177-F-1

2012-627

Motley Street
Street Extension
Milk Street Capital, LLC.

add to Spreadsheet

PORTLAND MAINE

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Planning & Urban Development Department
Jeff Levine, AICP, Director

Planning Division
Alexander Jaegerman, Director

January 24, 2013

Scott Lalumiere
Milk Street Capital, LLC
84 Middle Street
Portland, ME 04101

William Walsh
Walsh Engineering Associates, LLC
918 Brighton Avenue
Portland, ME 04101

Project Name: Motley Street Construction
Applicant: Scott Lalumiere, Milk Street Capital, LLC
Planner: Nell Donaldson

Project ID: 2012-627
CBLs: 177-F-11, 12, 20, 21, 22

Dear Mr. Walsh & Mr. Lalumiere:

On January 24, 2013, the Planning Authority approved with conditions your Level I: Site Alteration plan for the construction of approximately 90' of Motley Street. The decision is based upon the plan as submitted by Walsh Engineering Associates (revisions dated January 3, 2013). The proposal was reviewed for conformance with the standards of the City of Portland's site plan ordinance (Section 14-526), as well as Section 14-403 of the city's ordinance regarding street access. Note that the city's Department of Public Services found that there is another residence beyond this property which is presently served by a gravel roadway. As such, there is currently adequate space to turn around at the end of Motley Street and a turnaround is not being required as part of this project.

The Level I site plan is approved with the following waivers and conditions:

A. WAIVERS

Sidewalk

The application includes a request for a waiver from the sidewalk provision of the ordinance, and cites the following criteria from Section 14-506(b):

3) A safe alternative walking route is reasonable and safely available, for example, by way of a sidewalk on the other side of the street that is lightly traveled; and
6) Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of greater public value.

Section 14-403(b) of the city's ordinance further states that street extension projects shall include sidewalks "if located on a designated school walking route." Motley Street is not a designated school walking route. As such, the sidewalk requirement is waived.

review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

7. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*,dwg), release AutoCAD 2005 or greater.

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

If there are any questions, please contact Nell Donaldson at (207) 874-8723.

Sincerely,

Barbara Barhydt

Barbara Barhydt
Acting Planning Division Director

cc: Jeff Levine, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Sweeney, Associate Engineer
John Low, Associate Engineer, Public Services
Matt Doughty, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Captain Chris Pirone, Fire Department
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department
Approval letter file

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Receipts Details:

Tender Information: Check , BusinessName: Walsh Engineering Associates, Inc., Check Number: 1800$200.00
Tender Amount: 200.00

Receipt Header:

Cashier Id: Ldobson
Receipt Date: 11/14/2012
Receipt Number: 50174

Receipt Details:

Referance ID:	1844	Fee Type:	PEZ-LEV1 SASP
Receipt Number:	0	Payment Date:	
Transaction Amount:	200.00	Charge Amount:	200.00
Job ID: Project ID: 2012-627 - Motley St.; 94' Extension of Motley St.			
Additional Comments: Level I Motley Street			

Thank You for your Payment!

From: Chris Pirone
To: Donaldson, Helen
Date: 1/23/2013 8:17 PM
Subject: Re: Fwd: RE: Motley Street Fire Hydrant Distance

Fire is all set.

Captain Chris Pirone
Portland Fire Department
Fire Prevention Bureau
380 Congress Street
Portland, ME 04101
(t) 207.874.8405
(f) 207.874.8410

>>> Helen Donaldson 01/23/13 11:53 AM >>>
Here you go, Chris. Can you confirm ASAP if this is okay?

Thanks!

Nell

From: "David Senus" <dsenus@woodardcurran.com>
To: <HCD@portlandmaine.gov>
CC: "David Margolis-Pineo" <DMP@portlandmaine.gov>, "Barhydt, Barbara" <BAB@...
Date: 1/18/2013 2:42 PM
Subject: Motley Street Extension

Hi Nell.

The January 3, 2013 letter and appended plans from Walsh Engineering Associates for the Motley Street Extension project adequately address the comments contained in our December 4, 2012 memorandum. We have no additional comments.

Thanks
Dave

David Senus, PE (Maine), Project Manager
Woodard & Curran, Inc.
41 Hutchins Drive
Portland, ME 04102
Phone: (800) 426-4262 x3241
Fax: (207) 774-6635

Woodard & Curran
www.woodardcurran.com
Commitment & Integrity Drive Results

Helen Donaldson - Re: Motley Street Extension

From: David Margolis-Pineo
To: Helen Donaldson
Date: 1/18/2013 2:45 PM
Subject: Re: Motley Street Extension
CC: Ashley Auger; Barbara Barhydt; David Senus

Same here Nell. I have no additional comments.

>>> "David Senus" <dsenus@woodardcurran.com> 1/18/2013 2:43 PM >>>
Hi Nell.

The January 3, 2013 letter and appended plans from Walsh Engineering Associates for the Motley Street Extension project adequately address the comments contained in our December 4, 2012 memorandum. We have no additional comments.

Thanks
Dave

David Senus, PE (Maine), Project Manager
Woodard & Curran, Inc.
41 Hutchins Drive
Portland, ME 04102
Phone: (800) 426-4262 x3241
Fax: (207) 774-6635

Woodard & Curran
www.woodardcurran.com
Commitment & Integrity Drive Results

WALSH
ENGINEERING ASSOCIATES, INC.

918 Brighton Ave | Portland, ME 04102
Phone 207.553.9898 | www.walsh-eng.com

TRANSMITTAL

Date: January 4, 20133 **Project Number:** 173

Project: Motley Street Extension

To: Nell Donaldson, City of Portland

From: William Walsh, PE

Copy: Scott Lalumiere, Milk Street Capital, LLC

Enc: **Response to Comments Letter and associated materials.**

Message:
Please find one (1) paper copy of the above referenced materials.

☐ Mailed
☐ Delivered

☐ Fax Number _____
No. of Pages (including cover)_____

WALSH
ENGINEERING ASSOCIATES, INC.

918 Brighton Avenue | Portland, Maine 04102

January 3, 2013

Ms. Nell Donaldson
Planning Department
Portland City Hall
389 Congress Street
Portland, Maine 04101

RE: Response to City Review Comments
Level I Site Plan Development Review Application
Motley Street Extension, Portland, Maine

Dear Ms. Donaldson:

Thank you for forwarding review comments from the City of Portland regarding the Level I Site Plan application for the Motley Street Extension in Portland. Please find our response to the City's comments below:

Zoning
Based on Ms. Schmuckal's comment, the request for a waiver from the street frontage requirement for zone R-3 per section 14-90(c) is withdrawn, as the proposed development meets the requirements of section 14-403.

Transportation Standards
Please see the additional waiver criteria shown below in **bold text** for the request that the requirement to construct a sidewalk and install curb along all frontages, per section 14-526(a)2.c(i) of the City of Portland Code of Ordinances, be waived. The site meets waiver requirements per section 14-506(b) by the following:

1. Sidewalks

   a. *14-506(b)(Sidewalks)3: A safe alternative-walking route is reasonably and safely available, for example, by way of a sidewalk on the other side of the street that is lightly traveled.*

      - Currently, Motley Street is improved for approximately 456 feet from the intersection of Brighton Avenue. The current construction does not include sidewalk or curbing. As the street is and will likely remain a dead end local street serving only residential properties, the traffic volume is not expected to significantly increase from the existing condition. In addition, the street is not located within a designated school walking route. Therefore, the safety of pedestrians utilizing Motley Street will not be affected by the development.

b. ***14-506(b)(Sidewalks)6: Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.***

- **Strict adherence to the sidewalk requirement would result in the loss of significant site features related to landscaping and topography that are deemed to be of greater public value. These site features include the additional vegetation, ledge, and existing lot lawn area that would be required to be removed in order to install the sidewalk to Brighton Avenue.**

2. Curbing

a. ***14-506(b)(Curbing)4: Strict adherence to the curb requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.***

- **Strict adherence to the curb requirement would result in the loss of significant site features related to landscaping and topography that are deemed to be of greater public value. These site features include the additional vegetation, ledge, and existing lot lawn areas that would be required to be removed in order to install the curb to Brighton Avenue. The increase in elevation at the edge of the road due to curb installation would also require significant regrading of the existing lots to maintain drainage from the lots toward to road.**

b. *14-506(b)(Curbing)6: The cost to construct the curbing, including any applicable street opening fees, is in excess of 5% of the overall project cost.*

- Installation of curbing and sidewalk along the new 90' section of roadway would be impractical unless sidewalk and curb were also installed along the currently improved section of Motley Street. The cost of retrofitting of curb and sidewalk along the existing section of Motley Street would exceed 5% of the overall project cost.

Environmental Quality Standards

Catch basin inlet protection provisions have been added to the site plans. A symbol and leader note have been added to sheet C2.1 and the appropriate detail has been added to sheet C3.2 (detail #7).

