

**7-9 MAY STREET
PORTLAND, MAINE**

**Application For:
Preliminary Site Plan Level III Review**

Submitted by:
Kaplan Thompson Architects
254 Fore Street
Portland, Maine 04101

For:
Alex Waters
6 Pond Ridge Ln.
Norwalk, CT 06853

Date:
August 11, 2014



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DEVELOPMENT REVIEW APPLICATION



Jeff Levine, AICP, Director
Planning & Urban Development Department

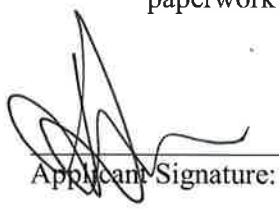
Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no Site Plan or Historic Preservation Applications can be reviewed until payment of appropriate application fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- I intend to deliver a payment method through the U.S. Postal Service mail once my application paperwork has been electronically delivered.


Applicant Signature:

8-7-2014
Date:

8-11-2014

I have provided digital copies and sent them on: _____

Date: _____

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means i.e. a thumb drive or CD to the Inspections Office, City Hall, 3rd Floor, Room 315.



Level III – Preliminary and Final Site Plans Development Review Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level III: Preliminary or Final Site Plan. Please note that Portland has delegated review from the State of Maine for reviews under the Site Location of Development Act, Chapter 500 Stormwater Permits, and Traffic Movement Permits.

Level III: Site Plan Development includes:

- New structures with a total floor area of 10,000 sq. ft. or more except in Industrial Zones.
- New structures with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- New temporary or permanent parking area(s) or paving of existing unpaved parking areas for more than 75 vehicles.
- Building addition(s) with a total floor area of 10,000 sq. ft. or more (cumulatively within a 3 year period) except in Industrial Zones.
- Building addition(s) with a total floor area of 20,000 sq. ft. or more in Industrial Zones.
- A change in the use of a total floor area of 20,000 sq. ft. or more in any existing building (cumulatively within a 3 year period).
- Multiple family development (3 or more dwelling units) or the addition of any additional dwelling unit if subject to subdivision review.
- Any new major or minor auto business in the B-2 or B-5 Zone, or the construction of any new major or minor auto business greater than 10,000 sq. ft. of building area in any other permitted zone.
- Correctional prerelease facilities.
- Park improvements: New structures greater than 10,000 sq. ft. and/or facilities encompassing 20,000 sq. ft. or more (excludes rehabilitation or replacement of existing facilities); new nighttime outdoor lighting of sports, athletic or recreation facilities not previously illuminated.
- Land disturbance of 3 acres or more (includes stripping, grading, grubbing, filling or excavation).

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14) which is available on our website:

Land Use Code: <http://me-portland.civicplus.com/DocumentCenter/Home/View/1080>

Design Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2355>

Technical Manual: <http://me-portland.civicplus.com/DocumentCenter/View/2356>

Planning Division
Fourth Floor, City Hall
389 Congress Street
(207) 874-8719

Office Hours
Monday thru Friday
8:00 a.m. – 4:30 p.m.

PROJECT NAME: 7-9 May Street

PROPOSED DEVELOPMENT ADDRESS:
7-9 May Street

PROJECT DESCRIPTION:
New construction of a 3 unit townhouse located at 7-9 May St. in the West End.

CHART/BLOCK/LOT: 057 C023001

PRELIMINARY PLAN 2014-08-07 (date)
FINAL PLAN _____ (date)

CONTACT INFORMATION:

Applicant – must be owner, Lessee or Buyer Name: Alex Waters Business Name, if applicable: May Street 7-9 LLC Address: 6 Pond Ridge Ln. City/State : Norwalk, CT Zip Code: 06853	Applicant Contact Information Work # Home# (203) 642-3744 Cell # (203) 9129055 Fax# e-mail: alex.c.waters@gmail.com
Owner – (if different from Applicant) Name: same as applicant Address: City/State : Zip Code:	Owner Contact Information Work # Home# Cell # Fax# e-mail:
Agent/ Representative Name: Jesse Thompson Address: 424 Fore Street City/State : Portland, ME Zip Code: 04101	Agent/Representative Contact information Work # 207-842-2888 Cell # e-mail: jesse@kaplanthompson.com
Billing Information Name: Address: City/State : Zip Code:	Billing Information Work # Cell # Fax# e-mail:

Engineer Name: Address: City/State : Zip Code:	Engineer Contact Information Work # Cell # Fax# e-mail:
Surveyor Name: Address: City/State : Zip Code:	Surveyor Contact Information Work # Cell # Fax# e-mail:
Architect Jesse Thompson Name: Kaplan Thompson Architects Address: 424 Fore Street City/State : Portland, ME Zip Code: 04101	Architect Contact Information Work # 207-842-2888 Cell # Fax# e-mail: jesse@kaplanthompson.com
Attorney Name: Address: City/State : Zip Code:	Attorney Contact Information Work # Cell # Fax# e-mail:

APPLICATION FEES:

Check all reviews that apply. (Payment may be made by Credit Card, Cash or Check payable to the City of Portland.)

Level III Development (check applicable reviews) <input checked="" type="checkbox"/> Less than 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000) <input type="checkbox"/> 100,000 – 200,000 sq. ft. (\$2,000) <input type="checkbox"/> 200,000 – 300,000 sq. ft. (\$3,000) <input type="checkbox"/> over \$300,00 sq. ft. (\$5,000) <input type="checkbox"/> Parking lots over 11 spaces (\$1,000) <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee) Plan Amendments (check applicable reviews) <input type="checkbox"/> Planning Staff Review (\$250) <input type="checkbox"/> Planning Board Review (\$500) The City invoices separately for the following: <ul style="list-style-type: none"> • Notices (\$.75 each) • Legal Ad (% of total Ad) • Planning Review (\$40.00 hour) • Legal Review (\$75.00 hour) Third party review fees are assessed separately. Any outside reviews or analysis requested from the Applicant as part of the development review, are the responsibility of the Applicant and are separate from any application or invoice fees.	Other Reviews (check applicable reviews) <input type="checkbox"/> Traffic Movement (\$1,000) <input type="checkbox"/> Stormwater Quality (\$250) <input type="checkbox"/> Subdivisions (\$500 + \$25/lot) # of Lots ___ x \$25/lot = _____ <input type="checkbox"/> Site Location (\$3,000, except for residential projects which shall be \$200/lot) # of Lots ___ x \$200/lot = _____ <input type="checkbox"/> Other _____ <input type="checkbox"/> Change of Use <input type="checkbox"/> Flood Plain <input type="checkbox"/> Shoreland <input type="checkbox"/> Design Review <input type="checkbox"/> Housing Replacement <input type="checkbox"/> Historic Preservation
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APPLICATION SUBMISSION:

1. All site plans and written application materials must be submitted electronically on a CD or thumb drive with each plan submitted as separate files, with individual file which can be found on the **Electronic Plan and Document Submittal** page of the City's website at <http://me-portland.civicplus.com/764/Electronic-Plan-and-Document-Submittal>
2. In addition, one (1) paper set of the plans (full size), one (1) paper set of plans (11 x 17), paper copy of written materials, and the application fee must be submitted to the Building Inspections Office to start the review process.

The application must be complete, including but not limited to the contact information, project data, application checklists, wastewater capacity, plan for fire department review, and applicant signature. The submissions shall include one (1) paper packet with folded plans containing the following materials:


1. One (1) full size site plans that must be folded.
2. One (1) copy of all written materials or as follows, unless otherwise noted:
 - a. Application form that is completed and signed.
 - b. Cover letter stating the nature of the project.
 - c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
3. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 50 feet.
4. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
5. One (1) set of plans reduced to 11 x 17.

Please refer to the application checklist (attached) for a detailed list of submission requirements.

