</p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00)    <input type="checkbox"/> Stormwater Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p> <p><b>Major Development (more than 10,000 sq. ft.)</b></p> <p><input checked="" type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p><b>Minor Site Plan Review</b></p> <p><input type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p><b>Plan Amendments</b></p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p>		
- Please see next page -		



Who billing will be sent to: (Company, Contact Person, Address, Phone #)

WAYNE BARKER  
 34 PARK ST  
 PORTLAND, ME 04101  
 207-775-1892  
 480-671-5229

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

**Amendment to Plans:** Amendment applications should include 6 separate packets of the above (a, b, & c)  
**ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM**

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11)  
 you may also visit the web site: [ci.portland.me.us](http://ci.portland.me.us) chapter 14

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 Code Official'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.

Signature of applicant:



Date: 11-25-03

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

**BACK BAY BOUNDARY, INC.**  
LAND SURVEYING

November 25, 2003

Planning Department  
City of Portland, Maine  
389 Congress Street  
Portland, Maine 04101

Written Statement concerning the proposed *Guilford Court*

Guilford Court is a proposed 8 unit multifamily residential dwelling. The proposed dwelling is being designed to reflect the purpose of the current and new R-6 zone. By offering a combination of condominiums and one-bedroom rental apartments, Guilford Court will not only preserve the residential character of the abutting lots but will also try to extend the charm and character of the Park Street neighborhood to York Street.

The current owner of the site, Wayne Barker, acquired the site in July 1997. Described in a Quit Claim Deed recorded in the Cumberland County Registry of Deeds in Book 13221, Page 193, currently this 9814. 5 square foot lot is a mostly vacant lot with two addresses. The "front" of the site is located at 157-159 York Street; the "rear" of the site is located at 12-14 Guilford Court.

The site is currently occupied by an unused shed and unused garage. A shed encroaching from the abutting property to the West also encumbers the site as well as a 13-foot by 57-foot access easement benefiting the same parcel.

The current proposal for the site will include the removal of the encroaching shed, the used shed and garage. This will be followed with the construction of a 49' by 69'-3", 3 story wood frame building and a 9-space paved parking lot. The dwelling is currently being considered to consist of 4-two bedroom condominium units on the upper two floors with 4-one bedroom rental units on the first floor. The basement of the proposed dwelling will be the location of the service units and a laundry area. An on-site solid waste receptacle will be located in the proposed parking lot. Current plans call for fencing to screen the receptacle.

As the site is currently comprised of what appears to be a combination of fill and natural soil, an exact makeup of solid waste is difficult to predict at this time. It is estimated that an approximate 700 cubic yards of fill will be removed from the site during the excavation of the foundation hole and parking lot. This fill will be removed and sold to an offsite location.

Site work to prepare the site will consist of the demolition of the previously mentioned buildings and general grubbing to clear the site. As shown on the attached plans adequate utilities are present around the site to minimize disturbance to York Street. As a result of the reconstruction of York Street during the building of the Casco Bay Bridge, a 1-inch copper water line and 4-inch P.V.C. sewer pipe were stubbed out on the York Street side of the site. York Street also contains a 12-inch Type C storm water under drain, a 10-inch natural gas line and a 4-foot by 3-foot sewer main. All of these utilities will be utilized for this project. Utilities located in and on Guilford Court will also be utilized. These utilities include the extension of a 2-1/4 inch water main to the site and the installation of an underground electric line from the existing utility pole as shown on the attached plans.

As the site currently handles all the storm water by containment and absorption the same method will be employed to address any storm water concerns. A catch basin will be installed in the down slope corner of the parking lot to direct storm water to an under drain tied directly into the 12-inch under drain installed in York Street. The remaining storm water will be absorbed in the side yard plantings.

Sewer effluent will be directed off-site via the previously mentioned sewer stub already installed in York Street.

The project is expected to be completed one year from the issuance of building permits.

Regulatory approvals are only expected from City of Portland departments. No State of Maine permits are expected with this project. As access to the site is requested on Guilford Court no State Highways will be accessed. The Portland Water District has provided a letter of capacity for water use. The nearest fire hydrant is plotted on the plans. A fire suppression system is proposed for the dwelling. Fire Marshall, Department of Public Works and Bay State Gas Works letters of capacity are still pending.

Final landscaping will be completed according to City of Portland technical standards. Final selections of plant types will be made prior to the final Planning Board meeting. Arborvitaes and select hardwoods are planned as screening for both abutters.

Respectfully Submitted,

Robert T. Greenlaw, PLS  
Back Bay Boundary, Inc.

**BACK BAY BOUNDARY, INC.**  
Land Surveying

March 22, 2004

Mr. Alex Jaegerman  
Director of Planning  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Subject Project:     Guilford Court  
                          A Planned Condominium  
                          157 York Street  
                          Site Plan Submission

Dear Mr. Jaegerman:

Tasha Voseburgh and Wayne Barker have retained the professional services of Back Bay Boundary, Inc. and Port City Architecture to prepare the necessary documents and plans for the construction of a mixed residential/condominium 8 unit multi-family dwelling. The proposed dwelling is located at 157 York Street Portland, Maine. The project's design professionals have appreciated the staff comments after the initial Planning Board workshop on February 10, 2004, this package includes information previously submitted on February 10th 2004, as well as changes and additions to the plans in response to the staff review comments. Revisions to the plans are described in the Comment/Response letter appended to this document.

## EXISTING CONDITIONS

### Description of Development Site

The project site is located on Map 44, Block B Lot 5 as shown on the City of Portland' Assessors Map. A site map depicting the location of the project as it is situated in the City's "West End" is included in this package. This project has been designed within the City of Portland Small Residential Lot Development guidelines and hopes to be an example of what the City had in mind when it developed its guidelines.

The site has 73.75 feet of frontage on York Street and 74.25 feet of frontage on Guilford Court , which is currently the means of access to the site. The site comprises 9814.5 square feet of privately owned property. Photos depicting the conditions of the site are included in this package as well as the existing conditions being shown on the included plan. The project site currently includes

## BACK BAY BOUNDARY, INC.

### Land Surveying

an approximately 396 square foot garage and an encroaching shed on the west side of the parcel, both which are in the process of being removed.

The site is also made up of previously disturbed small growth brush areas as well as gravel parking areas for a few automobiles. Abutting land uses include:

- ◇ North - Guilford Court - Guilford Court, parking areas and multi-level, multi-family residential units.
- ◇ West- York Street- Multi family and single-family residential units.
- ◇ South- York Street- York Street
- ◇ East- York Street and Guilford CT. Multi-family residential units.

Wayne Barker currently owns this parcel. Deeds and information relative to the applicant's interest in the site have been previously submitted and are included in this document.

### SITE TOPOGRAPHY AND SUPERFICIAL FEATURES

The site currently slopes from Guilford Court to York Street in a fairly uniform fashion, with the previously mentioned garage near the southwest corner of the site. The slope average is approximately 7% towards York Street stopping at a 4 foot high concrete wall at the back of the brick sidewalk on York Street. Concrete and stone walls line half the site on the East side as well as chainlink fences on both sides.

No wetlands or special soils were found on the site. Based on FEMA maps no floodplains are located within the confines of the property.

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PROJECT DESCRIPTION

Tasha Voseburgh and Wayne Barker are proposing to construct a 3197 Sq. Ft. Footprint, 3 story, structure with the following components:

- ◇ 4- 780 Sq.Ft. 1 bedroom rental apartments on the first floor.
- ◇ 2 - 1568 Sq. Ft. 2 bedroom condominiums on the second floor.
- ◇ 2- 1568 Sq. Ft. 3 bedroom condominiums on the third floor.

The design of the site respects the new Small Residential Lot Development guidelines in respect to its setbacks for the new building. The front setback will be 5.33 feet from the streetline of York Street. The side setback on the West side of the lot was calculated under the new guidelines to be 14 feet from the existing two story building on the abutting lot. The side setback on the East side of lot was calculated to be 11 feet from the existing 2 story building on the abutting lot. The rear setback line from Guilford Court was established at 25 feet. The area of the site currently being used as guest parking for guests of Tasha Voseburgh and Wayne Barker will be rehabilitated into a paved parking area for 9 automobiles. One parking space was eliminated to accommodate a completely enclosed dumpster area as indicated on the revised plans.

Access to the site for automobiles will be entirely from Guilford Court. The staff recommendation is to pave Guilford Court from the driveway into the site all the way to Park Street. Public comment at the neighborhood meeting did not support this idea. It is wish of the owners to appease both the city and the neighborhood both during and after the development of this site. It is their wish to receive guidance from the city staff in this matter.

Excess parking for guests of the proposed building will be accommodated in the fashion that is currently utilized by a majority of the abutting properties, in that it will be found minimally on Guilford Court, Park Street and surrounding city streets.

Snow storage will be accommodated on site per the technical standards of the City of Portland. A snow storage area in excess of 5+ feet wide is proposed behind the curbing of the proposed parking lot as is shown on the accompanying plans. Any excess snow as a result of unusual snowstorm events will be removed from the site to preserve the number and configuration of the parking spaces. With the sites proximity to the downtown area of Portland, parking issues are expected to be kept to a minimum.

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BUILDING ARCHITECTURE

The proposed three-story building houses eight residential units; four of which are apartments and four are condominiums. The buildings façade has been designed to keep in context with the traditional style of New England. The building materials of brick, clapboards and asphalt shingles were used in keeping with the historical patterns found in Maine. Painted pilasters and trim boards are used to break the façade for a transition to a patio with painted wood railings and balusters. The use of double hung windows and six panel wood doors give the building a residential feeling. The proposed elevations for the structure are included with this package.

ZONING

The property is currently zoned as R-6, Residential Zone. Mixed Multi-family buildings are permitted in this zone. While this is the underlying zone the property is designed under the Small Residential Lot Development guidelines adopted in December of 2003. Space and Bulk regulations and Downtown Urban Design Guidelines were also utilized in the design process.

UTILITIES

As indicated on the enclosed Site Plans, the majority of the utilities for this project have been "stubbed off" on the York Street side of the property. During the reconstruction of York Street a sewer line and a 1-inch water line were left extending to the site. A 2-1/4 inch cast iron water service is currently servicing Guilford Court; this water service has been approved by the Portland Water District to be extended to the project. To comply with Fire Department guidelines the proposed water service will be 2-inches in diameter. Underground electric service will also be installed to the site from Guilford Court. An existing utility pole will be the point of connection with Central Maine Power design guidelines being utilized.