The project data sheet has been revised to indicate the existing and proposed impervious area associated with the roadway construction area only. The existing impervious area within the roadway construction area is 4,323 square feet, which includes existing gravel, pavement, and exposed ledge. The total paved area is 3,390 square feet. As all of the proposed paved area will be constructed over existing impervious area, there will be no net increase in impervious area as a result of the development.

Public Infrastructure and Community Safety Standards
In regards to Captain Pirone's comments, additional information has been obtained from the Portland Water District (see enclosed Ability to Serve letter), which indicates that the existing water line under Motley Street is an 8" ductile iron line with a static pressure of 81 psi. In telephone discussions with Captain Pirone, the larger diameter water line and high pressure in the water line has relieved his concerns for flow requirements for the project. In addition, the sprinkler systems for the houses will be designed by a professional sprinkler designer who will determine if the necessary pressure and flow requirements for the sprinkler systems are met.

Walsh Engineering Associates, Inc. has reviewed section 3.7 of the City's Technical Manual and has added a note to sheets C.2.0, C2.1, and C3.0 that a blasting permit and all associated submittals will be required for a "large blast" operation (removal of greater than 300 c.y. of rock material).

As requested, enclosed you will find one (1) complete paper set of the final plans and the updated Project Data sheet. Also enclosed is a copy of the Portland Water District Ability to Serve Letter for the two residential lots.

I trust you will find this information provided sufficient for the site plan approval. We look forward to working with you as the project progresses.

Respectfully,

William R. Walsh, III, PE
Walsh Engineering Associates, Inc.

Enc. Site Plans and Details – Rev. 2 dated January 3, 2013
Project Data Sheet
Portland Water District Ability to Serve Letter

cc. Mr. Scott Lalumiere, Milk Street Capital, LLC

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 Site Plan review only, a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

Signature of Applicant:	Date:
	11/8/12

Please refer to Article V, Site Plan of the City of Portland Land Use Code for detailed information concerning the City's site plan review process, thresholds and standards. Should you have any questions regarding the submittal requirements or any other aspect of the site plan review process, please contact the Planning Division.

PROJECT DATA

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

Total Site Area		sq. ft.
Proposed Total Disturbed Area of the Site		sq. ft.
IMPERVIOUS SURFACE AREA		
• Proposed Total Paved Area	3,390	sq. ft.
• Existing Total Impervious Area	4,323	sq. ft.
• Proposed Total Impervious Area	4,323	sq. ft.
• Proposed Impervious Net Change	0	sq. ft.
PARKING SPACES		
• Existing Number of Parking Spaces	0	
• Proposed Number of Parking Spaces	0	
TOTAL Number of Parking Spaces	0	

General Submittal Requirements – Level I Site Alteration

Applicant Checklist	Planner Checklist	Number of Paper Copies	Submittal Requirement
☒	☐	1	Completed application form.
☒	☐	1	Application fees.
☒	☐	1	Written description of project.
☒	☐	1	Evidence of right, title and interest.
☐ N/A	☐	1	Copies of required state and/or federal permits.
☒	☐	1	Written assessment of proposed project's compliance with applicable zoning. requirements.
☒	☐	1	Written description of existing and proposed easements or other burdens.
☒	☐	1	Written requests for waivers from individual site plan and/or technical standards.
☒	☐	1	Evidence of financial and technical capacity.

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 Site Plan review only, a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

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• Existing Number of Parking Spaces	0	
• Proposed Number of Parking Spaces	0	
TOTAL Number of Parking Spaces	0	

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☒	☐	1	Written description of project.
☒	☐	1	Evidence of right, title and interest.
☐ N/A	☐	1	Copies of required state and/or federal permits.
☒	☐	1	Written assessment of proposed project's compliance with applicable zoning. requirements.
☒	☐	1	Written description of existing and proposed easements or other burdens.
☒	☐	1	Written requests for waivers from individual site plan and/or technical standards.
☒	☐	1	Evidence of financial and technical capacity.

Portland Water District

From Sebago Lake To Casco Bay

December 10, 2012

Walsh Engineering Associates, Inc.
918 Brighton Avenue
Portland, ME 04102

Attn: Silas Canavan, P.E.
Re: Motley Street, Portland
Ability to Serve with PWD Water

Dear Mr. Canavan:

The Portland Water District has received your request for an Ability to Serve determination for the noted site submitted on December 6, 2012. Based on the information provided, we can confirm that the District will be able to serve the proposed project as further described in this letter.

Please note that this letter does not constitute approval of this project from the District. Please review this letter for any special conditions specified by the District and to determine the appropriate next steps to take to move your project through the submittal and approval process.

Existing Site Service

According to District records, the project site does not currently have existing water service.

Water System Characteristics

According to District records, there is an 8-inch diameter ductile iron water main on the west side of Motley Street and a public fire hydrant located 165-feet from the site.

Please see attached map showing all available hydrant flow tests near the project site. The current data from the nearest hydrant with flow test information is as follows:

Hydrant Location:	Motley Street 200' south of Brighton Avenue
Hydrant Number:	POD-HYD01819
Last Tested:	4/16/2003
Static Pressure:	81 psi
Residual Pressure:	Not Measured
Flow:	Not Measured

Public Fire Protection

It is anticipated that this project will not include the installation of new public hydrants to be accepted into the District water system. The decision to require new hydrants and to determine their locations is solely that of the local fire department. It is your responsibility to contact the Portland Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

225 Douglass Street P.O. Box 3553 Portland, Maine 04104-3553
Phone: 207.774.5961 Fax: 207.761.8307 Web: www.pwd.org

Domestic Water Needs

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of the two proposed single family homes. Based on the high water pressure in this area, we recommend that you consider the installation of pressure reducing devices that comply with state plumbing codes.

Private Fire Protection Water Needs

You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact the MEANS Division to request a hydrant flow test and we will work with you to get more complete data.

Conditions of Service

Each lot should have a water service line that connects to the main in Motley Street, the service should enter through each lots' own frontage. Please maintain all minimum separation requirements as follows:

- Property lines – 10-feet
- Gas mains – 6-feet face to face
- Underground electric and telephone – 6-feet face to face
- Sanitary sewer – 5-feet; if sanitary sewer is laid 18-inches below water service, then an 18-inch horizontal separation is allowable

The District can confirm that the main in Motley Street will provide adequate flow and pressure for domestic needs, as noted above the District does not guarantee any quantity of water or pressure through a fire protection service. A single line may be installed to provide both fire and domestic water. The required diameter of a combined service line must be determined by the sprinkler system designer. The split for the sprinkler service must be located after the water meter and must include a non-testable backflow prevention device. The meter must be appropriately sized by the sprinkler system designer to accommodate the necessary flows for fire protection. Prior to activation of the water service, the sprinkler system designer must provide documentation that shows the appropriate meter size.

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

Sincerely,
Portland Water District

Glissen Havu, E.I.
Design Engineer

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Planning & Urban Development Department
Jeff Levine, AICP, Director

Planning Division
Alexander Jaegerman, Director

December 18, 2012

Scott Lalumiere
Milk Street Capital, LLC
84 Middle Street
Portland, ME 04101

William Walsh
Walsh Engineering Associates, LLC
918 Brighton Avenue
Portland, ME 04101

RE: Staff Review Comments for Level I: Site Alteration

Project Name: Motley Street Construction
Applicant: Scott Lalumiere, Milk Street Capital, LLC
Planner: Nell Donaldson

Project ID: 2012-627
CBLs: 177-F-11, 12, 20, 21, 22

Dear Mr. Walsh & Mr. Lalumiere:

Thank you for submitting an application for the construction of approximately 90' of Motley Street. The Planning Authority is evaluating this proposal as a preliminary plan subject to the following applicable Land Use Code provisions:

- Site Plan Ordinance, Article V
- Section 14-403 Street Extension

The city's findings, based on the preliminary plans, are as follows.

Zoning

Marge Schmuckal, the city's zoning administrator, provided the following comments:

This application is to develop a single lot into two lots. This triggers the requirement to extend Motley Street and bring it up to City standards from where pavement ends to the end of the property being developed under 14-403. The applicant has asked for a waiver to bring the street to the end of the development. However, I do not think the applicant needs a waiver. The street is being brought up to the end of the property, just not in a parallel fashion. I believe what is being proposed is meeting the intent of the Ordinance and the requirements of Public Services. The proposal is meeting the requirements of 14-403.

Note that David Margolis-Pineo, of the city's Department of Public Services, writes:

The Department is agreeable to granting a waiver to not install granite curbing.

Regarding the turnaround at the end of the proposed street extension, Mr. Margolis-Pineo writes:

Since the Department has adequate space to turn around at the end of Motley Street, we are not requiring a turnaround for this project.