APPLICANT SIGNATURE:

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

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

Signature of Applicant: 	Date: 8-07-2014
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PROJECT DATA

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

Total Area of Site	4,898 sq. ft.
Proposed Total Disturbed Area of the Site	4,898 sq. ft.
If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland.	
Impervious Surface Area	
Impervious Area (Total Existing)	- sq. ft.
Impervious Area (Total Proposed)	3,596 sq. ft.
Building Ground Floor Area and Total Floor Area	
Building Footprint (Total Existing)	sq. ft.
Building Footprint (Total Proposed)	1,678 sq. ft.
Building Floor Area (Total Existing)	- sq. ft.
Building Floor Area (Total Proposed)	3,356 sq. ft.
Zoning	
Existing	R-6 & R-6 Small Lot Residential, B1 Neighborhood Business
Proposed, if applicable	R-6 Small Lot
Land Use	
Existing	Vacant
Proposed	Residential
Residential, If applicable	
# of Residential Units (Total Existing)	-
# of Residential Units (Total Proposed)	3
# of Lots (Total Proposed)	1
# of Affordable Housing Units (Total Proposed)	-
Proposed Bedroom Mix	
# of Efficiency Units (Total Proposed)	-
# of One-Bedroom Units (Total Proposed)	-
# of Two-Bedroom Units (Total Proposed)	3
# of Three-Bedroom Units (Total Proposed)	-
Parking Spaces	
# of Parking Spaces (Total Existing)	-
# of Parking Spaces (Total Proposed)	3
# of Handicapped Spaces (Total Proposed)	-
Bicycle Parking Spaces	
# of Bicycle Spaces (Total Existing)	-
# of Bicycle Spaces (Total Proposed)	2
Estimated Cost of Project	\$450,000.00

PRELIMINARY PLAN (Optional) - Level III Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST
X		1	Completed Application form
X		1	Application fees
X		1	Written description of project
X		1	Evidence of right, title and interest
N/A		1	Evidence of state and/or federal approvals, if applicable
X		1	Written assessment of proposed project's compliance with applicable zoning requirements
N/A		1	Summary of existing and/or proposed easement, covenants, public or private rights-of-way, or other burdens on the site
N/A		1	Written requests for waivers from site plan or technical standards, if applicable.
X		1	Evidence of financial and technical capacity
N/A		1	Traffic Analysis (may be preliminary, in nature, during the preliminary plan phase)
Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST
X		1	Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
X		1	Preliminary Site Plan including the following: (information provided may be preliminary in nature during preliminary plan phase)
X			Proposed grading and contours;
N/A			Existing structures with distances from property line;
X			Proposed site layout and dimensions for all proposed structures (including piers, docks or wharves in Shoreland Zone), paved areas, and pedestrian and vehicle access ways;
X			Preliminary design of proposed stormwater management system in accordance with Section 5 of the Technical Manual (note that Portland has a separate applicability section);
N/A			Preliminary infrastructure improvements;
X			Preliminary Landscape Plan in accordance with Section 4 of the Technical Manual;
N/A			Location of significant natural features (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features) located on the site as defined in Section 14-526 (b) (1);
N/A			Proposed buffers and preservation measures for significant natural features, as defined in Section 14-526 (b) (1);
N/A			Location , dimensions and ownership of easements, public or private rights of way, both existing and proposed;
X			Exterior building elevations.

FINAL PLAN - Level III Site Plan			
Applicant Checklist	Planner Checklist	# of Copies	GENERAL WRITTEN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
		1	* Completed Application form
		1	* Application fees
		1	* Written description of project
		1	* Evidence of right, title and interest
		1	* Evidence of state and/or federal permits
		1	* Written assessment of proposed project's specific compliance with applicable Zoning requirements
		1	* Summary of existing and/or proposed easements, covenants, public or private rights-of-way, or other burdens on the site
		1	* Evidence of financial and technical capacity
		1	Construction Management Plan
		1	A traffic study and other applicable transportation plans in accordance with Section 1 of the technical Manual, where applicable.
		1	Written summary of significant natural features located on the site (Section 14-526 (b) (a))
		1	Stormwater management plan and stormwater calculations
		1	Written summary of project's consistency with related city master plans
		1	Evidence of utility capacity to serve
		1	Written summary of solid waste generation and proposed management of solid waste
		1	A code summary referencing NFPA 1 and all Fire Department technical standards
		1	Where applicable, an assessment of the development's consistency with any applicable design standards contained in Section 14-526 and in City of Portland Design Manual
		1	Manufacturer's verification that all proposed HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

Applicant Checklist	Planner Checklist	# of Copies	SITE PLAN SUBMISSIONS CHECKLIST (* If applicant chooses to submit a Preliminary Plan, then the * items were submitted for that phase and only updates are required)
		1	* Boundary Survey meeting the requirements of Section 13 of the City of Portland's Technical Manual
		1	Final Site Plans including the following:
			Existing and proposed structures, as applicable, and distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone);
			Existing and proposed structures on parcels abutting site;
			All streets and intersections adjacent to the site and any proposed geometric modifications to those streets or intersections;
			Location, dimensions and materials of all existing and proposed driveways, vehicle and pedestrian access ways, and bicycle access ways, with corresponding curb lines;
			Engineered construction specifications and cross-sectional drawings for all proposed driveways, paved areas, sidewalks;
			Location and dimensions of all proposed loading areas including turning templates for applicable design delivery vehicles;
			Existing and proposed public transit infrastructure with applicable dimensions and engineering specifications;
			Location of existing and proposed vehicle and bicycle parking spaces with applicable dimensional and engineering information;
			Location of all snow storage areas and/or a snow removal plan;
			A traffic control plan as detailed in Section 1 of the Technical Manual;
			Proposed buffers and preservation measures for significant natural features, where applicable, as defined in Section 14-526(b)(1);
			Location and proposed alteration to any watercourse;
			A delineation of wetlands boundaries prepared by a qualified professional as detailed in Section 8 of the Technical Manual;
			Proposed buffers and preservation measures for wetlands;
			Existing soil conditions and location of test pits and test borings;
			Existing vegetation to be preserved, proposed site landscaping, screening and proposed street trees, as applicable;
			A stormwater management and drainage plan, in accordance with Section 5 of the Technical Manual;
			Grading plan;
			Ground water protection measures;
			Existing and proposed sewer mains and connections;

- Continued on next page -

		Location of all existing and proposed fire hydrants and a life safety plan in accordance with Section 3 of the Technical Manual;
		Location, sizing, and directional flows of all existing and proposed utilities within the project site and on all abutting streets;
		Location and dimensions of off-premises public or publicly accessible infrastructure immediately adjacent to the site;
		Location and size of all on site solid waste receptacles, including on site storage containers for recyclable materials for any commercial or industrial property;
		Plans showing the location, ground floor area, floor plans and grade elevations for all buildings;
		A shadow analysis as described in Section 11 of the Technical Manual, if applicable;
		A note on the plan identifying the Historic Preservation designation and a copy of the Application for Certificate of Appropriateness, if applicable, as specified in Section Article IX, the Historic Preservation Ordinance;
		Location and dimensions of all existing and proposed HVAC and mechanical equipment and all proposed screening, where applicable;
		An exterior lighting plan in accordance with Section 12 of the Technical Manual;
		A signage plan showing the location, dimensions, height and setback of all existing and proposed signs;
		Location, dimensions and ownership of easements, public or private rights of way, both existing and proposed.



PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST



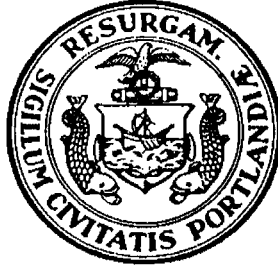
A separate drawing[s] shall be provided as part of the site plan application for the Portland Fire Department's review.