The City of Portland's Department of Public Works was contacted to review the sanitary sewer capacity adjacent to the site. Mr. Frank J. Brancely indicated that the 36-inch diameter egg shaped brick sewer pipe under York Street has adequate capacity to transport, while the Portland Water Districts sewage treatment plant on Marginal Way has adequate capacity to treat the anticipated wastewater flows from the proposed building.

A letter from the Portland Water District was received indicating the capacity and pressure of the waterline in Guilford Court were adequate for the proposed building. The nearest fire hydrant to the site was also indicated in the letter and was plotted in its position on the corner of Park and York Street well within the

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Fire Department guidelines. Letters have been sent to Verizon, Central Maine Power and Northern Utilities Natural Gas to confirm their ability to serve this project. Copies of the letters sent to the utilities are included in this package. Letters from the utilities will be forwarded to the City of Portland upon their receipt.

**STORMWATER RUNOFF**

The gravel, soils and shrub cover on the site currently accepts and absorbs a majority of the stormwater distributed on the site. With an impervious/pervious ratio of 6% the stormwater is retained on-site with exception of runoff near the southwest corner of the lot where the garage and driveway are currently located. With retaining walls on the East side of the lot and on the York Street end, on-site stormwater detention is achieved with the exception of the previously mentioned driveway. As is shown on the attached sketch, the stormwater that does exit the site does so via sheet flow down the existing drive into the gutter line of York Street then into the City's stormwater underdrain system via the catch basin near Park Street. The stormwater system in York Street is a 12-inch diameter concrete underdrain type "C" pipe. The stormwater then flows southeasterly in the 12-inch underdrain towards Park Street.

With the creation of 7706 square feet non-vegetated impervious surfaces no stormwater permits are required for this project. The stormwater quality and quantity will be attained with a simple catch basin system fitted with a Casco Trap. A full report is included in this package.

**EROSION CONTROL**

Erosion control will be achieved with the use of silt fences; silt bags or DEP approved erosion mix banking. The details of their installation and use are shown on the included plans.

**LIGHTING**

Outside lighting will be limited to fixtures attached to the building as indicated on the included plans. The light fixtures originally shown on preliminary plans were omitted due to adequate lighting on Guilford Court and the planned fixtures on the building.



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LANDSCAPING

Landscaping has been designed in harmony with the City of Portland Technical Standards and recommendations from Jeff Tarling, City of Portland Arborist. The landscaping plan reflects changes and plant recommendations from Mr. Tarling and is greatly appreciated. The final selections of specific plant types will be determined at a time when availability and size selection from local nurseries are known. Final selections will be sent to the City of Portland as soon as they are selected.

PLANS

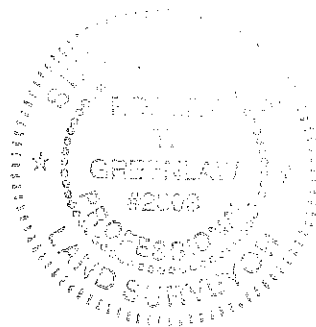
A complete set of plans depicting the proposed changes and enhancements to site are included within this package.

Sincerely,

Robert T. Greenlaw, PLS.



President,  
Back Bay Boundary, Inc.



**BACK BAY BOUNDARY, INC.**  
Land Surveying

Staff Review, Consultant Review and Responses

1. Development Review Application, Planning Dept. Processing Form Engineering Copy. 12-10-2003

*Comment:* The proposed site catch basin connects to the City Storm Drain, in York Street, by way of a proposed underdrain. The plans need to specify the size of the proposed underdrain and material composition. The proposed connection in York Street will require excavation of the existing brick sidewalk and removal of existing granite curbing, as well as pavement removal in street. As such, the plans need to specify the proposed limits of excavation and repair within the City right of way.

*Response:* A storm water profile of the underdrain is included in the detail sheet of the plan package. A 10-inch P.V.C. pipe will be used. An area of excavation and repair was delineated on Sheet 2 of 3 "Proposed Site Utilities and Drains Guilford Court".

Comments from Rick Knowland Senior Planner City of Portland 02-11-2004

*Comment:* Decrease the width of the parking lot driveway from 27.89 feet to 24 feet. The remainder can be split between side yard landscape buffers for the parking lot.

*Response:* Decreased width and split remainder. Extra width of side yard landscape buffer exceeds recommended snow storage area of 4 feet.

*Comment:* The footprint of the porches sticking out of the building needs to be shown on the site plan.

*Response:* Porches added to site plan.

*Comment:* The site plan should show detail spec. for the timber guard rail and dumpster enclosure. It will have to be solid screen on all four sides.

*Response:* Details added to "Detail Sheet of Plans."

*Comment:* A subdivision recording plat will need to be prepared. See sec. 14-496 (b). The plat should indicate the number of dwelling proposed.

*Response:* A separate sheet was added to the plan package including a signature block for the Planning Board.

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Comment: Site plan indicates post mounted lights. Indicate on plans where they will be located and mounting height. Submit catalog cut of the light fixture with specs. We will need photometric info. Superimposed on the plan depending on what you are proposing for a fixture. Fixtures should have cutoff features.

Response: All light fixtures in the parking lot were omitted. The current lights on Guilford Court will be sufficient as will lights mounted on the building.

Comment: Aside from landscaping shown on the plan areas, ground cover material should be shown on the plan such as grass for lawn areas, blacktop for parking etc.

Response: Hatching to indicate grass, blacktop etc. was added to the Landscape Plan.

Comments from Thomas A. Errico, P.E. Senior Transportation Engineer, Wilbur Smith Associates 59 Middle Street Portland, Maine 02-19-2004

Comment: Guilford Court is narrow and any work specified by the proposed project should not negatively impact the width of the street. Accordingly, the proposed curb islands should be eliminated.

Response: The islands were eliminated in favor of curbs ending at entrance. A section of timber guardrail is proposed to delineate the entrance and separate Guilford Court from the project.

Comment: An explanation should be provided that specifies whom currently parks on the project site. Whether there are any prior site approval conditions relative to parked vehicles, and will there be any displaced vehicles and where will the displaced vehicles park?

Response: The cars that are found on the site at this time are guests of the applicants who live at the corner of Guilford and Park Street. As they are guests only they will not be displaced.

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Comments from Jim Seymore-Development Review Coordinator, Sebago Technics. 02-20-2004.

1. Comment: Stormwater Management,
  - A. No stormwater management plan was submitted. A letter of capacity or approval from the City to connect drainage to the storm sewer should be submitted. Stormwater calculations should be provided to the City for review with the appropriate size. Typically the minimum pipe size is 10-inches.
  - B. A back flow prevention valve should be installed on the downstream side of the drainage system of the floor drain for lower levels of the building to suppress possible backups from the drainage system.
  - C. The property along the East side of the property where the drainage system is proposed shall be preserved in a 10-foot drainage easement. Furthermore, the owner shall enter into a drainage maintenance agreement with the City for tying into the storm drain.

Responses:

- A. See the stormwater plan submitted with this package. Hydro CAD® 7.00 calculations are attached.
- B. A backflow valve is called for on the utility plan.
- C. An easement area is shown on the Subdivision Plan and a Maintenance Agreement is included in this package.

2. Comment: Road Access/Circulation

- A. Based on the plan, the center isle is 27.89 feet wide. It should be 24 feet.
- B. The existing driveway accessing the Guildford Court cut will require surfacing with pavement or appropriate stable surface or Park St. to the site.
- C. The plan indicates a walkway from the rear of the site to York St. Dimensions as well as type of surface and details are needed.

Responses:

- A. See response to same comment above.
- B. The neighborhood meeting had a response that indicated they did not want paving; the applicant desires a stone dust or other surface.
- C. On the detail sheet the section for the walk and trench show the requested information.

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3. Comments: Grading/Erosion

- D. In order to protect against the migration of floatables into the municipal stormwater system, the proposed catch basin should have a Casco Trap installed.
- E. The plans do not indicate erosion control measures that will be employed during construction.

Responses:

- A. A Casco Trap is called for on the plans with detail thereof on the detail sheet.
- B. A silt fence line was added to the "Site Utilities and Drain Plan"

4. Comments: General

- A. The buffering between the properties and this site has been shown on a plan, but no details are given. Please continue to coordinate with the planning staff on this issue.
- B. The proposed development will require a letter from the City Of Portland, Public Works Department, stating there is sufficient capacity in the municipal sewer system to accommodate this development, as well as a letter from the Portland Water District for available water.

Responses:

- A. A landscaping plan was developed under recommendations from Mr. Jeff Tarling City Arborist.
- B. Letters from both Public Works and the Portland Water District have been received.

5. Details

Comments in this section were repeated in the above comments. See the detail sheet of the plan package.

SITE

BK 1322 | PG 193

041637

QUITCLAIM DEED WITH COVENANT  
KNOW ALL MEN BY THESE PRESENTS

MAINE REAL ESTATE TAX PAID

THAT, TACHA VOSBURGH, 34 Park Street, Portland, Maine, in consideration of one dollar and other valuable consideration paid, grants to WAYNE BARKER whose mailing address is 9919 East Apache Trail, Mesa, Arizona 85207, with quitclaim covenant, the land in the City of Portland, County of Cumberland and State of Maine and more specifically described as:

See Exhibit A attached hereto and incorporated by reference.

As part consideration for this conveyance, the Grantee, by his acceptance of this deed, does hereby agree to assume the debt originally to Rosary Laroche secured by mortgage dated May 18, 1989 and recorded in said Registry in Book 8762, Page 284.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Wayne Barker, his heirs and assigns forever.

IN WITNESS WHEREOF, I, the said Tacha Vosburgh have hereunto set my hand this 24 day of June, 1997.

Witness Thomas Jewell

Tacha Vosburgh  
Tacha Vosburgh

STATE OF MAINE  
COUNTY OF CUMBERLAND

June 24, 1997

Then personally appeared the above-named Tacha Vosburgh and acknowledged the foregoing instrument to be his free act and deed.

Before me,  
Thomas F. Jewell  
Thomas F. Jewell  
Maine Attorney-at-Law

BK13221 PG194

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated in Portland, County of Cumberland and State of Maine, being the third lot southwesterly from Park Street on the northwesterly side of York Street and being the same parcel of land conveyed by Herman J. Weber to Brown Company by deed dated April 13, 1920, and recorded in Cumberland County Registry of Deeds, Book 1086, Page 83, said lot or parcel of land being more particularly bounded and described as follows:

Being seventy-four and one-fourth (74 1/4) feet wide on York Street and extending back northwesterly from York Street, keeping the same width, one hundred thirty-two (132) feet; said lot is bounded on the southwesterly side by land now or formerly of Simeon Folsom, northwesterly by Guilford Court, and northeasterly by and now or formerly of Daniel Black.