2. Environmental Quality Standards

David Senus, consulting Civil Engineer, provided the following comments related to environmental quality:

A Level I Site Plan Submission is required to include proposed stormwater management control and a soil erosion control plan (City of Portland Land Use Code, Article V. Site Plan, Section 14-527(b) (12) and (13)) in conformance with the Basic, General, Flooding, and Urban Impaired Stream standards outlined in Section 5 of the City of Portland Technical Manual (Section 14-524(a)2.d.(ii)(b): Level 1 Site Alteration Plans are required to conform with certain site plan standards contained in the City Code of Ordinances, Section 14-526, including Environmental Quality Standards outlined in Section 14-526(b) 3 – Water Quality, Stormwater Management and Erosion Control):

a) *Basic Standards: Plans, notes, and details have been provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in general accordance with Appendix A, B, & C of MaineDEP Chapter 500. In addition to the erosion and sediment control features noted on the plan, appropriate provisions should be made for catch basin inlet protection for the existing catch basins within Motley Street.*

b) *General Standards: The project data sheet reports a net increase in impervious area of 5,195 square-feet. This number appears to include the impervious area associated with the driveway and buildings proposed on the two single-family residential lots. The project narrative describes existing ground cover within the roadway area as impervious (compacted gravel and ledge). Based on this description, we have assumed that there is little to no proposed increase in developed or impervious area associated with the proposed street improvements. As such, no stormwater quality treatment measures are required under the General Standards.*

c) *Flooding Standard: As noted above, we have assumed that there is little to no proposed increase in developed or impervious area associated with the proposed street improvements. The roadway project will result in little to no increase in stormwater runoff rate or volume relative to the existing site condition. As such, the roadway project is in general conformance with the Flooding Standard.*

d) *Urban Impaired Stream (UIS) Standard: The project falls within the Capisic Brook Watershed, which is classified as an UIS by the MaineDEP. The City of Portland requires that all development, except single and two-family homes, subject to City of Portland review shall be required to comply with the UIS Standard pursuant to MaineDEP Chapter 500 Stormwater Management Rules if they are located within an UIS watershed (Technical Manual, Section 5. II. A.). A project in the direct watershed of an urban impaired stream must pay a compensation fee or mitigate project impacts by treating, reducing, or eliminating an off-site or on-site pre-development impervious stormwater source following the guidance outlined in*

If you have any questions, feel free to contact me at 874-8723 or by email at hcd@portlandmaine.gov.

Sincerely,

Nell Donaldson
Planner

Electronic Distribution:
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Danielle West-Chuhta, Associate Corporation Counsel
Marge Schmuckal, Zoning Administrator
Katherine Earley, City Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer
Captain Chris Pirone, Fire
Jeff Tarling, City Arborist
Tom Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard & Curran

December 13, 2012

TO: Nell Donaldson
Barbara Barhydt
FROM: David Margolis-Pineo
Dept. of Public Services
RE: Review Comments: Motley Street Extension

The Department of Public Services has the following comments on the above mentioned project.

1. The Department is agreeable to granting a waiver to not install granite curbing.
2. Since the Department has adequate space to turn around at the end of Motley Street, we are not requiring a turnaround for this project.
3. The applicant is reminded that there is a $1,000 sewer connection charge for each lot plus a $50 inspection fee.
4. An access agreement is required by the owner of each lot for the shared drive and also the for any water or gas repair which may be necessary since it will require the excavation of the abutting lot.

We have no further comments.

Helen Donaldson - Motley Street

From: Tom Errico <thomas.errico@tylin.com>
To: Helen Donaldson <HCD@portlandmaine.gov>
Date: 12/13/2012 9:16 AM
Subject: Motley Street
CC: David Margolis-Pineo <DMP@portlandmaine.gov>, Katherine Earley <KAS@port...

Nell – I have reviewed the plans and find the project to be acceptable. Specifically, I support the use of a shared driveway accessing the residential homes and find the design details (width, driveway spacing) to be acceptable. Lastly, I support a waiver from construction of a sidewalk given traffic characteristics (I concur that the street has limited activity) and that existing features would make it difficult for constructing a sidewalk to Brighton Avenue.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, PE
Senior Associate
Traffic Engineering Director
TY LIN INTERNATIONAL
12 Northbrook Drive
Falmouth, ME 04105
207.347.4354 direct
207.400.0719 mobile
207.781.4753 fax
thomas.errico@tylin.com
Visit us online at www.tylin.com

"One Vision, One Company"
Please consider the environment before printing.

Helen Donaldson - Motley St. site plan

From: Marge Schmuckal
To: Helen Donaldson
Date: 12/10/2012 4:04 PM
Subject: Motley St. site plan

Hi Nell,
One Solution is not working for my comments, so here they are.

Motley Street 177-F-11, 12, 20, 21, 22
#2012-627 Split zone of R-3 & R-5
December 10, 2012

This application is to develop a single lot into two lots. This triggers the requirement to extend Motley Street and bring it up to City standards from where pavement ends to the end of the property being developed under 14-403. The applicant has asked for a waiver to bring the street to the end of the development. However, I do not think the applicant needs a waiver. The street is being brought up to the end of the property, just not in a parallel fashion. I believe what is being proposed is meeting the intent of the Ordinance and the requirements of Public Services. The proposal is meeting the requirements of 14-403.

Lots #1 & #2 are both being shown to meet the respective R-3 & R-5 zone requirements for each, including lot size, street frontage, lot width and setbacks. In a pre-application meeting, the applicant stated that the lots will only be single family dwellings. I would like to confirm those uses. If the building located in the R-5 zone were to be converted to a two family within the next 5 years, both lots would be subject to a Subdivision review. There probably should be something in the deeds to notify the future owners of a possible Subdivision review.

Of course separate building permits are required for the development of the two lots. At that time the zoning for each lot will be more closely reviewed.

This project is meeting zoning at this time.

Marge Schmuckal
Zoning Administrator

COMMITMENT & INTEGRITY
DRIVE RESULTS

41 Hutchins Drive
Portland, Maine 04102
www.woodardcurran.com

T 800.426.4262
T 207.774.2112
F 207.774.6635

MEMORANDUM

TO: Nell Donaldson, Planner
FROM: Ashley Auger, E.I.T. & David Senus, P.E.
DATE: December 4, 2012
RE: Motley Street Extension, Level I Site Plan Application

Woodard & Curran has reviewed the Level I Site Plan Application for the Motley Street extension project located in Portland, Maine. The project consists of improving approximately 90 linear feet of Motley Street to allow development of two single-family residential properties. The following review comments are specific to review of the roadway extension portion of the project.

Documents Provided By Applicant

- Site Plan Application and attachments dated November 8, 2012, prepared by Walsh Engineering Associates, Inc., on behalf of Milk Street Capital, LLC.
- Engineering Plans, Sheets C1.0, C2.0, C2.1, & C3.0-C3.2, dated November 9, 2012, prepared by Walsh Engineering Associates, Inc., on behalf of Milk Street Capital, LLC.

Comments

1) A Level I Site Plan Submission is required to include proposed stormwater management control and a soil erosion control plan (*City of Portland Land Use Code, Article V. Site Plan, Section 14-527(b) (12) and (13)*) in conformance with the Basic, General, Flooding, and Urban Impaired Stream standards outlined in Section 5 of the City of Portland Technical Manual (*Section 14-524(a)2.d.(ii)(b): Level 1 Site Alteration Plans are required to conform with certain site plan standards contained in the City Code of Ordinances, Section 14-526, including Environmental Quality Standards outlined in Section 14-526(b) 3 – Water Quality, Stormwater Management and Erosion Control*):
   a) Basic Standards: Plans, notes, and details have been provided to address erosion and sediment control requirements, inspection and maintenance requirements, and good housekeeping practices in general accordance with Appendix A, B, & C of MaineDEP Chapter 500. In addition to the erosion and sediment control features noted on the plan, appropriate provisions should be made for catch basin inlet protection for the existing catch basins within Motley Street.
   b) General Standards: The project data sheet reports a net increase in impervious area of 5,195 square-feet. This number appears to include the impervious area associated with the driveway and buildings proposed on the two single-family residential lots. The project narrative describes existing ground cover within the roadway area as impervious (compacted gravel and ledge). Based on this description, we have assumed that there is little to no proposed increase in developed or impervious area associated with the proposed street improvements. As such, no stormwater quality treatment measures are required under the General Standards.
   c) Flooding Standard: As noted above, we have assumed that there is little to no proposed increase in developed or impervious area associated with the proposed street improvements. The roadway project will result in little to no increase in stormwater runoff rate or volume relative to the existing site condition. As such, the roadway project is in general conformance with the Flooding Standard.
   d) Urban Impaired Stream (UIS) Standard: The project falls within the Capisic Brook Watershed, which is classified as an UIS by the MaineDEP. The City of Portland requires that all development, except single and two-family homes, subject to City of Portland review shall be required to comply with the UIS Standard pursuant to MaineDEP Chapter 500 Stormwater Management Rules if they are located within an UIS watershed (*Technical Manual, Section 5. II. A.*). A project in the direct watershed of an urban impaired stream must pay a compensation fee or mitigate project impacts by treating, reducing, or eliminating an off-site or on-site pre-development impervious stormwater

source following the guidance outlined in MaineDEP Chapter 500 standards. As noted above, we have assumed that there is little to no proposed increase in developed or impervious area associated with the proposed street improvements. As such, the roadway project is in general conformance with the UIS Standard.