1. Name, address, telephone number of applicant
2. Alex Waters | 6 Pond Ridge Ln. Norwalk, CT 06853 | (203) 642-3744
3. Name address, telephone number of architect
Jesse Thompson | 424 Fore St. Portland, ME 04101 | (207) 842-2888
4. Proposed uses of any structures [NFPA and IBC classification]
- 5.
6. Square footage of all structures [total and per story]
1,678 per story | 5,034 total (including unconditioned basement)
7. Elevation of all structures
8. Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
9. Hydrant locations
Approx. 110'-0 from new structure. Located at corner of May St. and Danforth St.
10. Water main[s] size and location
11. Access to all structures [min. 2 sides]
12. A code summary shall be included referencing NFPA 1 and all fire department. Technical standards.

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

CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

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



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

Date: _____

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

Site Address: _____

Chart Block Lot Number: _____

Proposed Use: _____

Previous Use: _____

Existing Sanitary Flows: _____ GPD

Existing Process Flows: _____ GPD

Description and location of City sewer that is to receive the proposed building sewer lateral.

Site Category	Commercial (see part 4 below)	<input type="checkbox"/>
	Industrial (complete part 5 below)	<input type="checkbox"/>
	Governmental	<input type="checkbox"/>
	Residential	<input type="checkbox"/>
	Other (specify)	<input type="checkbox"/>

(Clearly, indicate the proposed connections, on the submitted plans)

2. Please, Submit Contact Information.

City Planner's Name: _____ Phone: _____

Owner/Developer Name: _____

Owner/Developer Address: _____

Phone: _____ Fax: _____ E-mail: _____

Engineering Consultant Name: _____

Engineering Consultant Address: _____

Phone: _____ Fax: _____ E-mail: _____

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

3. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: _____ GPD

Peaking Factor/ Peak Times: _____

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

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

4. Please, Submit External Grease Interceptor Calculations.

Total Drainage Fixture Unit (DFU) Values: _____
Size of External Grease Interceptor: _____
Retention Time: _____
Peaking Factor/ Peak Times: _____

(Note: In determining your restaurant process water flows, and the size of your external grease interceptor, please use The Uniform Plumbing Code. Note: In determining the retention time, sixty (60) minutes is the minimum retention time. Note: Please submit detailed calculations showing the derivation of your restaurant process water design flows, and please submit detailed calculations showing the derivation of the size of your external grease interceptor, either in the space provided below, or attached, as a separate sheet)

5. Please, Submit Industrial Process Wastewater Flow Calculations

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

(Note: On the submitted plans, please show where the building's domestic sanitary sewer laterals, as well as the building's industrial-commercial process wastewater sewer laterals exits the facility. Also, show where these building sewer laterals enter the city's sewer. Finally, show the location of the wet wells, control manholes, or other access points; and, the locations of filters, strainers, or grease traps)

(Note: Please submit detailed calculations showing the derivation of your design flows, either in the space provided below, or attached, as a separate sheet)

Notes, Comments or Calculation

PROJECT DESCRIPTION

Project Description

7-9 May Street Project is the proposed new construction of a 3-unit townhouse building located in the West End. Each unit will be two-stories high with living space on the first floor and 2-bedrooms each on the upper floors.

The architectural features of the building will fit very well into the neighborhood. The structure will have ample porches easily visible from the street. A gabled roof with three separate dormers will help break up the main façade of the building and an expansive bay window will provide interest to the front façade. At two stories high, the scale of this townhouse will nicely complement the neighborhood.

The site is minimally sloped therefore, thus requiring very little additional grading. However, basic grading will be done to help divert stormwater onto the rain garden located at the back of the property. In addition to minimal grading, trench drains will divert storm water from the roof, and the site into the rain garden.

Three parking spots and two bicycle parking spots will be provided on site. The parking areas are tucked-away in a corner of the site and not very visible from the main road. A designated area for snow removal will be located adjacent to parking.

RIGHT, TITLE AND INTEREST

13wctb5k1

**QUITCLAIM DEED
With Covenant
Statutory Short Form**

KNOW ALL PERSONS BY THESE PRESENTS, that **Todd M. Alexander**, of Portland, County of Cumberland and State of Maine, for consideration paid, the receipt whereof is hereby acknowledged, does hereby **REMISE, RELEASE AND CONVEY**, to **May Street 7-9 LLC**, having a mailing address of 6 Pond Ridge Lane Norwalk CT 06853, **WITH QUITCLAIM COVENANT**, the following described real estate located in Portland, Maine:


A certain lot or parcel of land situated in the city of Portland, County of Cumberland and the state of Maine, bounded and described as follows: Beginning on the northeasterly side of May Street at an iron set in the ground at a point which is sixty-five and twenty-five hundredths (65.25) feet thereon from the intersection of the northeasterly side line of May Street and the northwesterly side of Danforth Street; thence by May Street northwesterly fifty-three and seventy-four hundredths (53.74) feet to an iron and land conveyed by Exchange Realty Co. to Peter Sitschew; thence northeasterly making and included angle of 89° 40', by said Sitschew land seventy-six and forty-five hundredths (76.45) feet to land formerly of one Bartol; thence southeasterly by said Bartol land seventy-three and ninety-one hundredths (73.91) feet to an iron set in the ground and land now or formerly of one Pistaki; thence southwesterly by said Pistaki land thirty-eight and five tenths (38.5) feet to a point; thence northwesterly at right angles to the last course twenty and fifty-eight hundredths (20.58) feet to a point; thence southwesterly at right angles to the last course forty (40) feet to the point of beginning.


MAINE REAL ESTATE TAX PAID

Reference is made to a deed from Robert C. Hains to Todd M. Alexander dated November 30, 2012, recorded in the Cumberland County registry of deeds in Book 30174, Page 347.

IN WITNESS WHEREOF, the said Todd M. Alexander has set his hand and seal on December 9, 2013.

WITNESS:





Todd M. Alexander

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

November 9, 2013

Then personally appeared the above-named Todd M. Alexander and
acknowledged the foregoing instrument to be his free act and deed.



Before me,

Notary Public/Attorney-at-Law

Print name:

Michelle Supry

Return to:
Alex and Kelly Waters
6 Pond Ridge Lane
Norwalk, CT 06853

Received
Recorded Register of Deeds
Dec 11, 2013 03:20:28P
Cumberland County
Pamela E. Lovley

COMPLIANCE WITH ZONING REQUIREMENTS

Chapter 14

Zoning Summary

Kaplan Thompson Architects

May 16, 2014

Project address	7 - 9 May St, Portland, ME, 04101
Project type	Multi-family Residential, >2 Units
City Zone	R-6 & R-6 Small Lot Residential, B1 Neighborhood Business
Legal ID	
Permitted Uses	Multiple Uses Allowed
Existing Uses	Vacant Land
Proposed Use	Multi-family Residential
Guidelines	R-6 Small Lot, Abutting Historic District

R-6 SMALL LOT

Vacant as of Jan 1, 2005

Dimensional Requirements	Required / Allowed	Provided
Min Lot Size	0 SF	4,898 SF
Max Lot Size	10,000 SF	
Min Area per Dwelling Unit	725 SF per Unit	6 unit max, 4,350 SF land min
Min Street Frontage	40'-0"	53.75'
Min Front Yard	---	
Max Front Yard	10'-0"	
Min Rear Yard	10'-0" between buildings or 2 bldg heights Div by 5 (1 rear or side 15-0 Min)	
Min Side Yard	10'-0" between buildings or 2 bldg heights Div by 5 (1 rear or side 15-0 Min)	
Max Lot Coverage	50%	
Min Lot Width	0'-0"	
Min Building Height	2 Stories above grade	
Max Building Height	45'-0"	
Open Space Ratio	10% min	

FINANCIAL AND TECHNICAL CAPACITY



9800 Fredericksburg Road
San Antonio, Texas 78288

August 5, 2014

Alexander C D Waters
6 Pond Ridge Ln
Norwalk, CT 06853 -1541

Dear Mr. Waters:

This letter is to confirm that you have active USAA Investment accounts. This letter also confirms that as of August 4, 2014, your total market value exceeded \$500,000.00. As owner of these accounts, you have full access to these funds.