ALSO hereby conveying all right, title and interest of the Grantor in and to any and all land contained within the bounds of said Guilford Court and all right, title and interest of the Grantor in and to any rights of way in and over said Guilford Court.

Reserving unto the Grantor an easement in a strip of land to be used as a driveway solely and exclusively for the use of the dominant estate and their invitees and such vehicles as needed for maintenance and improvements of both the dominant estate and the easement itself. Said strip of land is to begin at the southeasterly corner of the Grantor's contiguous estate, also known as 161 York Street, and extend thirteen (13) feet east along York Street to a point and thence in a northwesterly direction fifty-six (56) feet parallel to the eastern boundary of the Grantor's contiguous estate to a point and thence 90° westerly for thirteen (13) feet to a point and thence southerly along the easterly boundary of the Grantor's said contiguous estate for fifty-six (56) feet to the point of beginning.

Meaning and intending to convey and hereby conveying the premises conveyed to the Grantor herein by deed of Rosary M. Laroche, dated May 18, 1989 and recorded in said Registry Book 8762, Page 284.

RECEIVED  
RECORDED REGISTRY OF DEEDS

1997 JUL 29 AM 11:50

CUMBERLAND COUNTY

John B. O'Brien



**157 York Street - South Abutter - Barker 8 Unit**

Approximate height from median grade to midline of sloped roof = 22'-0"  
Surveyor pole at 25'-0"





**157 York Street - North Abutter - Barker 8 Unit**

Approximate height from median grade to midline of sloped roof = 18'-0"

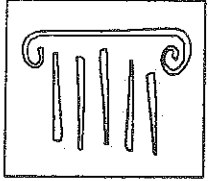
Surveyor pole at 25'-0"



C-19

ROUTE @ 25'-0"  
YORK STREET  
HGT. ANALYSIS





PORT CITY ARCHITECTURE

65 NEWBURY STREET  
PORTLAND, ME 04101  
207.761.9000  
fax: 207.761.2010  
info@portcityarch.com

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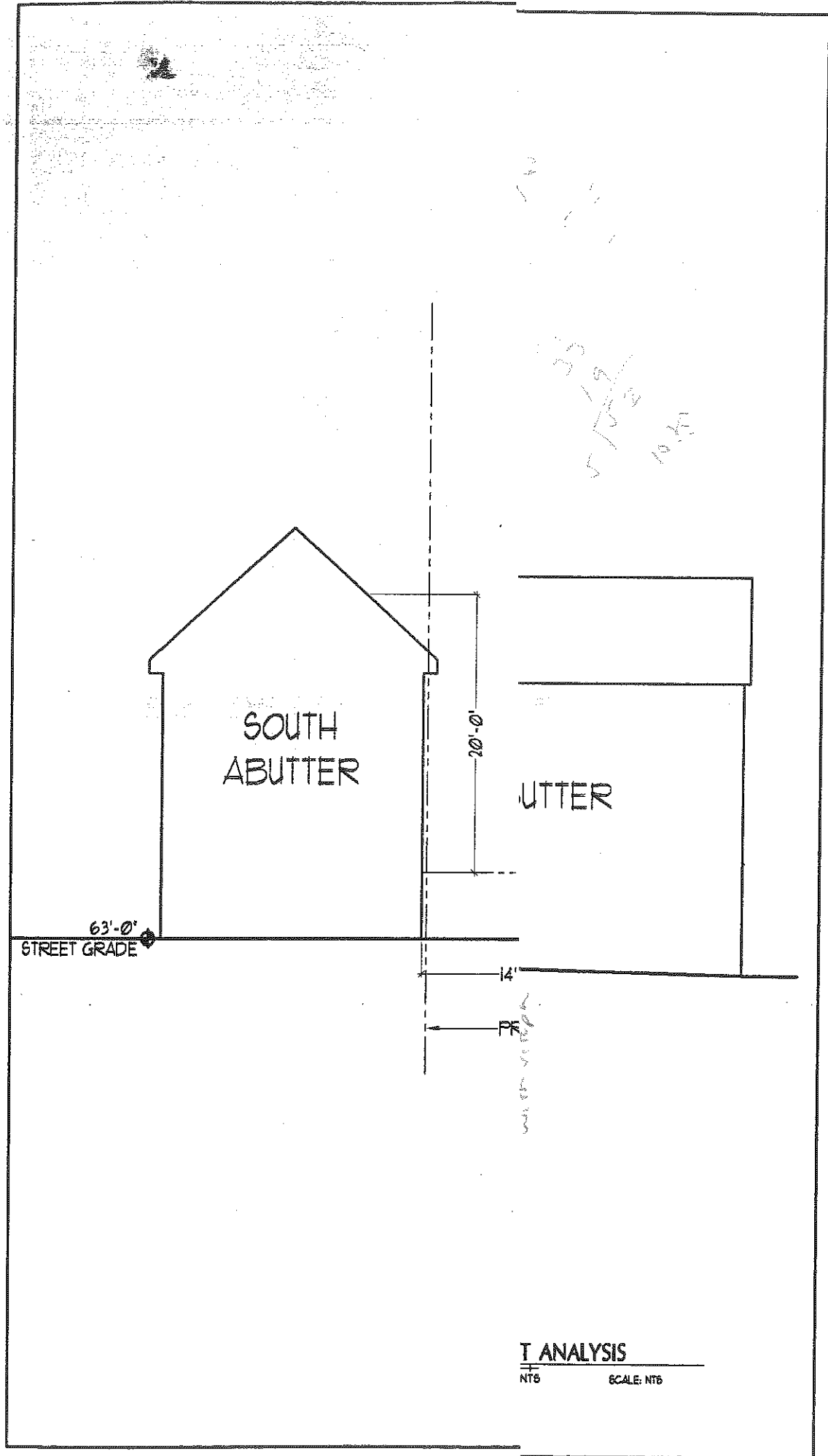
**GUILFORD COURT**  
157 York Street  
Portland, Maine

JOB: 02020

ISSUE DATE	
PRELIM	-
DD	-
BID	
C.D.'s	
REVISION 1	-
PRINT	11/21/03

DRAWN BY DEM  
CHECK BY ACH

EXTERIOR ELEVATION



T ANALYSIS  
NTS SCALE: NTS



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

Customer Service Hotline (207) 761-8310

(207) 774-5961

FAX (207) 879-5837

October 17, 2003

Robert T. Greenlaw, PLS  
65 Newbury St.  
Portland, Me. 04101

Re: 155/159 York St.- Portland

Robert:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed 8 unit building at 155/159 York St. in Portland. Checking District records, I find there is a 12" ductile iron water main on the odd side of the street in York St. as well as a water hydrant located Park St. at York St.

By the information supplied by you a connection to the 21/4" cast iron main in Guilford St. would not be possible without extending the existing water main.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Park St. @York St.  
Hydrant # 329  
Static pressure = 91 PSI  
Flow = 1277 GPM  
Last Tested = 8/15/91

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

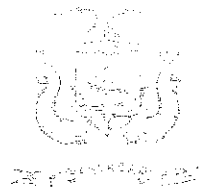
Sincerely,  
Portland Water District

A handwritten signature in cursive script that reads 'Jim Pandiscio'.

Jim Pandiscio  
Means Coordinator

Department of Public Works

Michael J. Bobinsky  
Director



**CITY OF PORTLAND**

20 January 2004

Mr. Robert T. Greenlaw, P.L.S.,  
Back Bay Boundary, Incorporated,  
65 Newbury Street,  
Portland, Maine 04101

**RE: The Capacity to Handle Wastewater Flows, from 155 to 159 York Street,  
Portland, Maine, Site of a Proposed Apartment Building.**

Dear Mr. Greenlaw:

The existing thirty-six inch diameter egg shaped brick sanitary sewer pipe, in York Street has **adequate capacity to transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have **adequate capacity to treat** the anticipated increased wastewater flows of **1,440 GPD**, from your proposed development.

<b>Anticipated Wastewater Flows from the Proposed Apartment Building:</b>	
8 Proposed Apartments @ 180 GPD/Apartment	= 1,440 GPD
<b>Total Proposed Increase in Wastewater Flows for this Project</b>	<b>= 1,440 GPD</b>

The City combined sewer overflow (C.S.O.) abatement consent agreement (with the U.S.E.P.A., and with the Maine D.E.P.) requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flows, from all projects.

If The City can be of further assistance, please call 874-8832.

Sincerely,  
**CITY OF PORTLAND**

Frank J Brancely, B.A., M.A.  
Senior Engineering Technician

FJB

- cc: Alexander Q. Jaegerman, Director, Planning Division, Department of Planning, and Urban Development, City of Portland  
Richard Knowland, Senior Planner, Department of Planning, and Urban Development, City of Portland  
Eric Labelle, P.E., City Engineer, City of Portland  
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland  
Anthony W. Lombardo, P.E., Project Engineer, City of Portland  
Stephen K. Harris, Assistant Engineer, City of Portland  
Todd Merkle, Field Inspections Coordinator, City of Portland  
Desk file



Central Maine Power

March 30, 2004

Mr. Robert T. Greenlaw, PLS  
C/O Back Bay Boundary, Inc.  
65 Newbury Street  
Portland, Maine 04101

RE: Guilford Court

Dear Mr. Greenlaw,

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

Once the project is accepted by the City of Portland, the owner will need to call our Customer Service Center at 1-800-565-3181 to sign up for a New Account and a Work Request Order so we may start a cost estimate.

To complete the cost estimate I will need the information of what voltage is required, the size of the main disconnect and the kilowatt loads required for the new facility. This information should be provided to me from the electrician or electrical engineering firm.

If you have any questions please feel free to call me at 828-2882.

Sincerely,

Paul DuPerre  
Technical Advisor

An equal opportunity employer

162 Canco Road | Portland, ME 04103  
tel (800) 750-4000

[www.cmpco.com](http://www.cmpco.com)



*Aquarion Engineering Services*

222 St. John Street Suite 314

Portland, Maine 04102

Tel. (207) 828-1272 Fax (207) 774-6907

April 6, 2004

Rick Knowland, Planner  
City of Portland  
389 Congress Street  
Portland, Maine 04101

**Subject: Guilford Street Development**

Dear Rick:

Aquarion Engineering Services has been retained by Back Bay Boundary, Inc. for the sole purpose of reviewing the site drainage plan and stormwater management report for conformance with accepted general engineering practices and local technical design standards.

It is our opinion that the design as presented on the plans dated April 5, 2004 and the stormwater report dated March 22, 2004 are prepared in accordance with the aforementioned criteria.