Helen Donaldson - Re: Motley Street Fire Comments

From: Helen Donaldson
To: Chris Pirone
Date: 11/29/2012 10:17 AM
Subject: Re: Motley Street Fire Comments

Chris,

Just so I'm clear....

From a cursory look online, the code says:
NFPA 1, 18.3.1 (2009 edition)

An approved water supply capable of supplying the required fire flow for fire protection shall be provided to all premises upon which facilities, buildings, or portions of buildings are hereafter constructed or moved into the jurisdiction.

In the case that adequate water supply is not available, alternative methods could be allowed with your approval, correct?

Nell

>>> Chris Pirone 11/29/2012 10:02 AM >>>
2009 NFPA 1 18.4 Fire Flow Requirements for Buildings
-may require installation of fire hydrant to meet fire flow requirements.
-applicant needs to reference this section of code as the existing water main is only 4" which may not satisfy this section of code.
.

Captain Chris Pirone
Portland Fire Department
Fire Prevention Bureau
380 Congress Street
Portland, ME 04101
(t) 207.874.8405
(f) 207.874.8410

>>> Helen Donaldson 11/28/12 2:15 PM >>>
Chris,

I just took a look at connecting in from the water main on Rockland and it looks like about the same distance (i.e. 400' or so). Not ideal, although at least they wouldn't have to dig up the street.

All of that said, I think it would be good to have written comments from you before I raise this with the applicant. When you send those comments, it would be helpful to have a reference for the requirement for the 8" main, or at least some explanation of why the 4" main is not sufficient. As Alex suggested today, if you have alternative suggestions, it would be great to be able to offer those to the applicant as well.

Let me know if you have questions. I'd like to get to them ASAP with this, if I can.

Thanks, Chris.
Nell

LEVEL I: SITE ALTERATION

Motley Street 14-403 94 additional feet (456 ft. exists from Brighton), 2 14' travel lanes with 1' gravel shoulders			
	Standards	**Preliminary Plan**	**1st Revision**
Transportation	1. Impact on street system	•	
	2. Access & Circulation	• Sidewalk waiver request (no existing sidewalks, not on school walking route) • Curb waiver request (no existing curbing) • Geometry at end of street at Gillespie property?	
	4. Parking	•	
Environmental	1. Preservation of Natural Features	• Cutting trees in ROW. Need to tag? • Ledge blasting?	
	2. Landscaping & Landscape Pres.	•	
	3. Water Quality, Storm Water Mgt, Erosion Control	• Increase in impervious? 13' current width to 28' with 1' granite shoulders • Change of 5,195 SF in data sheet. Requires stormwater treatment	
Public Infrastructure & Comm. Safety	1. Consistency with Master Plans	• OK	
Site Design	5. Historic Resources	N/A	
	6. Exterior Lighting	• No street lights proposed	
	8. Signage and Wayfinding		
	9. Zoning Related Design Standards		

14-403

- Hydrant location (submittal states 400' from hydrant)
- Size of water main and adequate flow for fire?
- Dead end

ZONING

Street frontage requirement in R-5 and R-3 = 50 ft. Lot in R-3 has app. 44.7.. Waiver for 50' frontage in R-3? ASK MARGE.

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 Site Plan review only, a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

Signature of Applicant:	Date:
	11/8/12

Please refer to Article V, Site Plan of the City of Portland Land Use Code for detailed information concerning the City's site plan review process, thresholds and standards. Should you have any questions regarding the submittal requirements or any other aspect of the site plan review process, please contact the Planning Division.

PROJECT DATA

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

Total Site Area		sq. ft.
Proposed Total Disturbed Area of the Site		sq. ft.
IMPERVIOUS SURFACE AREA		
• Proposed Total Paved Area	7,001	sq. ft.
• Existing Total Impervious Area	1,806	sq. ft.
• Proposed Total Impervious Area	7,001	sq. ft.
• Proposed Impervious Net Change	5,195	sq. ft.
PARKING SPACES		
• Existing Number of Parking Spaces	0	
• Proposed Number of Parking Spaces	0	
TOTAL Number of Parking Spaces	0	

General Submittal Requirements – Level I Site Alteration

Applicant Checklist	Planner Checklist	Number of Paper Copies	Submittal Requirement
☒	☒	1	Completed application form.
☒	☒	1	Application fees.
☒	☒	1	Written description of project.
☒	☒	1	Evidence of right, title and interest.
☐ N/A	☐	1	Copies of required state and/or federal permits.
☒	☐	1	Written assessment of proposed project's compliance with applicable zoning. requirements.
☒	☐	1	Written description of existing and proposed easements or other burdens.
☒	☒	1	Written requests for waivers from individual site plan and/or technical standards.
☒	☒	1	Evidence of financial and technical capacity.

only with sing. fam

Site Plans and Boundary Survey Requirements – Level I Site Alteration

Applicant Checklist	Planner Checklist	Number of Copies	Submittal Requirement
☒	☒	1	Boundary Survey meeting the requirements of Section 13 of the City of Portland Technical Manual.
☒	☐	1	**Site Plan Including the following:**
☒	☐		▪ *Existing structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone)*
☒	☒		▪ *Location and dimension of existing and proposed paved areas.*
☒	☒		▪ *Location and details of proposed infrastructure improvements (e.g. - curb and sidewalk improvements, utility connections, roadway improvements).*
☒	☒		▪ *Identification of and proposed protection measures for any significant natural features on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code.*
☐N/A	☐		▪ *Details of proposed pier rehabilitation (Shoreland areas only).*
☒	☒		▪ *Existing utilities.*
☒	☒		▪ *Existing and proposed grading and contours.*
☒	☒		▪ *Proposed stormwater management and erosion controls.*
☒	☐		▪ *Total area and limits of proposed land disturbance.*
☒	☒		▪ *Existing vegetation to be preserved and proposed site landscaping.*
☒	☒		▪ *Existing and proposed easements or public or private rights of way.*

April 1 2012 fy 2013

Tax Map Index; http://www.portlandassessors.com/taxmaps.htm

Index Number - G6NW

WALSH
ENGINEERING ASSOCIATES, INC.

918 Brighton Avenue | Portland, Maine 04102

November 8, 2012

2012-627

Ms. Barbara Barhydt
Planning Departmentdist
Portland City Hall
389 Congress Street
Portland, Maine 04101

RECEIVED
NOV - 9 2012
City of Portland
Planning Division

RE: Level I Site Plan Development Review Application
Motley Street Extension, Portland, Maine

Dear Ms. Brahydt:

On behalf of Milk Street Capital, LLC, Walsh Engineering Associates, Inc. (WEA) is pleased to submit the Level I Site Plan Development Review Application for the Motley Street Extension. The applicant is seeking to improve approximately 90 feet of Motley Street to City of Portland standards in order to develop five existing tax map lots (Map 177, Lots F011, F012, F020, F021, and F022) into two single-family residential properties.

The lots are bounded to the south by land now or formerly (N/F) of Michael and Jennifer Gillespie, the east by Caroline Street (paper street), the north by land N/F of Steven Graney III and the N/F City of Portland, and to the east by Motley Street. The site is predominantly wooded with moderate underbrush and ledge outcrops. Generally, the site slopes from south to north with moderate to steep slopes (3% to 33%). There are no existing wetlands on or adjacent to the site.

The portion of Motley Street currently constructed to City standards terminates with a dead end at the northerly side of the site. Water, natural gas, and overhead electric and communication lines extend beyond the improved portion of Motley Street to the Gillespie property. There are no existing utilities services extending into the site.

Existing Conditions and Existing Zoning
The site is composed of five parcels identified on the City of Portland Assessor's Map as Tax Map 177, Block F, Lots 011, 012, 020, 021, and 022 (see attached Tax Map 304) with a total combined area of 24,583 square feet (0.56 acres). The combined parcel is located within both the Residential R-3 and R-5 zones. The purposes of these zones are:

R-3: To provide for medium-density residential development characterized by single-family homes on individual lots and also to provide for planned residential unit developments on substantially sized parcels. Such development shall respond to the physical qualities of a site and complement the scale, character and style of the surrounding neighborhood.

R-5: To provide appropriate areas of the city for medium-density residential development characterized by single-family and low-intensity multifamily dwellings on individual

lots; to ensure the stability of established medium-density neighborhoods by controlling residential conversions; and to provide for planned residential unit development on substantially sized parcels. Such PRUD development shall respond to the physical qualities of a site and complement the scale, character and style of the surrounding neighborhood.