Please do not hesitate to contact a USAA Member Service Representative at 800-531-8722 if we can be of any further assistance.

Thank you,

USAA

Technical Capacity

Architect: Kaplan Thompson Architects is a leader in Maine and the nation in building super-efficient residences at attainable costs. Kaplan Thompson is the lead designer on the project.

Other Consultants will be retained in an as-needed basis.

6

DRAWINGS

7-9 MAY STREET



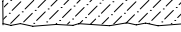


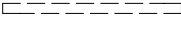
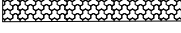
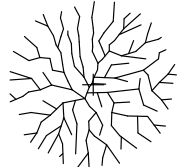
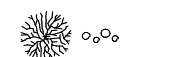


PROJECT INFORMATION

Client: Alex Waters
Architect: Kaplan Thompson Architects
Contractor: TBD
Map / Lot: 057 C023001
Project Address: 7-9 May Street
 PORTLAND, MAINE
Zoning:
Building Codes: IRC 2009
 NFPA 101 / 2009
Site Area: 4,898 +/- SF
 0.11 +/- ACRE
Occupancy: Townhouse - Residential
Max Building Height: 45'-0"

DRAWING INDEX

	COVER SHEET
A-0.0	SITE PLAN
A-1.1	PLANS
A-2.1	ELEVATIONS

- EXISTING CONTOURS
- PROPOSED CONTOURS
- × × × FENCE
-  CRUSHED GRAVEL
-  LAWN
-  RAIN GARDEN MIX
-  BIT. CONC. PAVING
-  DRAIN LINE
-  FRENCH DRAIN
-  ORNAMENTAL PLANTINGS
-  NEW TREE
-  FRONTAGE MIX

PLANT LIST

RAIN GARDEN MIX:
 LITTLE BLUESTEM (ANDROPOGON SCOPARIUS)
 TUFTED HAIR GRASS (DESCHAMPSIA CESPITOSA)
 ARTIC FIRE DOGWOOD (CORNUS SERICEA 'FARROW')
 Highbush Blueberry (VACCINIUM CORYBOSUM)
 BLUE FLAG IRIS (IRIS VERSICOLOR)
 NEW ENGLAND ASTER (ASTER NOVAE-ANGLIAE)
 JOE PYE WEED (EUPATORIUM FISTULOSUM)
 BLACK-EYED SUSAN (RUDBECKIA FULGIDA)
 PURPLE CONEFLOWER (ECHINACEA PURPUREA)

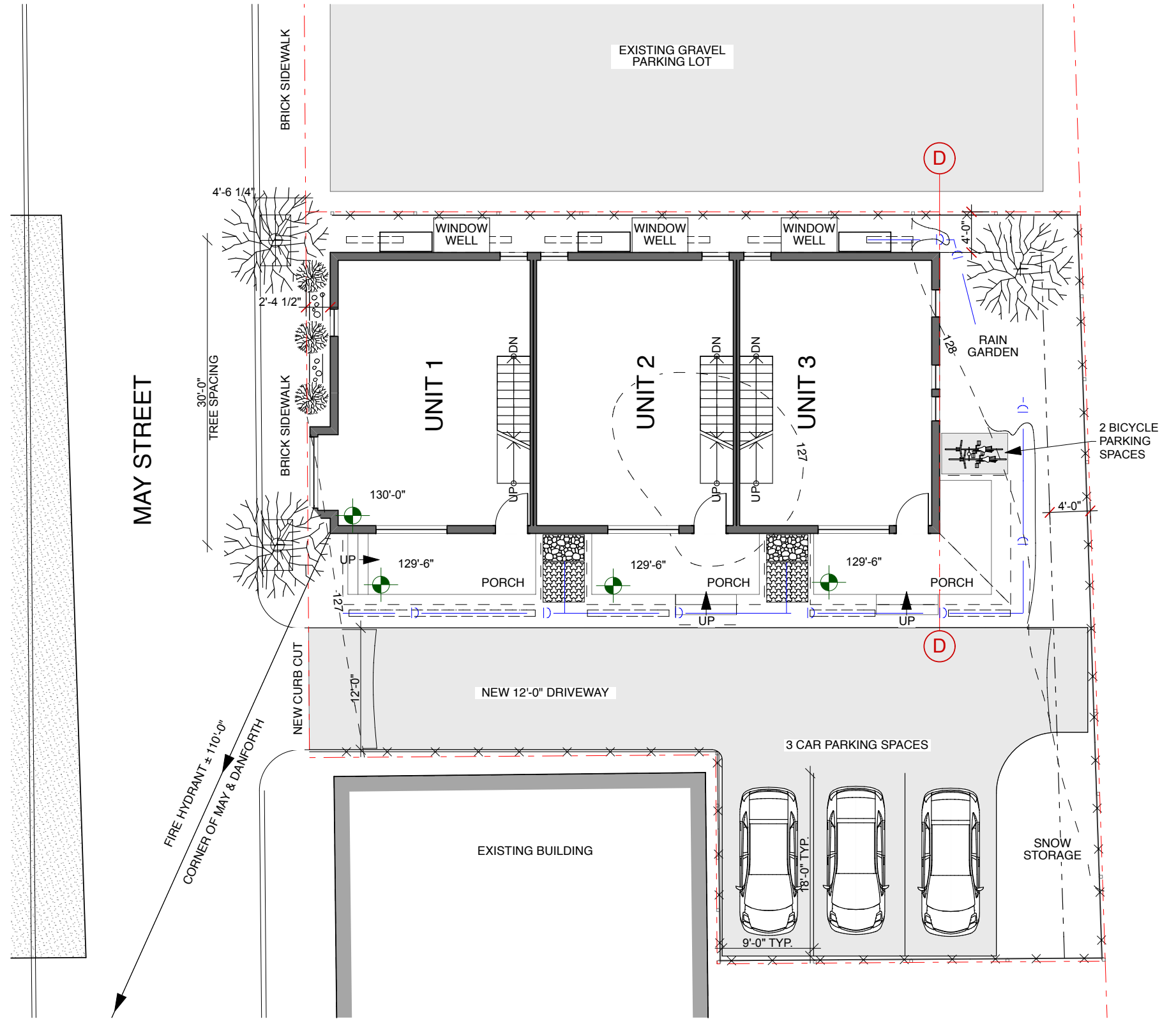
GRASS:
 TO BE SELECTED FROM THE FOLLOWING SPECIES:
 KENTUCKY BLUEGRASS (POA PRATENSIS)
 RED FESCUE (FESTUCA RUBRA)
 TALL FESCUE (FESTUCA ARUNDINACEA) OR
 PERENNIAL RYEGRASS (LOLIUM PERENNE L.)