The stormwater management report has been sealed and signed by Stephen J. Bradstreet, P.E., who personally reviewed the plan and report and attests that in his opinion it meets the requirements of the City of Portland.

If you have any questions, please feel free to give me a call at 828-1272 ext. 12.

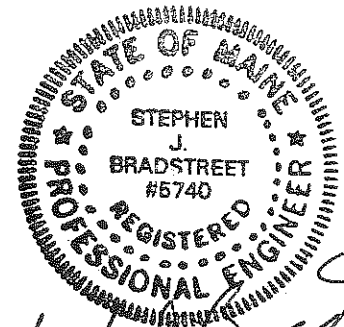
Very truly,

**Aquarion Engineering Services**

A handwritten signature in black ink, appearing to read "Stephen J. Bradstreet". The signature is fluid and cursive, with a large loop at the end.

Stephen J. Bradstreet, P.E.

BACK BAY BOUNDARY, INC.  
Land Surveying



*Stephen J. Bradstreet*  
4/6/04

## STORMWATER REPORT

### Introduction

Back Bay Boundary, Inc. has been retained to prepare plans for a proposed 8-unit multi family building on York Street and Guilford Court in Portland, Maine. The development will consist of an approximately 3136 square foot footprint structure with an associated parking lot for 9 parking spaces. Bituminous walks are proposed to gain foot access to various entrances of the building.

### Development Description

The site comprises 9814.5 square feet of privately owned property in Portland, Maine. Photos depicting the conditions of the site are included in this package as well as the existing conditions being shown on the included plan. The project site currently includes an approximately 396 square foot garage and an encroaching shed on the west side of the parcel, both which are in the process of being removed. A small area 10 feet wide and 35 feet deep to the West of the garage is currently covered in broken pavement in very poor condition.

### Surface Water and Down Stream Water Bodies.

There are no lakes, ponds or water bodies located on, adjacent to or downstream of the project site.

### General Topography

The site currently slopes from Guilford Court to York Street in a fairly uniform fashion, with the previously mentioned garage near the southwest corner of the site. The slope average is approximately 7% towards York Street stopping at a 4-foot high concrete wall at the back of the brick sidewalk on York Street. Concrete and stone walls line half the site on the East side as well as chainlink fences on both sides. Assumed elevations ranges from 73 feet at Guilford Court to 64 feet at the concrete wall on York Street. The average elevation of the brick walk on York Street ranges from 63.5 feet at the southwesterly corner of the site to 60 feet at the abutters building at the southeasterly corner of the site. No wetlands or drainage courses exist on the site.



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Alterations to existing land cover

Changes to the site include the removal of brush and debris, the removal of the garage and encroaching shed and the removal of the 4-foot high concrete retaining wall on York Street.

Modeling Assumptions

The stormwater analysis evaluates the stormwater runoff rates for the post-development conditions.

Soil conditions are assumed to be Hydrological Group A, based on the Cumberland County Medium intensity Soil Study. A mixture of Hinckley (HIB) gravelly sandy loam 3 to 8 percent slopes on the study area.

Hydro CAD®7.00 software was utilized to access the stormwater system being proposed for the site.

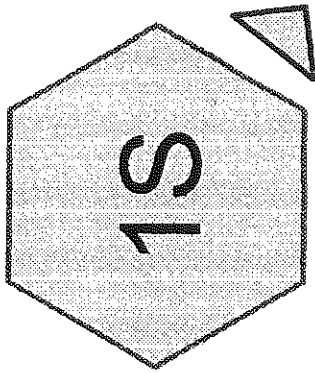
The Rational method of computation was utilized to match the simplicity of this small site. As can be seen in the following pages the 24-hour, 25-year event was used in the calculations. The proposed paved parking and the 10-inch PVC drainpipe will be adequate for this site. During the 24-hour duration storm the maximum outflow is calculated to be 0.39 cfs. This is well within the City of Portland's Technical specifications of a minimum flow rate of 3.0 feet per second.

As required by the City of Portland Technical Standards a Drainage Maintenance Agreement and Drainage Easement will be entered into with the City of Portland. As is shown on the attached plans and the noted in the following Drainage Maintenance Agreement a 10-foot wide by 91-foot long easement will be given to the City of Portland and made a condition of the site plan approval.

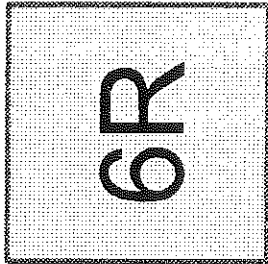
Maintenance of System

The applicant and the assigned successor or assigns, shall maintain the stormwater system after the construction is complete.

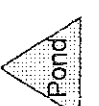
It is recommend at a minimum, the sediment that accumulates in the sump of the catch basin should be removed when it reaches within 6-inches of the outlet pipe invert, but not less than annually.



PARKING



10pvc



## YORKSTUSE

Rainfall Duration=15 min, Inten=5.40 in/hr

Prepared by HydroCAD SAMPLER 1-800-927-7246 www.hydrocad.net

HydroCAD® 7.00 s/n 000000 © 1986-2003 Applied Microcomputer Systems

3/22/2004

## Subcatchment 1S: PARKING

Runoff = 0.39 cfs @ 0.09 hrs, Volume= 0.008 af, Depth= 1.32"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Rainfall Duration=15 min, Inten=5.40 in/hr

Area (sf)	C	Description
3,180	0.98	PAVED PARKING

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, MINIMUM OF TRAVEL

## YORKSTUSE

Rainfall Duration=15 min, Inten=5.40 in/hr

Prepared by HydroCAD SAMPLER 1-800-927-7246 www.hydrocad.net

HydroCAD® 7.00 s/n 000000 © 1986-2003 Applied Microcomputer Systems

3/22/2004

## Reach 6R: 10pvc

[52] Hint: Inlet conditions not evaluated

Inflow Area = 0.073 ac, Inflow Depth = 1.32"  
inflow = 0.39 cfs @ 0.09 hrs, Volume= 0.008 af  
Outflow = 0.39 cfs @ 0.11 hrs, Volume= 0.008 af, Atten= 0%, Lag= 1.2 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Max. Velocity= 7.9 fps, Min. Travel Time= 0.2 min

Avg. Velocity = 6.2 fps, Avg. Travel Time= 0.3 min

Peak Depth= 0.12' @ 0.10 hrs

Capacity at bank full= 8.40 cfs

Inlet Invert= 62.83', Outlet Invert= 52.77'

10.0" Diameter Pipe n= 0.011 Length= 95.5' Slope= 0.1053 '/'

BACK BAY BOUNDARY, INC.  
Land Surveying

## STORMWATER REPORT

### Introduction

Back Bay Boundary, Inc. has been retained to prepare plans for a proposed 8-unit multi family building on York Street and Guilford Court in Portland, Maine. The development will consist of an approximately 3136 square foot footprint structure with an associated parking lot for 9 parking spaces. Bituminous walks are proposed to gain foot access to various entrances of the building.

### Development Description

The site comprises 9814.5 square feet of privately owned property in Portland, Maine. Photos depicting the conditions of the site are included in this package as well as the existing conditions being shown on the included plan. The project site currently includes an approximately 396 square foot garage and an encroaching shed on the west side of the parcel, both which are in the process of being removed. A small area 10 feet wide and 35 feet deep to the West of the garage is currently covered in broken pavement in very poor condition.

### Surface Water and Down Stream Water Bodies.

There are no lakes, ponds or water bodies located on, adjacent to or downstream of the project site.

### General Topography

The site currently slopes from Guilford Court to York Street in a fairly uniform fashion, with the previously mentioned garage near the southwest corner of the site. The slope average is approximately 7% towards York Street stopping at a 4-foot high concrete wall at the back of the brick sidewalk on York Street. Concrete and stone walls line half the site on the East side as well as chainlink fences on both sides. Assumed elevations ranges from 73 feet at Guilford Court to 64 feet at the concrete wall on York Street. The average elevation of the brick walk on York Street ranges from 63.5 feet at the southwesterly corner of the site to 60 feet at the abutters building at the southeasterly corner of the site. No wetlands or drainage courses exist on the site.

BACK BAY BOUNDARY, INC.  
Land Surveying

Alterations to existing land cover

Changes to the site include the removal of brush and debris, the removal of the garage and encroaching shed and the removal of the 4-foot high concrete retaining wall on York Street.

Modeling Assumptions

The stormwater analysis evaluates the stormwater runoff rates for the post-development conditions.

Soil conditions are assumed to be Hydrological Group A, based on the Cumberland County Medium intensity Soil Study. A mixture of Hinckley (HIB) gravelly sandy loam 3 to 8 percent slopes on the study area.

Hydro CAD@7.00 software was utilized to access the stormwater system being proposed for the site.

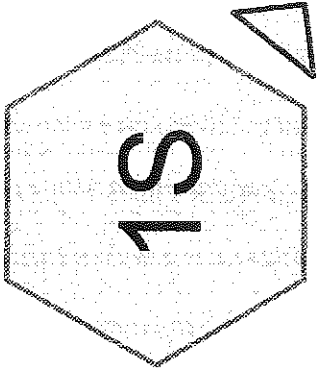
The Rational method of computation was utilized to match the simplicity of this small site. As can be seen in the following pages the 24 hour, 25-year event was used in the calculations. The proposed paved parking and the 10-inch PVC drainpipe will be adequate for this site. During the 24-hour duration storm the maximum outflow is calculated to be 0.39 cfs. This is well within the City of Portland's Technical specifications of a minimum flow rate of 3.0 feet per second.

As required by the City of Portland Technical Standards a Drainage Maintenance Agreement and Drainage Easement will be entered into with the City of Portland. As is shown on the attached plans and the noted in the following Drainage Maintenance Agreement a 10-foot wide by 91-foot long easement will be given to the City of Portland and made a condition of the site plan approval.

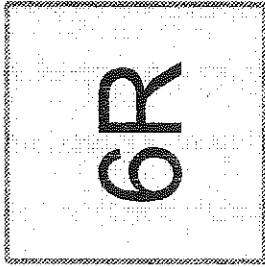
Maintenance of System

The applicant and the assigned successor or assigns, shall maintain the stormwater system after the construction is complete.

It is recommend at a minimum, the sediment that accumulates in the sump of the catch basin should be removed when it reaches within 6-inches of the outlet pipe invert, but not less than annually.