Currently, Motley Street is constructed to City of Portland standards for the first 456 feet from the intersection of Brighton Avenue. Beyond the southerly end of pavement, the street is continued another 187 feet to the end of the right-of-way (R.O.W.) with a gravel surface, which narrows to a minimum width of 13' to circumvent a ledge outcrop on the east side of the street and terminates with a dead end. Utilities within the R.O.W. include a 4" water main, a 4" gas main, and overhead electric and communications, which extend to the Gillespie property at the end of the R.O.W. An 8" sewer main currently terminates in a manhole at the end of paved section of Motley Street.

Proposed Development

The applicant is proposing to improve approximately 94 feet of Motley Street to City of Portland Local Street standards in order to develop two single family residential lots. Lot 1 will have a total area of 12,733 square feet (0.292 acres) and Lot 2 will have a total area of 11,849 square feet (0.272 acres). Street construction will consists of full depth construction of approximately 94 feet of roadway along the centerline of the R.O.W. beginning at the southerly end of the existing paved portion of Motley Street. The new section of road will consist of two 14' wide lanes with 1' wide gravel shoulders. The new section of road will terminate north of the existing driveway ramp into the Gillespie property. Due to the steep grade of the Gillespie driveway, the proposed pavement will terminate at an angle with the east side of the pavement terminating at station 4+94.7 and the west side of the pavement terminating at station 5+00.

A shared 16' wide paved driveway will be constructed for access to the two proposed single family residential lots. The shared driveway will split off to each lot at approximately 118 feet from the centerline of Motley Street. An 11' wide access easement will be provided on each lot for the benefit of the adjacent lot to provide access to the shared driveway.

The existing sewer main will be extended by 117' with 6" SDR35 pipe and terminate in a new manhole with a stub on the southerly side for future connection. Separate underground gas, water, sewer, electric, and communication services for each proposed residential lot will be installed through the proposed driveway corridor.

Fire Safety

The proposed residential lots are located approximately 400-foot from a city hydrant located on the westerly side of Motley Street (STA 2+43±). Therefore, the requirement of section 3, of the Technical Services Manual, of being located within 500' of a hydrant has been satisfied. A 16-foot wide driveway will provide access to the lots for emergency vehicles.

The proposed single family residential houses will be sprinkled in accordance with Section 3.3 of the City of Portland Technical Manual.

LEVEL I SITE DEVELOPMENT REVIEW APPLICATION AND REQUIREMENTS

Per the city ordinance for Site Plan Review, the project meets the level I Site Development Application requirements. Per Section 14-526, Site Plans are subject to transportation standards, environmental quality standards, public infrastructure and community safety standards and site design standards. Each of these standards is discussed below:

Transportation Standards

The proposed Motley Street improvements will consist of an extension of an existing dead end street in order to serve two additional single-family residential house lots. Loading, unloading, and parking for the residential lots will primarily be conducted within the driveways for the residential lots. The street will remain a dead end; therefore, the proposed development is not anticipated to impact the existing level of service of Motley Street.

Access to the proposed residential lots will be from a proposed 16' wide shared driveway along the section of Motley Street to be improved to City of Portland standards.

The proposed Motley Street improvements will extend the paved portion of the street approximately 94-feet south of the end of the existing paved portion along the centerline of the R.O.W. The traveled way of the section to be improved will be widened from 13 feet to 28 feet, thereby increasing the functionality of the road. The proposed improved portion of the road will terminate prior to the driveway ramp of the Gillespie property. Because extension of the improved roadway beyond the Gillespie property driveway ramp would cause impractical grading and reworking of the Gillespie property driveway, we have improved the street to the extent practical. The eastern edge of proposed pavement will terminate prior to the Gillespie driveway, allowing for room to grade it, thus creating an angled termination of pavement at the southerly end of the proposed street improvement.

Because there is currently no sidewalk or curbing on the street and the street is not located on a designated school walking route, we are hereby requesting a waiver from the requirement for curbing and sidewalks along the street improvement section is being made.

Environmental Quality Standards

No wetlands, watercourses, floodplains, significant wildlife habitats, fisheries, or other important natural features are located within the site.

The site will be cleared of all trees within the working section of the Motley Street R.O.W., along the driveway corridor, and within the building envelope of the proposed lots.

Stormwater drainage patterns at the site will remain the same between pre and post development conditions. In general, stormwater runoff will drain from south to north via overland flow. Stormwater from the improved section of Motley Street will flow along the edges of the road to existing catch basins located in the northerly portion of Motley Street. The existing catch basins are connected to the City of Portland stormwater management system.

Stormwater quantity increases will be negligible as a result of the Motley Street improvements. The existing ground cover consists of compacted gravel and ledge (both of which are considered

impervious surfaces). Therefore, there will be no increase in impervious area as a result of the proposed street improvements.

Erosion control measures will be implemented before and during construction, according to the attached erosion and sediment control plan.

Public Infrastructure and Community Safety Standards

The proposed development is a permitted use within the City of Portland Zoning Ordinance, and meets all other city requirements for the area. Existing utilities include a 4" water main, a 4" gas main, and overhead electric and communications, which extend to the Gillespie property at the end of the R.O.W, and an 8" sewer main, which currently terminates in a manhole at the end of paved section of Motley Street.

The existing sewer main will be extended with an 8" line, which will terminate in a new manhole at the southerly end of the proposed street improvement section. An 8" stub will be installed and capped on the southerly side of the new manhole for a future connection. Two separate 4" sewer laterals will be connected to the new 8" main to serve the proposed residential lots.

Electricity, telephone and CATV services will be brought to the residential lots via underground connections to the pole located directly across Motley Street from the proposed driveway.

Water services will be brought to the residential lots by connecting to an existing 4" D.I. waterline that runs along Motley Street. The line is located approximately 15' right of the centerline of the Motley Street R.O.W. The connection will be made at the site driveway entrance.

Natural gas services will be brought to the residential lots by connecting to an existing 4" gas main that runs along Motley Street. The line is located within the Motley Street R.O.W.; however, the offset from the centerline is not known at this time. The connection will be made at the site driveway entrance.

Site Design Standards

Historic Resources: The proposed site alteration does not affect designated landmarks nor is it within designated historic districts or historic landscape districts.

Exterior Lighting: No additional exterior lighting is proposed for the Motley Street improvements.

Signage: No additional signage is proposed for the Motley Street improvements.

Curbs and Sidewalks: We are hereby requesting a waiver to eliminate the requirement for sidewalks and curbing for the roadway improvements (see below). The proposed 16" wide access driveway and driveway apron meet the City of Portland standards.

Evidence of Financial and Technical Capability

The applicant has retained Walsh Engineering Associates, Inc. to provide technical design and permitting services through the site plan review process. WEA has permitted numerous sites through the City Site Plan Approval.

Construction cost for the proposed site alterations is estimated to be $50,000.00 (inclusive of both building and site costs.) The applicant hopes to commence construction in the spring of 2013 with completion set for June 2013. The project will be self-funded by Milk Street Capital, LLC.

Evidence of Right, Title or Interest
Please find the attached purchase and sale agreement for the purchase of the subject lots.

Written Waiver Requests

Street Frontage:
We are respectfully requesting that the requirement to provide a minimum of 50 feet of improved street frontage in the R-3 zone per section 14-90(c) be waived. The driveway ramp for the Gillespie property at the southern end of the proposed street improvements begins at the centerline of the Motley Street R.O.W. and rises at approximately 15% creating a change in grade of approximately 4 feet between centerline and edge of R.O.W. Extending Motley Street into the existing driveway ramp would require significant reconstruction of the Gillepsie driveway in order to maintain access to their property. Due to the ledge conditions, this reconstruction would cause undue hardship to both the applicant and the Gillespies.

In contrast, raising the centerline grade of the proposed improvements to Motley Street will result in significant slope into the driveway of the Punskey property. As well, stormwater drainage patterns would be significantly altered by raising centerline grade and would shed additional runoff onto the Punskey property. Therefore, we are requesting that the east side of Motley Street be shortened by 5.3 feet along the frontage and the west side be constructed along the entire frontage.

Sidewalks and Curbs:
We are respectfully requesting that the requirement to construct a sidewalk and install curb along all frontages, per section 14-526(a)2.c(i) of the City of Portland Code of Ordinances, be waived. The site meets waiver requirements per section 14-506(b) by the following:

1. 14-506(b)(Sidewalks)3: A safe alternative-walking route is reasonably and safely available, for example, by way of a sidewalk on the other side of the street that is lightly traveled.

   Currently, Motley Street is improved for approximately 456 feet from the intersection of Brighton Avenue. The current construction does not include sidewalk or curbing. As the street is and will likely remain a dead end local street serving only residential properties, the traffic volume is not expected to significantly increase from the existing condition. In addition, the street is not

located within a designated school walking route. Therefore, the safety of pedestrians utilizing Motley Street will not be affected by the development.