FRONTAGE MIX:
 SWEETFERN (COMPTONIA PEREGRINA)
 OBEDIENT PLANT (PHYSOSTEGIA VIRGINIANA)
 BEE BALM (MONARDA DIDYMA)

TREES:
 SERVICEBERRY (AMELARCHIER X GRANDFLORA)
 'AUTUMN BRILLIANCE)

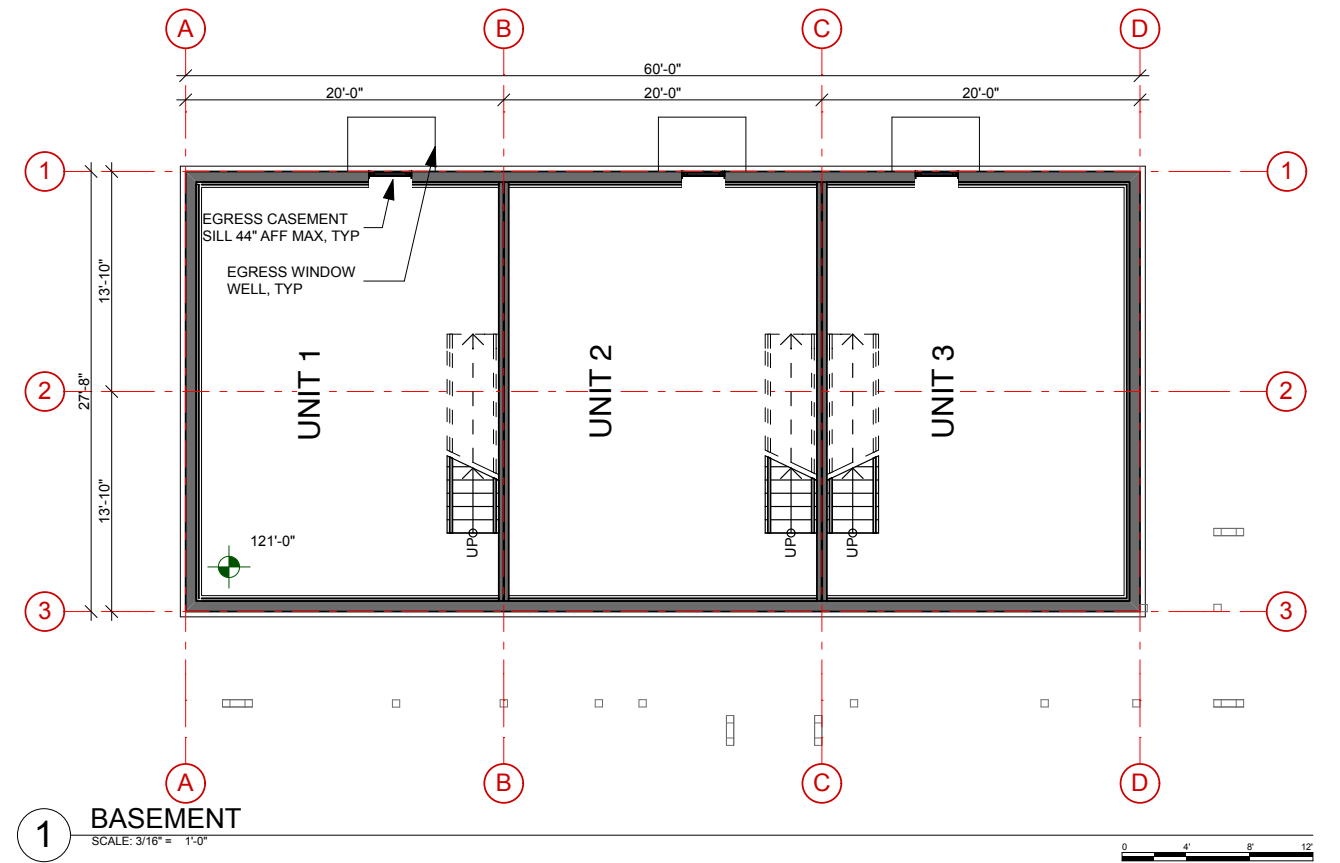
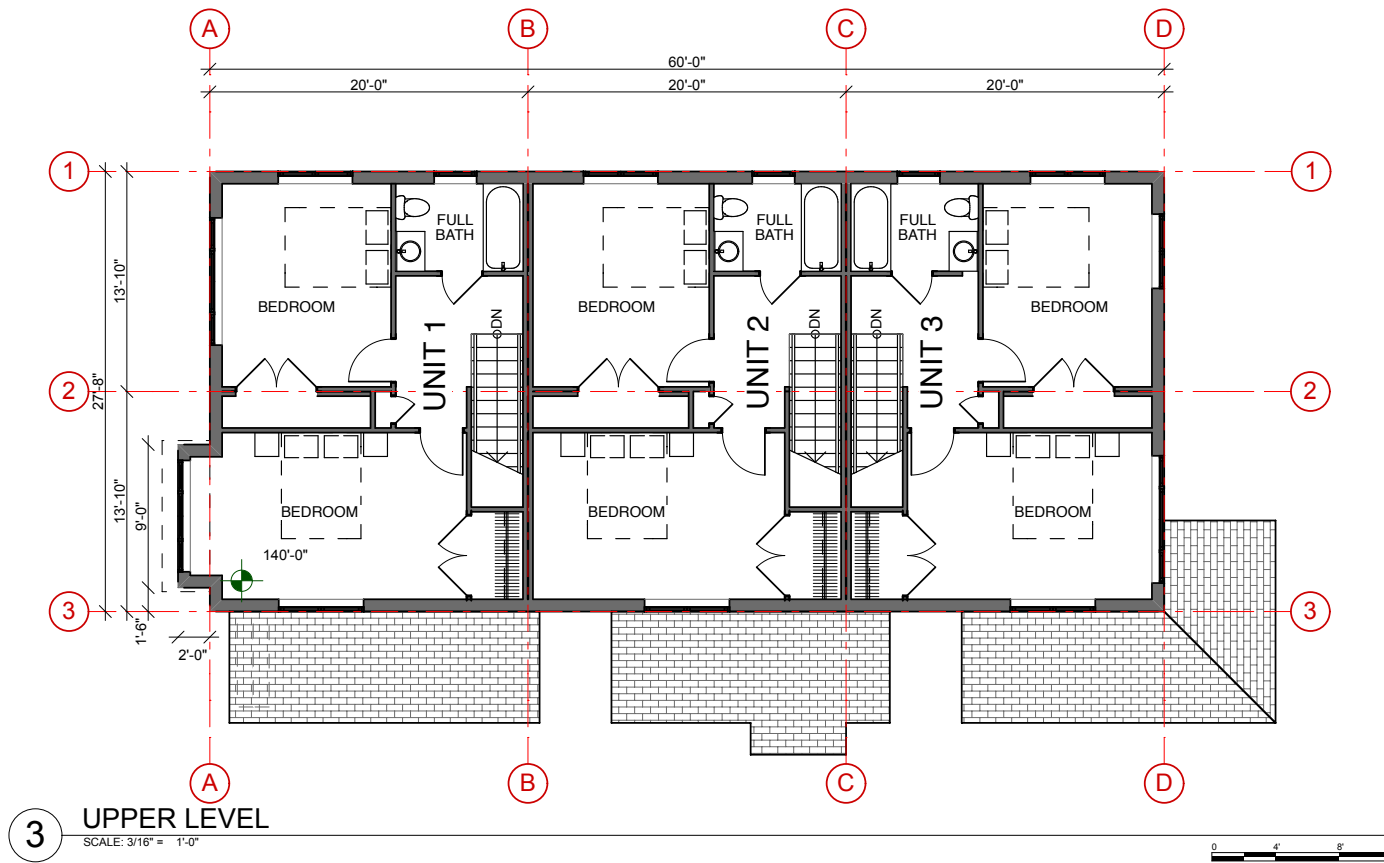
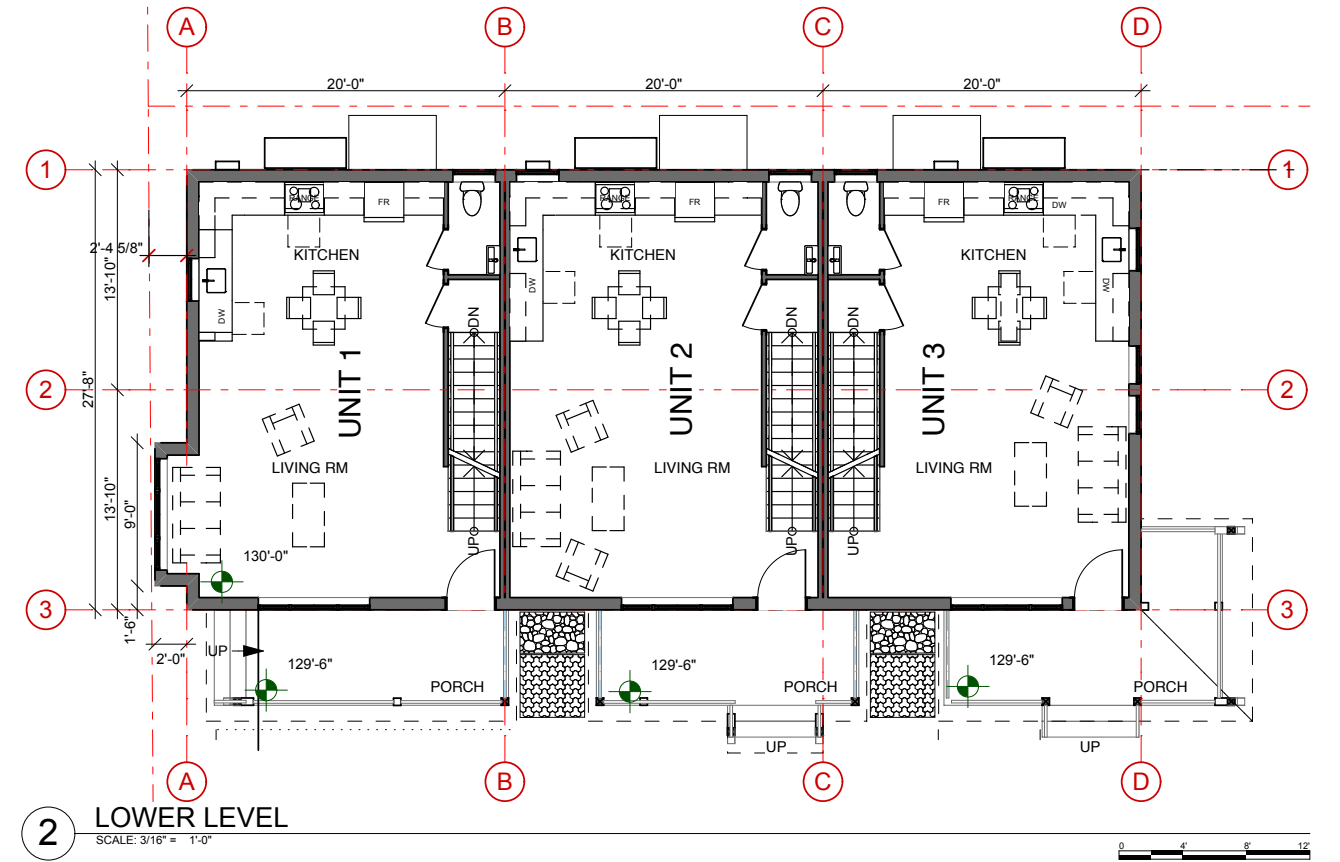
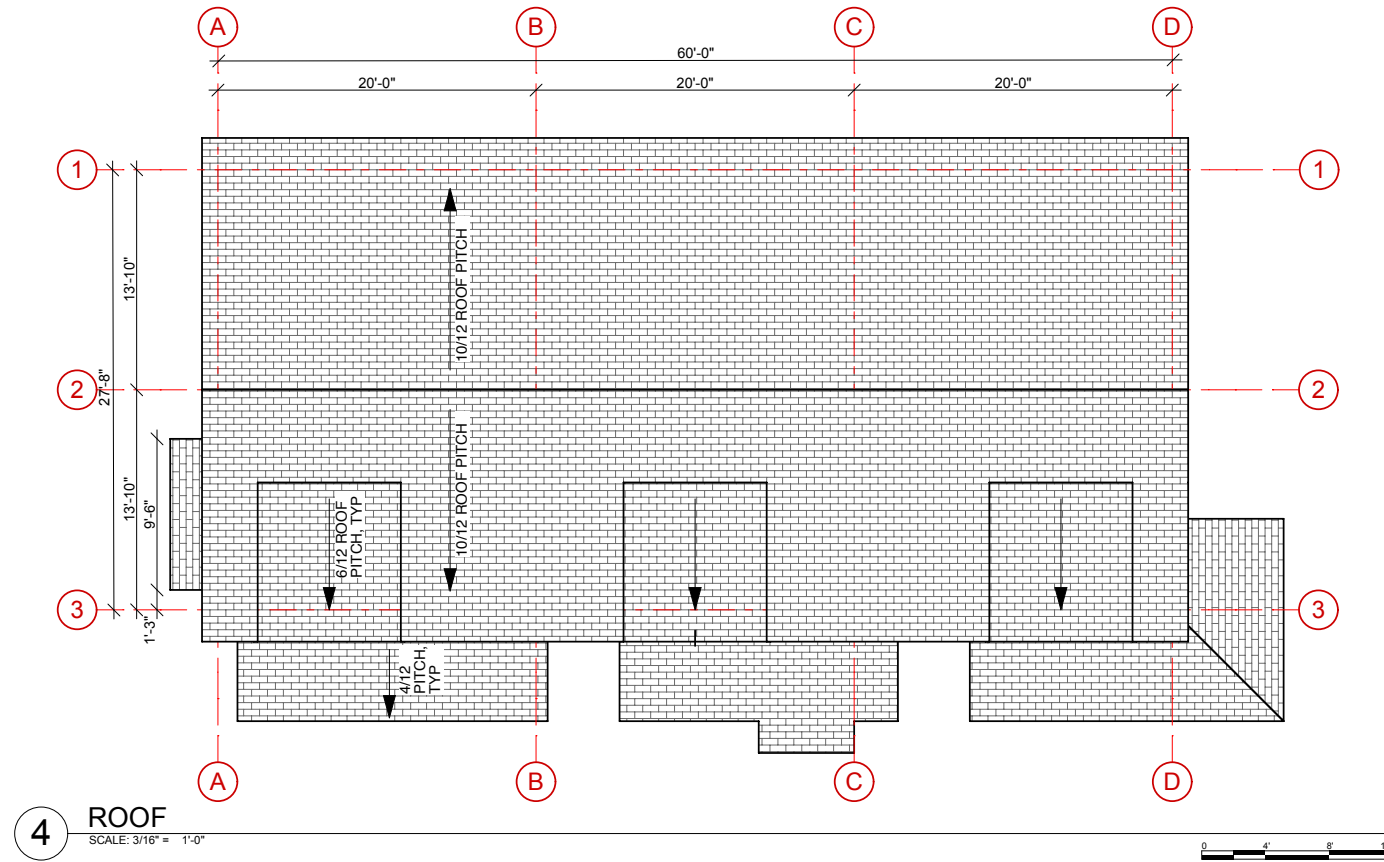
STORMWATER NOTES