PARKING



10pvc



**Drainage Diagram for YORKSTUSE**

Prepared by HydroCAD SAMPLER 1-800-927-7246 www.hydrocad.net 3/22/2004  
HydroCAD® 7.00 s/n 000000 © 1986-2003 Applied Microcomputer Systems

## YORKSTUSE

Rainfall Duration=15 min, Inten=5.40 in/hr

Prepared by HydroCAD SAMPLER 1-800-927-7246 www.hydrocad.net

HydroCAD® 7.00 s/n 000000 © 1986-2003 Applied Microcomputer Systems

3/22/2004

## Subcatchment 1S: PARKING

Runoff = 0.39 cfs @ 0.09 hrs, Volume= 0.008 af, Depth= 1.32"

Runoff by Rational method, Rise/Fall=1.0/1.0 xTc, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Rainfall Duration=15 min, Inten=5.40 in/hr

Area (sf)	C	Description
3,180	0.98	PAVED PARKING

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, MINIMUM OF TRAVEL



## YORKSTUSE

Rainfall Duration=15 min, Inten=5.40 in/hr

Prepared by HydroCAD SAMPLER 1-800-927-7246 www.hydrocad.net

HydroCAD® 7.00 s/n 000000 © 1986-2003 Applied Microcomputer Systems

3/22/2004

## Reach 6R: 10pvc

[52] Hint: Inlet conditions not evaluated

Inflow Area = 0.073 ac, Inflow Depth = 1.32"  
inflow = 0.39 cfs @ 0.09 hrs, Volume= 0.008 af  
Outflow = 0.39 cfs @ 0.11 hrs, Volume= 0.008 af, Atten= 0%, Lag= 1.2 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Max. Velocity= 7.9 fps, Min. Travel Time= 0.2 min

Avg. Velocity = 6.2 fps, Avg. Travel Time= 0.3 min

Peak Depth= 0.12' @ 0.10 hrs

Capacity at bank full= 8.40 cfs

Inlet Invert= 62.83', Outlet Invert= 52.77'

10.0" Diameter Pipe n= 0.011 Length= 95.5' Slope= 0.1053 '/



03P254

**TO: Rick Knowland –Senior Planner**  
**FROM: Jim Seymour – Development Review Coordinator, Sebago Technics, Inc.**  
**RE: Proposed Residential Building: 155-159 York Street**  
**DATE: April 2, 2004**

---

Sebago Technics has reviewed the revised Site Plan application and supporting documentation for the proposed residential development located at 155-159 York Street in the City of Portland. We respectfully offer the following our responses in bold italics and in outline format:

1. **Stormwater Management**

- A. No stormwater management plan was submitted, though the site is small in size in a high density building area. We recommend getting a letter of capacity/or approval from the City to connect drainage into the storm sewer. Stormwater calculations for the amount of runoff entering the catch basin/piped system shall be provided for the City to review with the appropriate proposed pipe size. Typically, the minimum pipe size is not less than 10 inches. *The submittal includes one proposed stormwater calculation, using old values for the 25yr storm, and does not compare pre-development against post development. Our concern is not so much the amount of runoff as it with Public Works approving the increase within the existing storm system. A letter signing off on the increase should be obtained. The calculations and report shall be prepared and stamped by a registered Professional Engineer.*
- B. A backflow prevention valve shall be installed on the downstream side of the drainage system of the floor drain from the lower levels of the building to suppress possible flow backups from the drainage system. *Acceptable*
- C. The property along the east side of the property where the drainage infrastructure and pipe ties to the municipal system shall be preserved in a 10 foot drainage easement. , Furthermore, the owner shall enter into a drainage maintenance agreement with the City for tying into the storm drain. *Acceptable if approved by Legal Counsel.*

155-159 York Street

-2-

April 2, 2004

## 2. Road Access/Circulation

- A. Based on the plan, it appears that the proposed central aisle within the parking lot is 27.89 feet wide. The Ordinance requires a width of 24 feet for right-angle parking. This will be acceptable; however, the aisle could be reduced to 24 feet offering a wider area for a buffer on the western property line. If the wide aisle area is kept, where will cleared snow during winter periods be stored or how will it be removed? *Acceptable*
- B. The existing driveway accessing the Guilford Court cut will require surfacing with pavement or appropriate stable surface from Park Street to the proposed site. *The surfacing on Guilford Court must be of a material that will not erode and is suitable to handle vehicular traffic. Typical installation of pavement would address the concern. We fail to see the difference from pavement to stone dust, other than cost and the high degree of maintenance required with a gravel or stone dust. If alternate materials such as cobbles, brick, concrete, pavers, or other structurally sound material are offered details must be provided and reviewed for durability, and structural stability.*
- C. The plan also indicates that a walkway will be provided from the rear of the building to the frontage on York Street. The dimensions, as well as type of surface and details, are needed. *The detail is small and difficult to review, and is not conclusive with regards to the brick layout versus bituminous surface.*

## 3. Grading/Erosion Control

- A. In order to protect against the migration of floatables into the municipal stormwater system, the proposed catch basins on the project site shall have Casco traps installed. *Acceptable*
- B. The plans do not indicate erosion control measures that will be employed during construction. Silt fence, silt sacs, and mulching should be considered. *Acceptable*

## 4. General

- A. The buffering between the properties and this site has been shown on a plan, but no details of the species or types of plants have been provided. Please continue to coordinate with the planning staff on this issue. *To be reviewed by the City Arborist*
- B. The proposed development will require a letter from the City of Portland, Public Works Department stating that there is sufficient capacity in the municipal sewer system to accommodate this development, as well as a letter from the Portland Water District for available water. *Letters have been sent out and should be acquired prior to final plan approval.*

155-159 York Street

-3-

April 2, 2004

**S. Details**

Several details are needed, especially for the parking area, access lane, or where work will be conducted within the City right-of-way for York or Park Streets. Details of the curbing and sidewalks available from the City standards booklet are illegible.

- A. Details are needed for the catch basin, pipes and utility trenching.
- B. Details of timber rails, dumpster enclosure and lighting are needed.
- C. Details of the parking lot surface, access lane surface, sidewalks on private property, and curbing on the parking lot are needed.
- D. Details for landscaping, and erosion controls are also needed.

*Overall the plans include several of the details though the particulars still need some verification or reference on the site plan and additional information, especially with regards to work within the ROW.*

*Overall, it appears that the development will have a positive impact on the surrounding neighborhood, but still some minor detailed site plan information is needed. Our greatest concern is with construction activity on Gullford Court and parking lot, surface repairs and the final surface condition of the access to the projects parking lot and building. We will leave it to the discretion of the staff to make recommendations for conditions. Please contact our office if you have any questions.*

JRS:jrs/jc

BACK BAY BOUNDARY, INC.

Land Surveying

DRAINAGE MAINTENANCE AGREEMENT

In consideration of the approval granted by the Planning Board of the City of Portland to a plan entitled "Subdivision /Condominium Plan of Guilford Court an 8-Unit building at 157 York Street Portland, Maine for Wayne Barker and Tasha Voseburgh" Dated 11-07-2002, signed 02-04-2004 and prepared by Back Bay Boundary, Inc, and filed with the City of Portland, Department of Planning and Urban Development, 389 Congress Street Portland, Maine and or recorded in the Cumberland County Registry of Deeds in Plan Book \_\_\_\_\_, Page \_\_\_\_\_ and pursuant to a condition thereof, Tasha Voseburgh and Wayne Barker of 34 Park Street Portland, Maine, owners of the subject premises, does hereby agree, for themselves, successors and assigns, (the Owner) as follows:

That it will at its own cost and expense and at all time in perpetuity, maintain in good repair and proper working order the surface water drainage system and easement as shown on said plans, including but not limited to the catch basin and outlets therefrom, for the benefit of the said City of Portland, all persons in lawful possession of said premises and abutters thereto; further, that the said City of Portland, said persons in lawful possession and said abutters, or any of them, may enforce this Agreement by an action at law or in equity in any court of competent jurisdiction; further, that after giving the Owner written notice and a reasonable time to perform, the said City of Portland may, by its authorized agents or representatives, enter upon said premises or any of said surface water drainage system in the event of any failure or neglect thereof, the cost and expense thereof to be reimbursed in full to said City of Portland by the Owner upon demand.

This Agreement shall not confer upon the City of Portland or any other person the right to utilize said surface water drainage system for public use or for the development of any other property, and the Owner shall bear no financial responsibility by virtue of the Agreement of enlarging the capacity of said surface water drainage system for any other reason whatsoever.

This Agreement shall bind the undersigned only so long as retains any interest in said premises, and shall run with the land and be binding upon its successors and assigns as their interests may from time to time appear.

Dated at Portland, Maine this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

By: \_\_\_\_\_

Its \_\_\_\_\_

STATE OF MAINE  
CUMBERLAND, §.

\_\_\_\_\_, 2004

Personally appeared the above-named \_\_\_\_\_  
And acknowledged the foregoing instrument to be his/her/their free act and deed in said capacity, and the free act and deed of said \_\_\_\_\_

Before me,

Notary Public/Attorney at Law  
Print Name:

ATTACHMENT H-1  
WALL MOUNTED

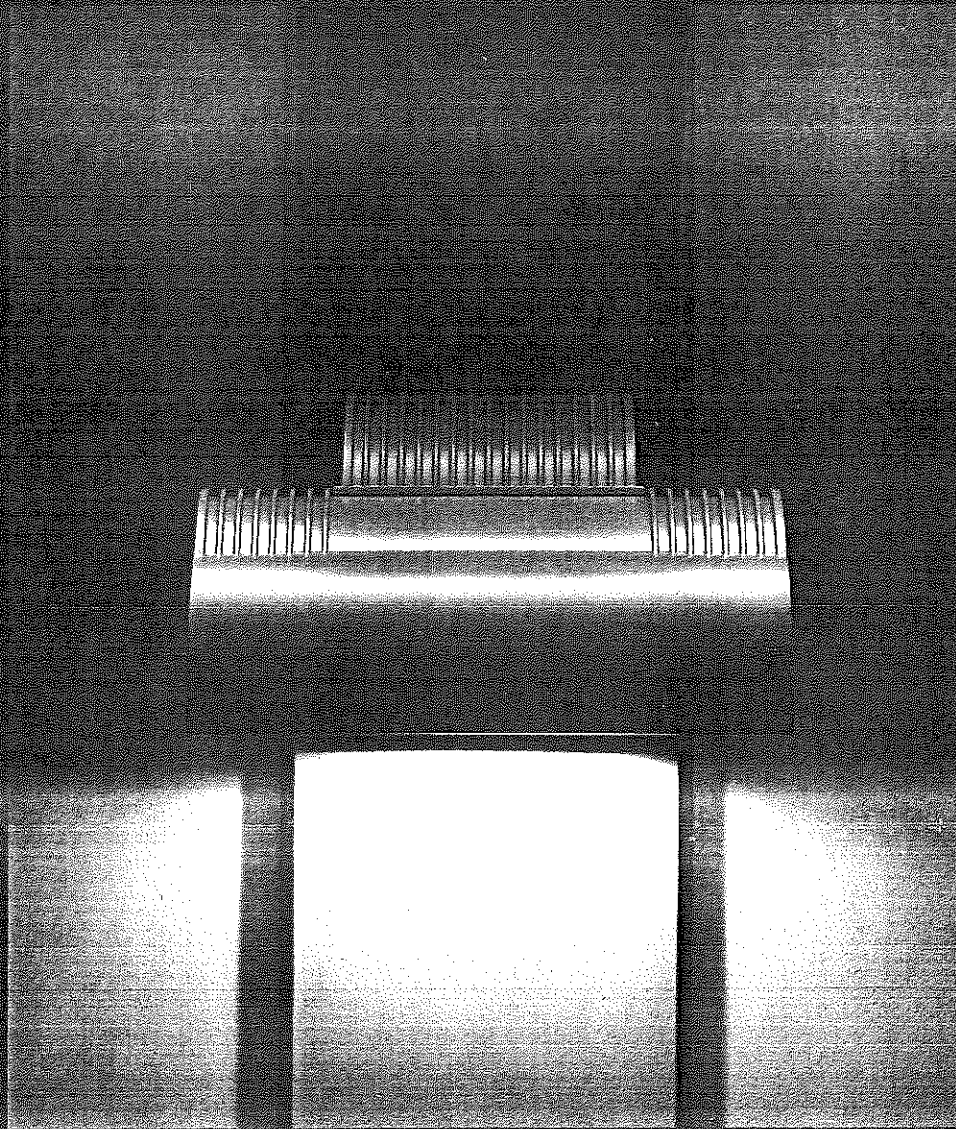
WD  
SERIES



# Wall Director®

WALL MOUNTED LUMINAIRES

70 - 400 WATT

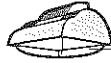


**KIM LIGHTING**





**7 Optional Polycarbonate Shield:**



Polycarbonate Shield

Cat. No.: **LS**

**For DOWN fixture models only.** Fully gasketed one piece vacuum formed clear UV stabilized polycarbonate shield replaces standard tempered glass lens.

**8 Optional Convex Glass Lens:**



Convex Lens

Cat. No.: **CGL**

Tempered convex glass lens replaces standard flat lens.

**9 Optional Fusing:**

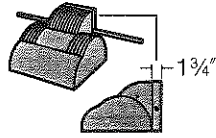
Line Volts:	120V	208V	240V	277V	347V
Cat. No.:	<b>SF</b>	<b>DF</b>	<b>DF</b>	<b>SF</b>	<b>SF</b>

**10 Optional Quartz Standby:**

Cat. No.: **QS**

Integral electronic device energizes a T-4 mini-can socket during initial lamp start-up or after a power interruption. De-energizes prior to H.I.D. lamp reaching full brightness. T-4 halogen lamp by others; 100W maximum.

**11 Optional Surface Conduit Mount:**



Cat. No.: **SCM14U** For WD14 fixtures, UP only.

Cat. No.: **SCM14D** For WD14 fixtures, DOWN only.



H-4  
LANDSCAPE  
12 / 120 VOLT

12 Volt / 120 Volt

# Landscape

COMPREHENSIVE CATALOG



**KIM LIGHTING**

# Scarab™

## Lamp Mode

## Die-Cast Aluminum

## Die-Cast Brass

MR16

12 Volt Halogen  
20W to 50W

Narrow Spot  
Narrow Flood  
Flood  
Wide Flood



KLV710



Shown in  
DB (Dark Bronze)

KLV715



Shown in  
NB (Natural Brass)

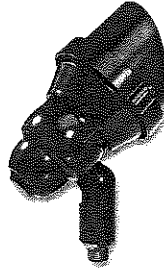
PAR20

120 Volt Halogen  
35W to 50W

Narrow Spot  
Narrow Flood  
Wide Flood

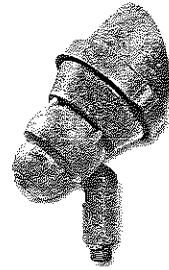


EL720



Shown in  
BL (Black)

C725

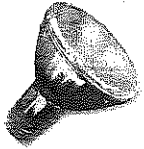


Shown in  
VG (Verde Green  
Patina)

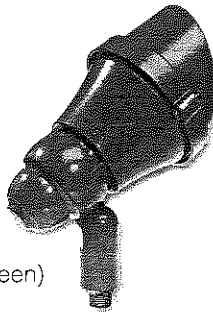
PAR30

120 Volt Halogen  
50W to 75W

Narrow Spot  
Narrow Flood  
Flood

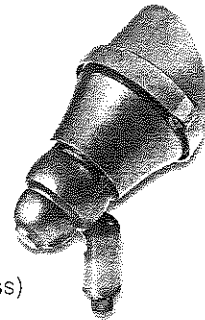


EL730



Shown in  
GR (Verde Green)

C735

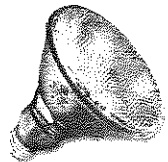


Shown in  
NB (Natural Brass)

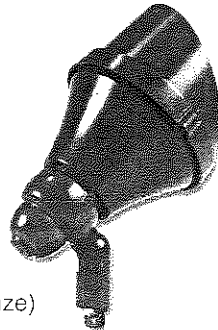
PAR38

120 Volt Halogen  
45W to 150W

Narrow Spot  
Narrow Flood  
Flood  
Wide Flood

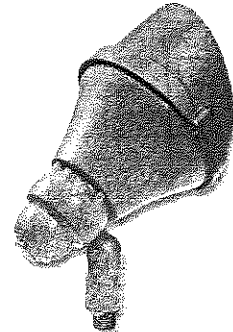


EL740



Shown in  
DB (Dark Bronze)

C745

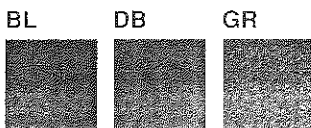


Shown in  
VG (Verde  
Green Patina)

### H.I.D. AVAILABLE

Scarab is also available in a full range of H.I.D. lampings. See the Kim H.I.D. Landscape Catalog for complete details.

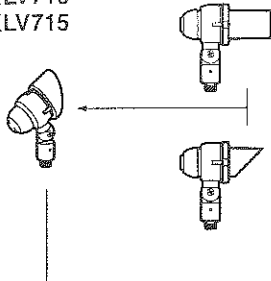
### FINISHES



# System Options / Mounting Options

## 12 VOLT

KLV710  
KLV715



**FGS71<sup>1</sup>**  
Full Glare Shield  
See page 13

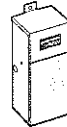
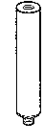
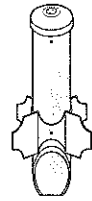
**AGS71<sup>1</sup>**  
Adjustable  
Glare Shield  
See page 13

**EP17**  
PowerPost™  
See page 90

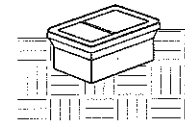
**KLV400**  
Spear  
Mount  
See page 90

**KLV405**  
Surface  
Mount  
See page 91

**KLV415**  
Extension  
Module  
See page 91



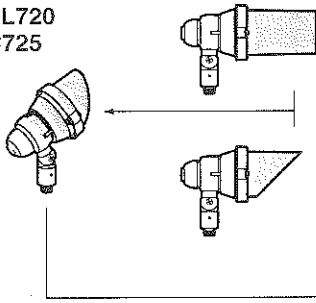
Above Grade  
Transformers  
See page 92



In-grade  
Transformers  
See page 93

## 120 VOLT

EL720  
C725

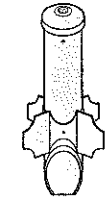


**FGS72<sup>1</sup>**  
Full Glare Shield  
See page 15

**AGS72<sup>1</sup>**  
Adjustable  
Glare Shield  
See page 15



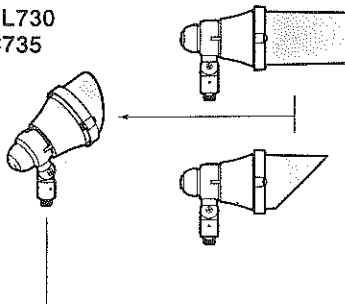
**JB1\***  
Architectural  
Junction Box  
See page 98



**EP17**  
PowerPost™  
See page 98

## 120 VOLT

EL730  
C735

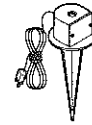


**FGS73<sup>1</sup>**  
Full Glare Shield  
See page 17

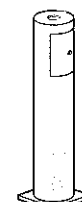
**AGS73<sup>1</sup>**  
Adjustable  
Glare Shield  
See page 17



**JBR-2\*, 3\*, 21\*, 24\***  
Brass In-grade  
Junction Box  
See page 99



**J-25N**  
Portable  
Spear Mount  
See page 98



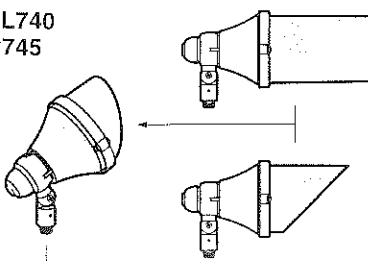
**SM18\***  
Stanchion Mount  
See page 100



**JBR30\*, JBR32**  
Brass  
In-grade Staked  
Junction Box  
See page 99

## 120 VOLT

EL740  
C745



**FGS74<sup>1</sup>**  
Full Glare Shield  
See page 19

**AGS74<sup>1</sup>**  
Adjustable  
Glare Shield  
See page 19



**J-27N\***  
Surface Mount  
See page 100



**JW\*, JWBR\***  
Architectural  
Wall Mount  
See page 100

**\*NOTE:** These mounting options may also be used to hard mount the KLV710 and KLV715 low voltage fixtures.

<sup>1</sup>Specify Finish

**Aluminum Finishes**

Black **BL**  
Dark Bronze **DB**  
Verde Green **GR**

**Brass Finishes**

Natural Brass **NB**  
Verde Green Patina **VG**



November 18, 2003

Mr. Wayne Barker  
34 Park Street  
Portland, ME 04101

RE: Proposed eight unit condo project known as Guilford Court on York Street in Portland, Maine.

Dear Wayne:

Gorham Savings Bank is very much interested in providing the financing of the above described project. I look forward to the receipt of additional information, and the City of Portland's approval of the project, both of which are needed to begin the formal application process.

Please contact me with any questions and keep me informed as the project moves towards approval.