2. 14-506(b)(Curbing)6: The cost to construct the curbing, including any applicable street opening fees, is in excess of 5% of the overall project cost.

   Installation of curbing and sidewalk along the new 90' section of roadway would be impractical unless sidewalk and curb were also installed along the currently improved section of Motley Street. The cost of retrofitting of curb and sidewalk along the existing section of Motley Street would exceed 5% of the overall project cost.

Enclosed you will find one (1) copy of the Level I Site Plan Development Review Application, one (1) copy of full-size Site Plans, and a check for $200.00. Electronic files will be uploaded following submission of the application to the Planning Division Office.

I trust you will find the information sufficient for review. We look forward to working with you as part of the review process.

Respectfully,

William R. Walsh, III, PE
Walsh Engineering Associates, Inc.

Enc. Level I Site Plan Development Review Application
Site Plans and Details
Standard Boundary Survey
Letter of Financial Capacity
Application fee

cc. Mr. Scott Lalumiere, Milk Street Capital, LLC

Effective August 18, 2010

Level I – Site Alteration
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 I: Site Alteration site plan.

Level I: Site Alteration Development includes:

- Alteration of a watercourse or wetland as defined in Section 14-47 of the City Code.
- Alteration of a site. The disturbance of land areas of less than one (1) acre that are stripped, graded, grubbed, filled or excavated. The Planning Authority shall exempt from review the loam and seeding of lawns and the cumulative placement of less than fifteen (15) cubic yards of fill on any lot provided such loaming or placement does not alter a drainage course, swale, wetland or redirect water onto adjoining property and does not violate any other provision of the Portland City Code or state or federal law. "Disturbed area" does not include routine maintenance, but does include re-development and new impervious areas.
- The construction of any temporary or permanent parking area, paving of existing unpaved surface parking areas between 1,000 and 7,500 square feet, or creation of other impervious surface areas between 1,000 and 7,500 square feet.
- The rehabilitation or reconstruction, but not new construction, of piers, docks, wharves, bridges, retaining walls, and other structures located within the shoreland zone.
- A site alteration in which vehicle access is proposed from more than one (1) street;

The Land Use Code (including Article V), the Technical Manual, and the Design Manual are available on the City's web site at http://www.portlandmaine.gov/planning/default.asp or copies may be purchased at the Planning Division Office.

Planning Division
Fourth Floor, City Hall
389 Congress Street
(207) 874-8721 or (207) 874-8719

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

PROJECT NAME: Motley Street Extension

PROPOSED DEVELOPMENT ADDRESS:

Milk Street Capital, LLC, 84 Middle Street, Portland, Maine 04101

PROJECT DESCRIPTION:

94-foot extension of Motley Street to be improved to City of Portland Local Street standards to serve two proposed single-family residential lots.

CHART/BLOCK/LOT: 177/F/011, 012, 020, 021, 022

CONTACT INFORMATION:

	Applicant's Contact for electronic plans Name: William Walsh, PE, e-mail: Bill@walsh-eng.com work #: 207-553-9898
Applicant – must be owner, Lessee or Buyer Name: Scott Lalumiere Business Name, if applicable: Milk Street Capital, LLC Address: 84 Middle Street City/State : Portland, Maine Zip Code: 04101	**Applicant Contact Information** Work # 207-650-6164 Home# Cell # Fax# 207-358-7904 e-mail: scottl@mecapllc.com
Owner – (if different from Applicant) Name: David Fenton Address: 191 Fairfield Street City/State : Oakland, Maine Zip Code: 04963	**Owner Contact Information** Work # Home# Cell # Fax# e-mail:
Agent/ Representative Name: William Walsh, III, PE, Walsh Engineering Associates, LLC Address: 918 Brighton Avenue City/State : Portland, Maine Zip Code: 04101	**Agent/Representative Contact information** Work # 207-553-9898 Cell # 207-650-8855 e-mail: Bill@walsh-eng.com
Billing Information Name: Scott Lalumiere, Milk Street Capital, LLC Address: 84 Middle Street City/State : Portland, Maine Zip Code: 04101	**Billing Information** Work # 207-650-6164 Cell # Fax# 207-358-7904 e-mail: scottl@mecapllc.com

Engineer	Engineer Contact Information
Name: William Walsh, III, PE, Walsh Engineering Associates, LLC Address: 918 Brighton Avenue City/State : Portland, Maine Zip Code: 04101	Work # 207-553-9898 Cell # 207-650-8855 Fax# 207-692-2273 e-mail: Bill@walsh-eng.com
Surveyor	**Surveyor Contact Information**
Name: Isaiah Kimball, Kimball Survey & Design Address: 30 Frost Hill Road City/State : York, Maine Zip Code: 03909	Work # 207-351-0226 Cell # Fax# e-mail: Isaiah@KimballLandSurveying.com

APPLICATION FEES:

Check all reviews that apply. Payment may be made by Check or Cash addressed to the City of Portland.

Level I Site Alteration Site Plan	**Fees Paid** (office use)
_X_ Application Fee ($200.00) The City invoices separately for the following: • Notices ($.75 each) • Legal Ad (% of total Ad) • Planning Review ($40.00 hour) • Legal Review ($75.00 hour) Third party review is assessed separately.	——

Performance Guarantee: A performance guarantee is required to cover all public and private site improvements.	Required
Inspection Fee: An inspection fee of 2% of the performance guarantee is due prior to the release of permits	2% of the performance guarantee

Application Check List

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

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

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521).

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 Site Plan review only, a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

Signature of Applicant:	Date:
	11/8/12

Please refer to Article V, Site Plan of the City of Portland Land Use Code for detailed information concerning the City's site plan review process, thresholds and standards. Should you have any questions regarding the submittal requirements or any other aspect of the site plan review process, please contact the Planning Division.

PROJECT DATA

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Proposed Total Disturbed Area of the Site		sq. ft.
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• Proposed Total Impervious Area	7,001	sq. ft.
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PARKING SPACES		
• Existing Number of Parking Spaces	0	
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TOTAL Number of Parking Spaces	0	

General Submittal Requirements – Level I Site Alteration

Applicant Checklist	Planner Checklist	Number of Paper Copies	Submittal Requirement
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☒	☐	1	Application fees.
☒	☐	1	Written description of project.
☒	☐	1	Evidence of right, title and interest.
☐ N/A	☐	1	Copies of required state and/or federal permits.
☒	☐	1	Written assessment of proposed project's compliance with applicable zoning. requirements.
☒	☐	1	Written description of existing and proposed easements or other burdens.
☒	☐	1	Written requests for waivers from individual site plan and/or technical standards.
☒	☐	1	Evidence of financial and technical capacity.

Site Plans and Boundary Survey Requirements – Level I Site Alteration

Applicant Checklist	Planner Checklist	Number of Copies	Submittal Requirement
☒	☐	1	Boundary Survey meeting the requirements of Section 13 of the City of Portland Technical Manual.
☒	☐	1	**Site Plan Including the following:**
☒	☐		▪ *Existing structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone)*
☒	☐		▪ *Location and dimension of existing and proposed paved areas.*
☒	☐		▪ *Location and details of proposed infrastructure improvements (e.g. - curb and sidewalk improvements, utility connections, roadway improvements).*
☒	☐		▪ *Identification of and proposed protection measures for any significant natural features on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code.*
☐N/A	☐		▪ *Details of proposed pier rehabilitation (Shoreland areas only).*
☒	☐		▪ *Existing utilities.*
☒	☐		▪ *Existing and proposed grading and contours.*
☒	☐		▪ *Proposed stormwater management and erosion controls.*
☒	☐		▪ *Total area and limits of proposed land disturbance.*
☒	☐		▪ *Existing vegetation to be preserved and proposed site landscaping.*
☒	☐		▪ *Existing and proposed easements or public or private rights of way.*

Site Plan Standards for Review of Level I: Site Alteration

Level I: Site alteration plans shall only be subject to the following site plan standards, as applicable, as contained in section 14-526:

(a) Transportation standards:
1. Impact on surrounding street systems,
2. Access and circulation, and
4. Parking

(b) Environmental quality standards
1. Preservation of significant natural features,
2. Landscaping and landscape preservation, and
3. Water quality, stormwater management and erosion control.

(c) Public infrastructure and community safety standards.
1. Consistency with city master plans.

(d) Site design standards
5. Historic resources,
6. Exterior lighting,
8. Signage and wayfinding, and
9. Zoning related design standards.

Except as provided in article III, or to conditions imposed under section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.

PORTLAND FIRE DEPARTMENT
SITE REVIEW
FIRE DEPARTMENT CHECKLIST

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

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

EROSION AND SEDIMENTATION CONTROL PLAN

for

Motley Street Extension
Motely Street
Portland, Maine

October, 2012

The following plan for controlling sedimentation and erosions is based on conservation practices found in the latest edition of the Maine Erosion & Sediment Control BMP's Manual, Maine Department of Environmental Protection. The Contractor who implements this plan shall be familiar with this publication and adhere to it and the practices presented herein.