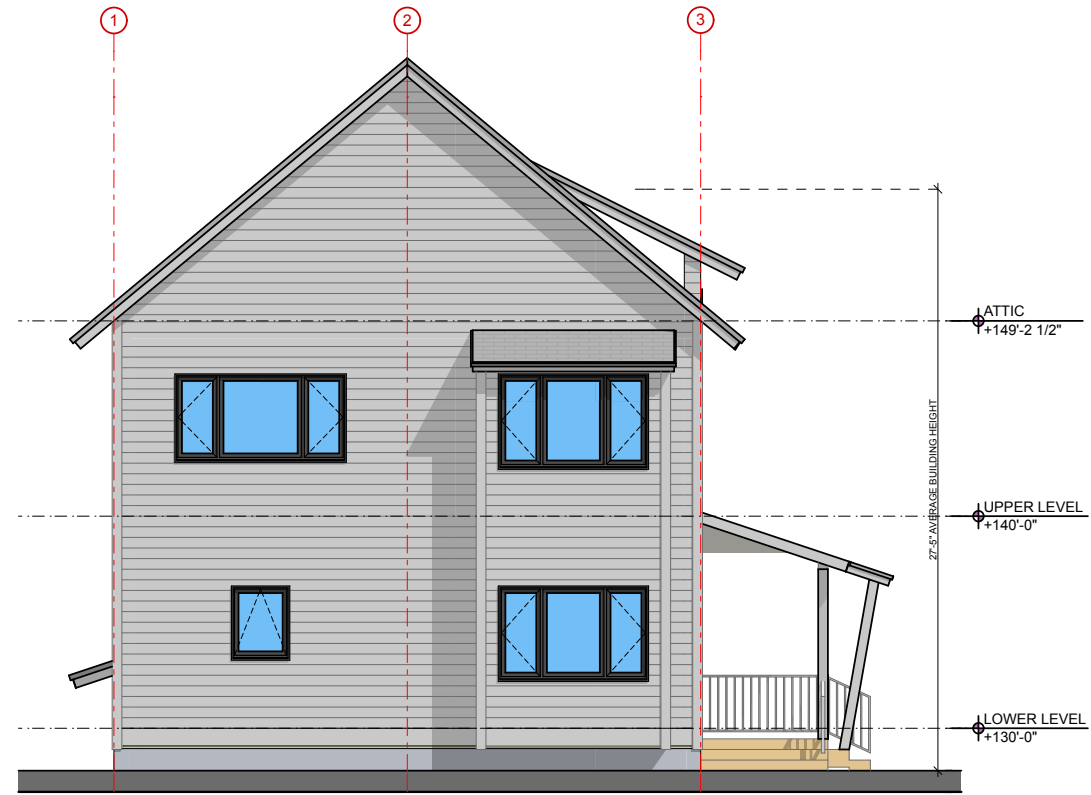
1. ROOF WATER TO FALL ON CRUSHED STONE FRENCH DRAIN AT BUILDING EDGE
2. TRENCH DRAIN WILL BE PIPED TO RAIN GARDEN AT REAR OF LOT
3. STORMWATER PIPING AND WASTE WATER PIPING TO BE SEPARATED AT PROPERTY BOUNDARY BEFORE CONNECTION TO CITY UTILITIES