Sincerely yours,

Bob Nadeau  
Vice President

**WAYNE BARKER**  
**34 PARK STREET**  
**PORTLAND, MAINE 04101**  
**207-775-1892**

Sara Hopkins  
Development Review Services Manager  
Department of Planning and Development  
City Hall  
389 Congress Street  
Portland, ME 04101

February 20, 2004

Dear Sara,

Enclosed are the required documents pertaining to the neighborhood meeting held on behalf of our Guilford Court Project located at 157 York Street.

I have enclosed a letter of certification, the sign in sheet from the meeting, an actual invitation that was mailed out, and minutes of the meeting.

Please let me know if you need any additional information.

Sincerely,

  
Wayne Barker

**TO RESIDENTS AND PROPERTY OWNERS  
IN THE VICINITY OF 157 YORK STREET**

**WHAT** A neighborhood meeting will be held pertaining to a proposed development of an eight unit residential building located at 157 York Street..

**WHERE** The meeting will be held at 75 State Street, in the South Common Activity Room at 7:00 pm, Tuesday, Feb 17<sup>th</sup>  
Enter at 125 Danforth Street.

All residents living in the vicinity of 157 York Street are invited to attend this informal neighborhood meeting. The developer will be present to explain the project, answer questions, and listen to your comments. For further information call 775-1892.

# Neighborhood Meeting Certification

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I. WAYNE BARBER hereby certify that a neighborhood meeting was held on 2/17/04 at 7:00 PM  
at 75 STATE STREET, PORTLAND MAINE

I also certify that on (date at least seven days prior to the neighborhood meeting), - February 10, 2004  
invitations were mailed to all addresses on the mailing list provided by the Planning  
Division, including property owners within 500 feet of the proposed development and the  
residents on the "interested parties" list

Signed,



2/20/04  
date

Attached to this certification are

1. Copy of the invitation sent
2. Sign-in sheet
3. Meeting minutes







**Minutes of Neighborhood Meeting  
Guilford Court @ 157 York Street  
February 17, 2004**

7:00 PM: Meeting called to order, Letter from Sara Hopkins distributed

Wayne Barker introduced himself to attendees, informed all that they are welcome to attend all City meetings and Public Hearings. Mr. Barker then described the project and displayed site plan and proposed elevation drawings for review.

7:10 PM: Meeting open to questions from neighbors.

Q. Will apartments be market rate or low income?

Q. Will they be section 8 subsidized?

A. Project will be market rate apartments and possibly sold as condominiums.

Q. Will vehicles have access to York Street?

A. No, access will be via Guilford Court.

Q. Will parking be provided?

A. Yes, 10 car parking proposed on site.

Q. Has property been surveyed?

A. Yes, by registered land surveyor.

Q. What type of heat will apartments have?

A. We hope to have natural gas boilers.

Q. What is the set back from York Street?

A. I believe it will be 10 feet.

Q. Will existing metal fence be removed?

A. We may keep a portion of the fence with vines to screen headlights from shining towards neighboring property.

Q. Will 10 parking spaces be enough?

A. No, there is never enough parking, but the new zoning reduces the amount of required parking because we need more housing in the high density areas of the city.

Q. Where will people park during parking bans?

A. I think the Ferry Terminal on Commercial Street is available during bans.

Q. Where will overflow parking be absorbed?

A. There is street parking currently on Park Street above and also below York Street heading down the hill.

Discussion of new zoning, small lot development and the impact it will have on neighborhoods, design standards and preserving existing character of the peninsula.

Catherine Searles, 14 Stetson Court, voiced her concern for the paving of Guilford Court. She hopes the City will not require that the Court be paved.

Priscilla B. Thorne, 6 Stratton Place, brought up the neighborhood parking sticker program which was discussed and people wondered if similar programs had been successful in other neighborhoods.

7:20 PM Meeting adjourned.

**DESIGN CERTIFICATION PROGRAM  
R-6 INFILL DEVELOPMENT  
DESIGN PRINCIPLES AND STANDARDS  
GUILFORD COURT (157 YORK STREET)**

PRINCIPLE	STANDARD	ACCEPTABLE	NOT ACCEPTABLE	NOT APPLICABLE	COMMENTS and CONDITIONS
Proportion & Scale	A-1	✓			
	A-2	✓			
	A-3	✓			
Balance	B-1	✓			
	B-2	✓			
	B-3	✓			
Articulation	C-1	✓			
	C-2	✓			
	C-3	✓			
	C-4	✓			
	C-5	✓			
Massing	D-1	✓			
	D-2	✓			
	D-3	✓			
	D-4	✓			
	D-5	✓			
	D-6	✓			
	D-7				✓
Context	E-1	✓			
	E-2	✓			
	E-3	✓			
Orientation to the Street	F-1	✓			
	F-2	✓			
	F-3	✓			
Materials	G-1	✓			
	G-2	✓			
	G-3				✓
	G-4	✓			
	G-5				✓

Rick Knowland - Re: 157 York Street

**From:** Sarah Hopkins  
**To:** port-web:libbyvalley@[yahoo.com]  
**Date:** Wed, Feb 18, 2004 8:44 AM  
**Subject:** Re: 157 York Street

Thanks for your note. I am forwarding it on to Rick Knowland, who is the Senior Planner working on the project. We'll bring up your questions during our staff meeting this morning. Usually, throughout the City, we require driveways to be paved for improved access, maintainability, and erosion control.

-Sarah

>>> Katherine Searles <libbyvalley@yahoo.com> 02/18 5:43 AM >>>

Hello Sarah Hopkins,

My name is Katherine Searles and I am a neighbor of Wayne Barker who is the owner/developer of 157 York Street. Overall the proposed project looks very good and I feel that it will add to our neighborhood. However, the city has proposed to have Wayne pave Guilford Court which will be the entrance to his project. All of us in the courtyard object to this being paved. Wayne does not own Guildford Court, we all do, therefore we do not understand how the city can make him pave it when he does not own it. Even if it was paved the city will not maintained it due to the fact of it's size. Please look into this and let me know what will happen. As I said the other owners are against this strongly.

Katherine Searles

-----  
Do you Yahoo!?  
Yahoo! Mail SpamGuard - Read only the mail you want.

**CC:** Rick Knowland

Department of Planning & Development  
Lee D. Urban, Director



**CITY OF PORTLAND**

**Division Directors**  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

July 16, 2003

Mr. Scott Simonds  
Scott Simonds Architects  
15 Franklin Street  
Portland, ME 04101

RE: 75 York Street, application for minor site plan  
ID #2003-0093, CBL #040C026

Dear Mr. Simonds:

On June 5, 2003, the Portland Planning Authority granted minor site plan approval for the Renovations and Site improvements located at 75 York Street. Since this approval, revised plans were submitted reflecting a number of issues regarding property encroachments.

A stop work order was issued on June 24, 2003, which specified the limits of the stop work order being the proposed building. The inspections department will be sending a revised letter extending the stop work order to include the site work in question.

The site work that is affected by property encroachments is the following:

1. Retainer wall, which crosses over the westerly boundary line.
2. Drywell, which crosses over the easterly boundary line.
3. Removal of concrete steps over the northerly boundary line.
4. Removal of existing one-story addition over the northerly boundary line.

The City received a letter from an apparent abutter yesterday, which is in reference to the retainer wall and drywell. This letter does not correspond to the boundary lines on the site plan, nor does it allow proper right, title, and interest.

These items will need resolve prior to any more work occurring on site. The city will need to have a stamped licensed survey of the entire property to evaluate any future proposals or redesigns associated with this project.

Sincerely,

✓ Jay Reynolds  
Development Review Coordinator

## Exhibit A

### Boundary Description York Street Portland, Maine

Being any and all land of 75 York Street, LLC (the Grantor) situated on the northerly side of York Street, so called, in the City of Portland, County of Cumberland, State of Maine, which lies northeasterly, northwesterly, and southwesterly of the following described lines:

**Beginning** at the westerly most corner of a granite monument on the northwesterly sideline of York Street, so called, said point bearing S 32° - 19' - 23" W along the northwesterly sideline of said York Street, a distance of 214.84 feet from a drill hole in the top of a concrete retaining wall at the southerly most corner of land now or formerly of Giclee Printing Co., LLC as described in a deed recorded in book 13669, page 291 at the Cumberland County Registry of Deeds;

**thence** N 26° - 34' - 37" W, a distance of 152.40 feet to a 5/8" diameter iron rod with a cap marked "*LSI - PLS 2002*";

**thence** S 63° - 43' - 09" W, a distance of 75.00 feet to a 5/8" diameter iron rod with a cap marked "*LSI - PLS 2002*";

**thence** S 27° - 09' - 04" E, a distance of 72.10 feet to a 5/8" diameter iron rod with a cap marked "*PLS 387*";

**thence** S 36° - 49' - 33" E, a distance of 123.93 feet to a 5/8" diameter iron rod with a cap marked "*LSI - PLS 2002*" on the assumed northwesterly sideline of said York Street, said iron rod bearing S 25° - 06' - 39" W, a distance of 66.56 feet from the point of beginning.

Bearings are referenced to magnetic north as observed in the year 2003.

Any such land as may be conveyed herein being a portion of the premises conveyed to the Grantor by deed of Eat First, LLC, dated February 3, 2003, recorded February 4, 2003 in book 18821, page 252 at the Cumberland County Registry of Deeds.

The purpose for this conveyance is to reestablish the location of common boundary lines between the Grantor and the Grantee, as deemed necessary due to conflicts with existing record evidence, and the lack of physical evidence available.

The above description was derived from, and reference is hereby made to a survey plan to be recorded entitled "*Boundary Survey - 75 York Street, Portland, Maine*", dated July 24, 2003, prepared for 75 York Street, LLC, prepared by Land Services Inc., Land Surveyors & Consultants of Raymond, Maine, project #03110.

## Exhibit A

Boundary Description  
York Street  
Portland, Maine

Being any and all land of J.B. Brown & Sons (the Grantor) situated on the northerly side of York Street, so called, in the City of Portland, County of Cumberland, State of Maine, which lies southwesterly, southeasterly, and northeasterly of the following described lines:

**Beginning** at the westerly most corner of a granite monument on the northwesterly sideline of York Street, so called, said point bearing S 32° - 19' - 23" W along the northwesterly sideline of said York Street, a distance of 214.84 feet from a drill hole in the top of a concrete retaining wall at the southerly most corner of land now or formerly of Giclee Printing Co., LLC as described in a deed recorded in book 13669, page 291 at the Cumberland County Registry of Deeds;

**thence** N 26° - 34' - 37" W, a distance of 152.40 feet to a 5/8" diameter iron rod with a cap marked "*LSI - PLS 2002*";

**thence** S 63° - 43' - 09" W, a distance of 75.00 feet to a 5/8" diameter iron rod with a cap marked "*LSI - PLS 2002*";

**thence** S 27° - 09' - 04" E, a distance of 72.10 feet to a 5/8" diameter iron rod with a cap marked "*PLS 387*";

**thence** S 36° - 49' - 33" E, a distance of 123.93 feet to a 5/8" diameter iron rod with a cap marked "*LSI - PLS 2002*" on the assumed northwesterly sideline of said York Street, said iron rod bearing S 25° - 06' - 39" W, a distance of 66.56 feet from the point of beginning.