1 GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

The following is a list of general erosion control practices that will be use to prevent erosion and sedimentation before, during, and after the construction of this project. In addition, special care shall be used at all times to:

1) Limit disturbance at the area of proposed wetland impacts,
2) Correct any erosion problems immediately,
3) Regularly monitor the implemented practices, especially after every rainfall,
4) Re-vegetate disturbed areas as soon as possible after construction,
5) Conform to all requirements/standards of Natural Resources Protection Act (NRPA).

Construction Entrance

A 25' long stabilized stone construction entrance will be installed at the end of the existing paved portion of Motley Street in accordance with the Maine DEP erosion and sedimentation control BMP manual. The construction entrance will be maintained until the roadway construction has been stabilized with compacted base gravel.

Silt Fence and/or Erosion Control Mix Sediment Barriers

As noted on the plans, silt fence and/or erosion control mix sediment barriers will be installed along the down gradient side of the proposed road, driveway, and the proposed buildings prior to any construction activities.

Emergency Provisions

Should a storm be predicted, the contractor shall cover any excavated areas with stone to prevent erosion.

2 MONITORING SCHEDULE

The contractor shall be responsible for installing, monitoring, maintaining, repairing, replacing, and removing all of the erosion and sedimentation controls or appointing a qualified subcontractor to do so. Maintenance measure will be applied as needed during the entire construction cycle. Immediately following any significant rainfall, and at least once a week, a visual inspection will be made of all erosion and sedimentation controls as follows. Erosion control mix sediment barriers and/or silt fence shall be inspected and repaired. Sediment trapped behind these barriers shall be excavated when it reaches a depth of six inches and redistributed to areas undergoing final grading.

3 EROSION CONTROL REMOVAL

An area is considered stable if it is paved or if 80% growth of planted seeds is established. Once an area is considered stable, the erosion control measures can be removed.

PURCHASE AND SALE AGREEMENT - LAND ONLY

MAY 16, 2012
Offer Date

_____, _____ Effective Date
Effective Date is defined in Paragraph 20 of this Agreement.

1. PARTIES: This Agreement is made between MECAP LLC ("Buyer") and DAVID FENTON OF PORTLAND ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (☒ all ☐ part of; If "part of" see para. 22 for explanation) the property situated in municipality of PORTLAND, County of Cumberland, State of Maine, located at Motley St and described in deed(s) recorded at said County's Registry of Deeds Book(s) _____, Page(s) _____.

3. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of $ 55000.00. Buyer ☒ has delivered; or ☐ will deliver to the Agency within _____ days of the Offer Date, a deposit of earnest money in the amount $ 100.00. If said deposit is to be delivered after the submission of this offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of $ N/A will be delivered N/A. Failure by Buyer to deliver this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

4. EARNEST MONEY/ACCEPTANCE: Real Estate Store ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until MAY - 17 - 2012 (date) 500 ☐ AM ☒ PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on 30 DAY AFTER ACCEPTANCE (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

6. DEED: The property shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other) none. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

The Real Estate Store Applebee 252 U.S. Route One Scarborough, ME 4074
Phone: (207)883-4327 Fax: Kevin D'Amboise

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11. FINANCING: This Agreement ☒ is ☐ is not subject to Financing. If subject to Financing:
   a. This Agreement is subject to Buyer obtaining a N/A loan of N/A % of the purchase price, at an interest rate not to exceed N/A % and amortized over a period of N/A years. Buyer is under a good faith obligation to seek and obtain financing on these terms.
   b. Buyer to provide Seller with letter from lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested within N/A days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
   c. Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee or Buyer's licensee.
   d. After (b) is met, Buyer is obligated to notify Seller in writing if a lender notifies Buyer that it is unable or unwilling to provide said financing. Any failure by Buyer to notify Seller within two days of receipt by Buyer of such notice from a lender shall be a default under this Agreement.
   e. Buyer agrees to pay no more than 0 points. Seller agrees to pay up to $ N/A toward Buyer's actual pre-paids, points and/or closing costs, but no more than allowable by Buyer's lender.
   f. Buyer's ability to obtain financing ☐ is ☒ is not subject to the sale of another property. See addendum Yes ☐ No ☐.
   g. Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void.

12. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

Kevin D Amboise (Licensee) ( ) (MLS ID) of Real Estate Store (Agency) ( ) (MLS ID)
is a ☒ Seller Agent ☐ Buyer Agent ☐ Disc Dual Agent ☐ Transaction Broker

Kevin D Amboise (Licensee) ( ) (MLS ID) of Real Estate Store (Agency) ( ) (MLS ID)
is a ☒ Seller Agent ☐ Buyer Agent ☐ Disc Dual Agent ☐ Transaction Broker

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form.

14. DEFAULT/RETURN OF EARNEST MONEY: In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.

15. MEDIATION: Earnest money disputes subject to the jurisdiction of small claims court will be handled in that forum. For all other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. If a party does not agree first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

16. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

17. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

18. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original, faxed or other electronically transmitted signatures are binding.

19. NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to the party or their licensee. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing.

20. EFFECTIVE DATE: This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

10. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer:

CONTINGENCY	YES	NO	DAYS FOR COMPLETION	OBTAINED BY	TO BE PAID FOR BY
1. SURVEY	☐	☒			
Purpose:					
2. SOILS TEST	☐	☒			
Purpose:					
3. SEPTIC SYSTEM DESIGN	☐	☒			
Purpose:					
4. LOCAL PERMITS	☒	☐			
Purpose: 2 Building permits for Single Family Hs to be built					
5. HAZARDOUS WASTE REPORTS	☐	☒			
Purpose:					
6. UTILITIES	☐	☒			
Purpose:					
7. WATER	☐	☒			
Purpose:					
8. SUB-DIVISION APPROVAL	☐	☒			
Purpose:					
9. DEP/LURC APPROVALS	☐	☒			
Purpose:					
10. ZONING VARIANCE	☐	☒			
Purpose:					
11. HABITAT REVIEW/ WATERFOWL	☐	☒			
Purpose:					
12. MDOT DRIVEWAY/ ENTRANCE PERMIT	☐	☒			
Purpose:					
13. DEED RESTRICTION	☐	☒			
Purpose:					
14. TAX EXEMPT STATUS	☐	☒			
Purpose:					
15. OTHER	☐	☒			
Purpose:					

Further specifications regarding any of the above:

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

21. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the entire closing statement to release a copy of the closing statement to the parties and their licensees prior to, at and after the closing.

22. OTHER CONDITIONS:

23. GENERAL PROVISIONS:

a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.

b. Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.

c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.

d. Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

24. ADDENDA: ☐ Yes Explain: _____ ☐ No

Buyer's Mailing address is: 84 Middle St Portland ME 04101

5/16/12

BUYER DATE BUYER DATE

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's Mailing address is: _____

SELLER DATE SELLER DATE

COUNTER-OFFER

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ ____ AM ____ PM.

SELLER DATE SELLER DATE

The Buyer hereby accepts the counter offer set forth above.

BUYER DATE BUYER DATE

EXTENSION:

The time for the performance of this Agreement is extended until _____ DATE

SELLER DATE SELLER DATE

BUYER DATE BUYER DATE

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EQUAL HOUSING OPPORTUNITY

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Untitled

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ANY DAMAGE TO EXISTING UTILITIES AND/OR SITE FEATURES AS A RESULT OF CONTRACTOR ACTIVITIES SHALL BE REPAIRED TO THE CONDITION IMMEDIATELY BEFORE DAMAGE OCCURRED AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
5. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND MAINE DEP REQUIREMENTS.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
8. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAN AS DEPICTED ON THE FEMA FIRM FLOOD INSURANCE RATE MAPS.
10. HOUSE, DRIVEWAY, AND PARKING LOCATIONS, AND CLEARING LIMITS SHOWN ARE CONCEPTUAL. SITE PLAN APPLICATIONS WILL BE SUBMITTED FOR EACH LOT PRIOR TO LOT DEVELOPMENT.
11. THE PROPOSED LOTS ARE TO BE USED AS SINGLE FAMILY RESIDENTIAL LOTS ONLY FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF ACCEPTANCE OF THIS PLAN.
12. ALL WATER MAIN WORK SHALL COMPLY WITH PORTLAND WATER DISTRICT REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM THE PORTLAND WATER DISTRICT.

LAYOUT, MATERIALS, AND UTILITY NOTES:

1. ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
2. DO NOT SCALE THE DRAWINGS FOR REQUIRED DIMENSIONS. ANY DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
3. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
4. ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
6. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
7. CENTERLINES OF DRIVEWAY AND WALKWAY, PROPOSED PARKING LOTS AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.