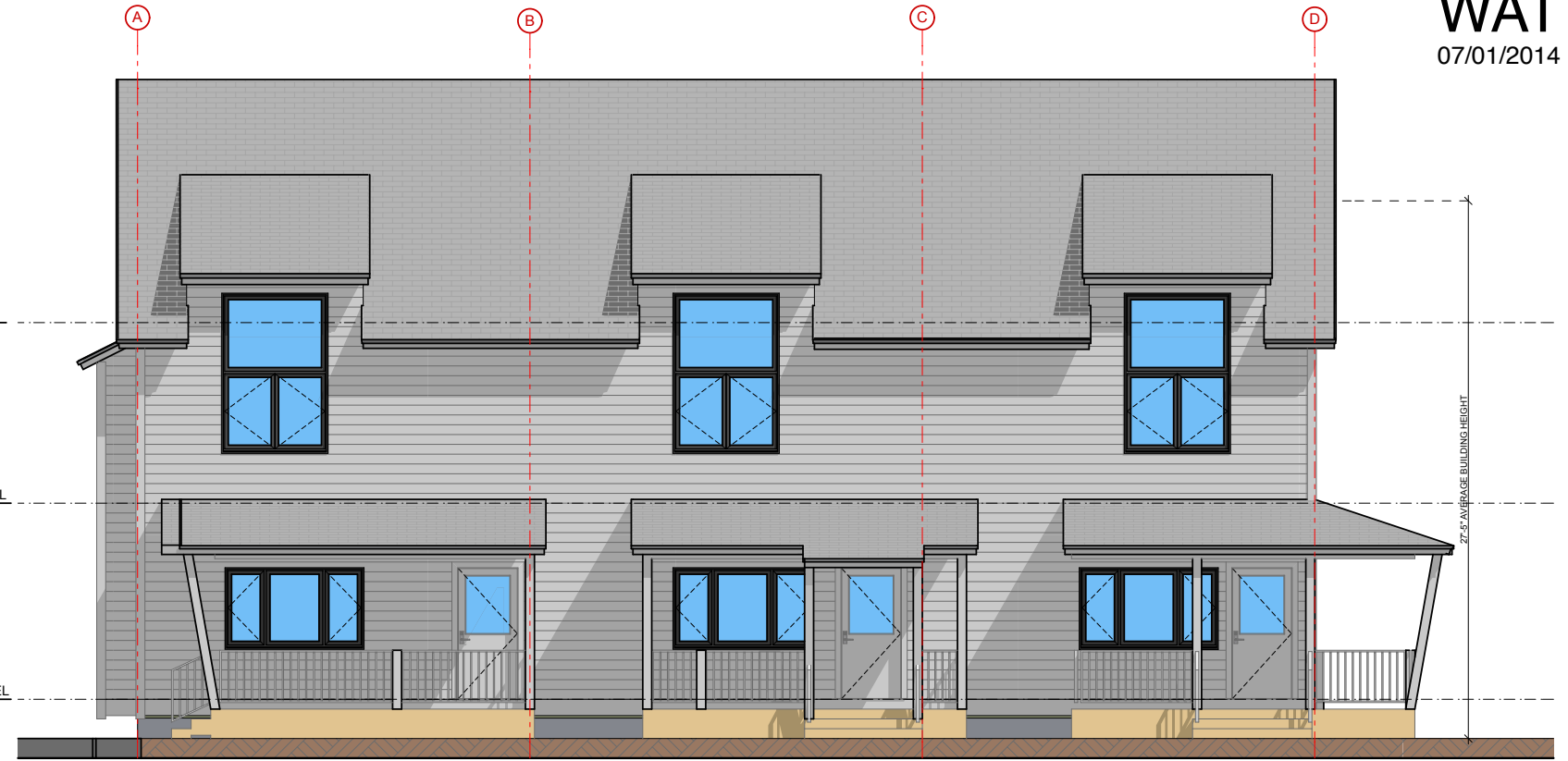
1 SITE PLAN
SCALE: 3/16" = 1'-0"