Bearings are referenced to magnetic north as observed in the year 2003.

Any such land as may be conveyed herein being a portion of the premises conveyed to the Grantor by deed of Maine National Bank, dated December 30, 1977, recorded December 30, 1977 in book 4156, page 65 at the Cumberland County Registry of Deeds.

The purpose for this conveyance is to reestablish the location of common boundary lines between the Grantor and the Grantee, as deemed necessary due to conflicts with existing record evidence, and the lack of physical evidence available.

The above description was derived from, and reference is hereby made to a survey plan to be recorded entitled "*Boundary Survey - 75 York Street, Portland, Maine*", dated July 24, 2003, prepared for 75 York Street, LLC, prepared by Land Services Inc., Land Surveyors & Consultants of Raymond, Maine, project #03110.

# NORWAY SAVINGS BANK

## FAX COVER SHEET

Norway Savings Bank  
P.O. Box 8550  
Portland, ME 04104  
TEL (207) 774-5000  
FAX (207) 775-2632

Number of Pages: 4  
(including cover sheet)

Date: 6-19-03

Please Deliver To: Jay Reynolds

Company Name: City of Portland

Fax Number: 756-8258

Phone Number:

From: Rick Flagg

RE: 75 York Street, LLC

Comments:

Jay,  
Please review and let me know if you need any changes. If not, the original will be available tomorrow morning. Thanks for your help.

Rick Flagg, V.P.

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you have received this message in error, please notify us immediately by telephone and return the original message to us at the above address via the U.S. Postal Service. Thank you.



## STANDBY LETTER OF CREDIT

SITE PLAN/SUBDIVISION  
PERFORMANCE GUARANTEE  
LETTER OF CREDIT #003-011

June 20, 2003

Director of Planning and Urban Development  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Re: 75 York Street, LLC renovations/additions at 75 York Street, Portland, Maine

Norway Savings Bank hereby issues its Irrevocable Letter of Credit for the account of 75 York Street, LLC, as developer, (hereinafter referred to as "Developer"), in the name of the City of Portland, in the aggregate amount of \$24,696. These funds represent the estimated cost of installing site improvements as depicted on the cost estimate, approved as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65.

This Irrevocable Letter of Credit is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced project.

The City, through its Director of Planning and Urban Development and in his sole discretion, may draw on this Letter of Credit by presentation of a sight draft and the original Letter of Credit and all amendments thereto, at Norway Savings Bank's offices located at 1200 Congress Street, Portland, Maine, stating that:

1. the Developer has failed to satisfactorily complete by June 20, 2004 the work on the improvements contained within the site plan approval for 75 York Street, Portland, Maine; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to post the ten percent (10%) Defect Guarantee required by Portland Code of Ordinances Chapter 14 §§501 and 525; or

4. the Developer has failed to notify the City for inspections.

In the event of Norway Savings Bank's dishonor of the City of Portland's sight draft, Norway Savings Bank shall inform the City of Portland in writing of the reason or reasons thereof within three (3) working days of the dishonor.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Urban Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize Norway Savings Bank, by written certification, to reduce the available amount of the Letter of Credit by a specified amount.

It is a condition of this Letter of Credit that it is deemed to be automatically extended without amendment for period(s) of one year each from the current expiration date hereof, or any future expiration date, unless within sixty (60) days prior to any expiration, Norway Savings Bank notifies the City by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Portland, Maine 04101) that Norway Savings Bank elects not to consider this Letter of Credit renewed for any such additional period.

In the event of such notice, the City, in its sole discretion, may draw hereunder by presentation of a sight draft drawn on the Bank, accompanied by the original Letter of Credit and all amendments thereto, and a statement purportedly signed by the Director of Planning and Urban Development, at Norway Savings Bank's offices located at 1200 Congress Street, Portland, Maine stating that:

1. this drawing results from notification that Norway Savings Bank has elected not to renew its Letter of Credit No. 003-011; or
2. the Developer has failed to satisfactorily complete by June 20, 2004 the work on the improvements contained within the site plan approval; or
3. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
4. the Developer has failed to post the ten percent (10%) Defect Guarantee required by Portland Code of Ordinances Chapter 14 §§501 and 525; or
5. the Developer has failed to notify the City for inspections.

This Letter of Credit will automatically expire upon the earlier of:

1. Norway Savings Bank's receipt of written notification from the City of Portland that said work contained within the site plan approval and as required by Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 has been completed in accordance with the City of Portland's specifications and Norway Savings Bank's Letter of Credit No. 003-011 may be cancelled; or
2. the expiration date of June 20, 2004 or any automatically extended date as specified herein.

Very truly yours,

Norway Savings Bank

Date: \_\_\_\_\_

\_\_\_\_\_  
By: Richard R. Flagg

Its: Vice President

Seen and Agreed to: 75 York Street, LLC

\_\_\_\_\_  
By: Paul Becker  
Its: Vice President

Department of Planning & Development  
Lee D. Urban, Director



## CITY OF PORTLAND

Division Directors  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

June 5, 2003

Mr. Scott Simonds  
Scott Simonds Architects  
15 Franklin Street  
Portland, ME 04101

RE: 75 York Street, application for minor site plan  
ID #2003-0093, CBL #040C026

Dear Mr. Simonds:

On June 5, 2003, the Portland Planning Authority granted minor site plan approval for the Renovations and Site improvements located at 75 York Street, with the following conditions:

1. *The proposed dumpster shall be enclosed with fencing that meets the City guidelines for screening.*
2. *Any proposed lighting shall require review and approval by the City of Portland.*

Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with four sets of final plans.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.



**PERFORMANCE GUARANTEE**  
with the City of Portland

Developer's Tax Identification Number: \_\_\_\_\_

Developer's Name and Mailing Address: 75 York Street, LLC

C/o Becker Structural Engineers

19 Commercial Street, Portland, ME 04101

City Account Number: <sup>1</sup> \_\_\_\_\_

Treasurer's Report of Receipts Number: <sup>1</sup> \_\_\_\_\_

Project Job Number: <sup>1</sup>  
(from Site Plan Application form)

Application of 75 York Street, LLC for Renovations and Additions at 75 York St., Portland

Norway Savings Bank (hereinafter the "Bank") will hold the sum of \$24,696.00 amount of performance guarantee] on behalf of 75 York Street, LLC in a non-interest bearing account established with the City. This account shall represent the estimated cost of installing Site Improvements as depicted on the subdivision/site plan, approved on 12.14.03 as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65. It is intended to satisfy the Applicant's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development.

The City, through its Director of Planning and Development and in his sole discretion, may draw against this Escrow Account in the event that:

1. the Developer has failed to satisfactorily complete by \_\_\_\_\_ [date: within two years] the work on the improvements contained within the Multi-Purpose Room approval, dated \_\_\_\_\_ [insert date]; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to post the ten percent (10%) Defect Guarantee required by Portland Code of Ordinances Chapter 14 §§501 and 525; or
4. the Developer has failed to notify the City for inspections in conjunction with the installation of improvements noted in paragraph one.

The Director of Planning and Development may draw on this guarantee, at his option, either thirty days prior to the expiration date contained herein, or s/he may draw against this escrow for a period not to exceed ninety (90) days after the expiration of this commitment; provided that the

Applicant will give the City written notice, by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Room 110, Portland, Maine) of the expiration of this escrow within sixty (60) days prior thereto. Otherwise, drafts may be submitted by the City of Portland no later than ninety (90) days following such notice, whenever given.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize the City to reduce the available amount of the escrowed money by a specified amount.

This Escrow will automatically expire upon the earlier of:

1. the written notification from Portland's Director of Planning and Development that said work contained within the Site Improvements approval and as required by Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 has been completed in accordance with the City of Portland's specifications; or
2. the expiration date of \_\_\_\_\_ [date may not fall between October 30 and April 15] or any automatically extended date as specified herein.

Seen and Agreed to: [Applicant]

By: \_\_\_\_\_

**Attach Letter of Approval and Estimated Cost of Improvements to this form.**

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#### Distribution

1. This information will be completed by Planning Staff.
2. The account number can be obtained by calling Paul Colpitts, ext. 8665.
3. The Agreement will be executed with one original and one copy.
4. The original and copy, each signed by the Developer, will be delivered to the Finance Office, together with a copy of the Report of Receipts form.
5. The Director of Finance will sign the copies, retain the original for their files and deliver the other signed copy to the Planning Office.





6. SITE LIGHTING	_____	_____	_____	_____	_____	_____
7. EROSION CONTROL	_____	_____	_____	_____	_____	_____
Silt Fence	_____	_____	_____	_____	_____	_____
Check Dams	_____	_____	_____	_____	_____	_____
Pipe Inlet/Outlet Protection	_____	_____	_____	_____	_____	_____
Level Lip Spreader	_____	_____	_____	_____	_____	_____
Slope Stabilization	_____	_____	_____	_____	_____	_____
Geotextile	_____	_____	_____	_____	_____	_____
Hay Bale Barriers	_____	_____	_____	_____	_____	_____
Catch Basin Inlet Protection	_____	_____	_____	_____	_____	_____
8. RECREATION AND OPEN SPACE AMENITIES	_____	_____	_____	_____	_____	_____
9. LANDSCAPING (Attach breakdown of plants)	_____	_____	_____	_____	_____	_____
(3) 2" Caliper Trees				3	\$275.00	825.00
(12) Rugosa				12	\$ 35.00	420.00
Ground Cover				120	\$ 5.00	600.00
(5) Arbor Vitae				5	\$ 60.00	300.00
Loam and Seed and/or Mulch				500SF	1.00	500.00
10. MISCELLANEOUS	_____	_____	_____	_____	_____	_____
TOTAL:	<u>10,061.00</u>				<u>14,635.00</u>	
GRAND TOTAL:	_____				<u>\$24,696.00</u>	

INSPECTION FEE (to be filled out by the City)

*OK 6-19-03*  
*JR*

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	<u>201.22</u>	<u>292.70</u>	<u>493.92</u>
or			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	_____	_____	<u>JR</u>
	(name)	(name)	