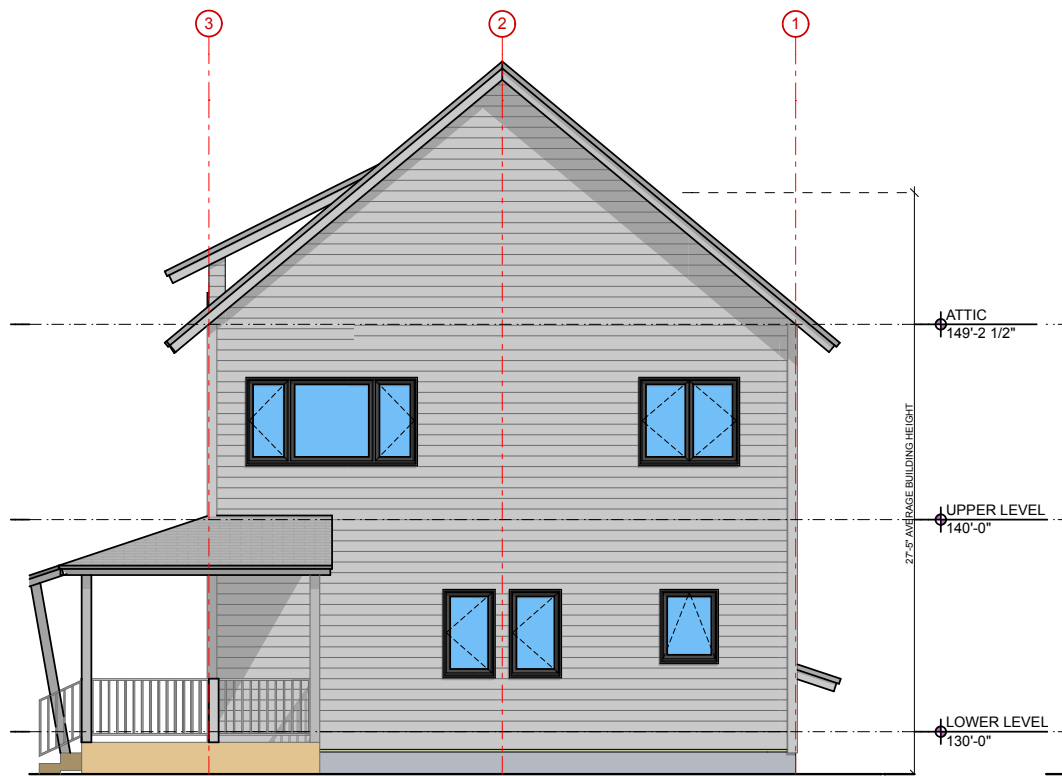




4 SW ELEVATION: MAY ST
SCALE: 1/4" = 1'-0"



3 SE ELEVATION: ENTRY
SCALE: 1/4" = 1'-0"



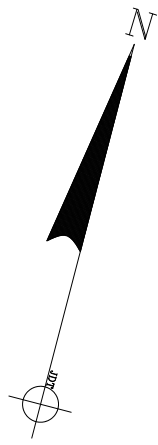
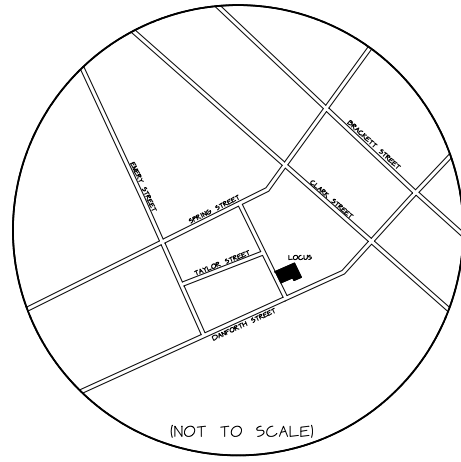
2 NE ELEVATION: REAR
SCALE: 1/4" = 1'-0"



1 NW ELEVATION
SCALE: 1/4" = 1'-0"



LOCATION SKETCH



LOCUS DEED REFERENCE
CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD)
BOOK: 30174 PAGE: 347

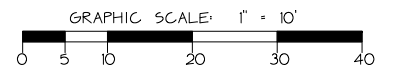
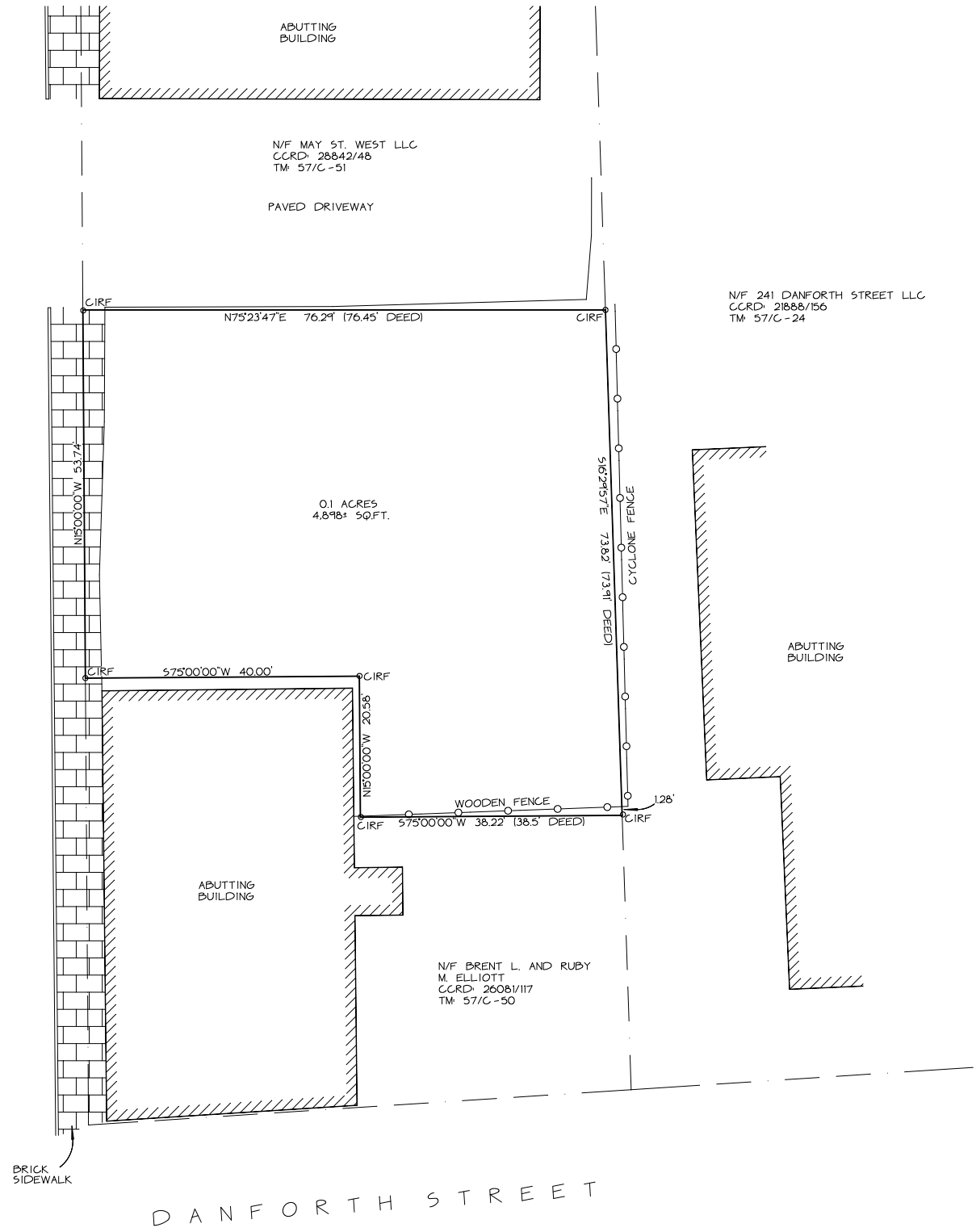
PLAN REFERENCES

1. CONDOMINIUM PLAT ON DANFORTH STREET AND MAY STREET IN PORTLAND, CUMBERLAND COUNTY, MAINE, DATED MARCH 2, 2000 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 200, PAGE 224.

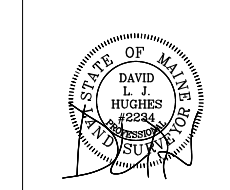
LEGEND

- N/F - NOW OR FORMERLY
- TM - TAX MAP
- CIRF - CAPPED IRON ROD FOUND
- MON - MONUMENT

MAY STREET



REVISION NO.	DATE	REVISION PURPOSE



PLAN OF LAND AT
7-9 MAY STREET, PORTLAND, MAINE
MADE FOR
7-9 MAY STREET LLC

LIVINGSTON-HUGHES
PROFESSIONAL LAND SURVEYING CORPORATION
88 GUINEA ROAD, KENNEBUNKPORT, MAINE 04046