ZONING STANDARDS:

R-3 DIMENSIONAL REQUIREMENTS
(A) MINIMUM LOT SIZE:
1. RESIDENTIAL: SIXTY-FIVE HUNDRED (6,500) SQUARE FEET

(B) MINIMUM LOT AREA PER DWELLING UNIT:
PRUD: SIXTY-FIVE HUNDRED (6,500) SQUARE FEET OF NET LAND AREA

(C) MINIMUM STREET FRONTAGE: FIFTY (50) FEET, EXCEPT THAT LOTS LOCATED IN A SUBDIVISION APPROVED AFTER THE EFFECTIVE DATE OF ORD. NO. 165-97 PURSUANT TO SECTION 14-497.5 SHALL MEET THE STREET FRONTAGE REQUIREMENTS APPROVED AS PART OF THE SUBDIVISION PLAN UNDER THE TERMS OF THAT SECTION.

(D) MINIMUM YARD DIMENSIONS:
1. FRONT YARD: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
2. REAR YARD: TWENTY-FIVE (25) FEET.
3. SIDE YARD:
HEIGHT OF STRUCTURE REQUIRED SIDE YARD
1 STORY .... 8 FEET
1 1/2 STORIES .... 8 FEET
2 STORIES .... 14 FEET
2 1/2 STORIES .... 16 FEET

(E) MAXIMUM LOT COVERAGE: THIRTY-FIVE (35) PERCENT OF LOT AREA.

(F) MINIMUM LOT WIDTH: SIXTY-FIVE (65) FEET.

(G) MAXIMUM STRUCTURE HEIGHT: THIRTY-FIVE (35) FEET.

R-5 DIMENSIONAL REQUIREMENTS
(A) MINIMUM LOT SIZE:
1. RESIDENTIAL: SIXTY-FIVE HUNDRED (6,000) SQUARE FEET

(B) MINIMUM LOT AREA PER DWELLING UNIT:
PRUD: SIXTY-FIVE HUNDRED (3,000) SQUARE FEET OF NET LAND AREA

(C) MINIMUM STREET FRONTAGE: FIFTY (50) FEET

(D) MINIMUM YARD DIMENSIONS:
1. FRONT YARD: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY (20) FEET.
2. REAR YARD: TWENTY (20) FEET.
3. SIDE YARD:
HEIGHT OF STRUCTURE REQUIRED SIDE YARD
1 STORY .... 8 FEET
1 1/2 STORIES .... 8 FEET
2 STORIES .... 12 FEET
2 1/2 STORIES .... 14 FEET

(E) MAXIMUM LOT COVERAGE: FORTY (40) PERCENT OF LOT AREA.

(F) MINIMUM LOT WIDTH: SIXTY (60) FEET.

(G) MAXIMUM STRUCTURE HEIGHT: THIRTY-FIVE (35) FEET.

IMPERVIOUS AND DEVELOPED AREA CALCULATIONS (ROADWAY ONLY)

EXISTING TOTAL IMPERVIOUS AREA = 4,323 S.F.
(AREA INCLUDES EXISTING PAVEMENT, GRAVEL, AND EXPOSED LEDGE)

PROPOSED TOTAL PAVED AREA = 3,390 S.F.
(ALL PROPOSED PAVED AREA LOCATED WITHIN EXISTING IMPERVIOUS AREA)

PROPOSED IMPERVIOUS NET CHANGE = 0 S.F.
(NO NET INCREASE AS A RESULT OF THE ROADWAY DEVELOPMENT)

TOTAL LAND DISTURBANCE = 5,087 S.F.

APPROVED BY:	DATE:

LEGEND

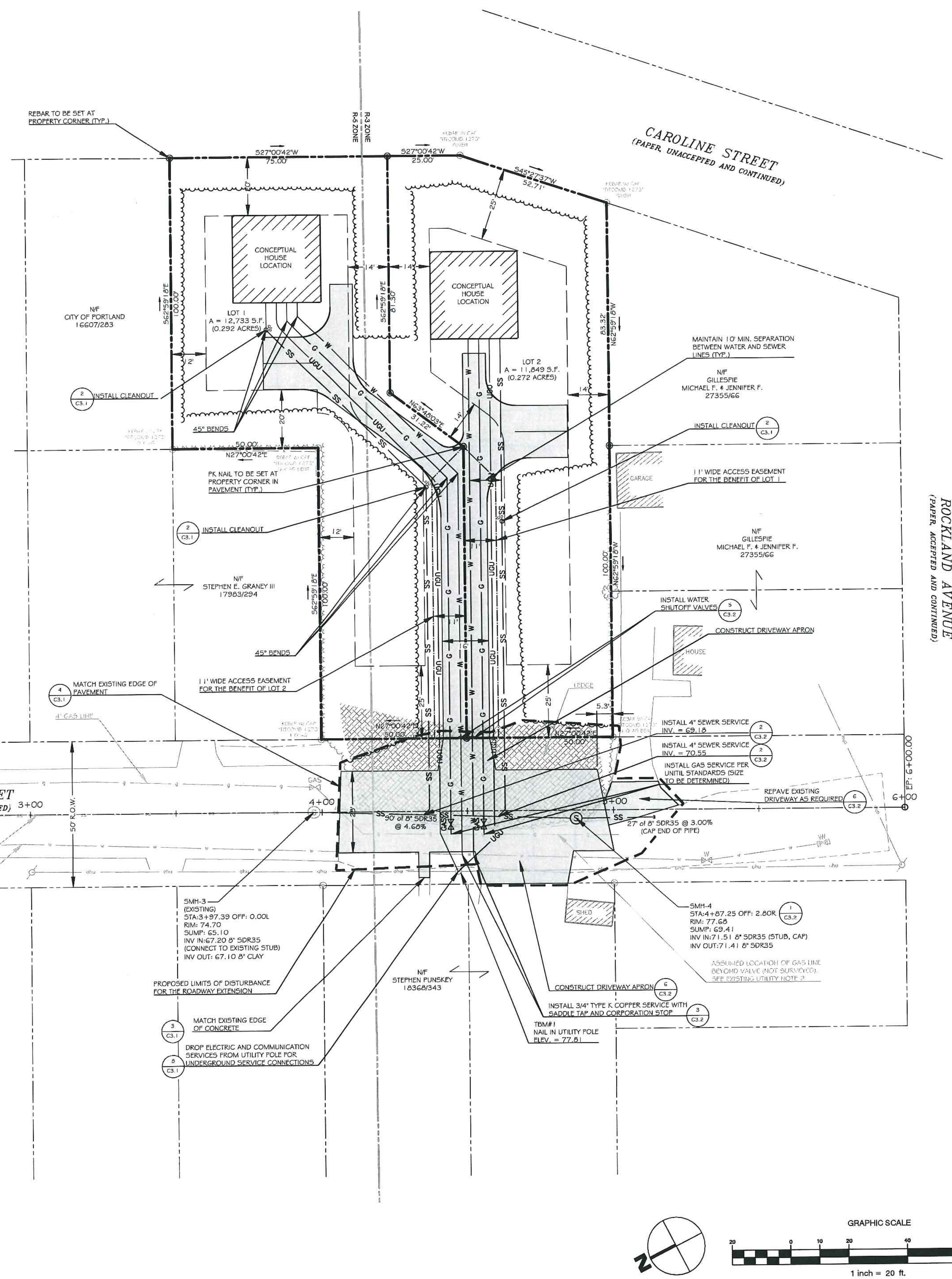
EXISTING		PROPOSED
	PROPERTY LINE	
	PROPERTY HOOK	
	ABUTTER LOT LINE	
	PROPERTY LINE SETBACK	
	ZONE LINE	
g	NATURAL GAS LINE	G
ss	SEWER LINE	SS
w	WATER LINE	W
ohu	OVERHEAD UTILITY LINE	
	UNDERGROUND UTILITY LINE	UGU
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
	TREELINE	
	LEDGE	
	EDGE OF BUILDING	
	PROPERTY LINE MONUMENTATION	
S	SEWER MANHOLE	S
	CLEANOUT	c/o
	CATCH BASIN	
W	WATER VALVE	
	HYDRANT	
GAS	GAS VALVE	GAS
	UTILITY POLE	
	DETAIL REFERENCE	2 / C3.1
	LIMITS OF DISTURBANCE	

SURVEY NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS TRUE NORTH. STATE PLANE MAINE WEST ZONE, NAD83.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   A. "STANDARD BOUNDARY SURVEY MADE FOR FACILITY SERVICES", BY TITCOMB ASSOCIATES DATED JULY 24, 2007.
4. THE EXTERIOR BOUNDARY SHOWN HEREON IS BASED ON THE PLAN REFERENCED IN NOTE 3.A. ABOVE.

EXISTING UTILITY NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. KIMBALL SURVEY & DESIGN, INC. (THE SURVEYOR) LOCATED ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND WALSH ENGINEERING ASSOCIATES, INC. FURTHER DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY DO BELIEVE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
2. THE LOCATION OF THE EXISTING 4" GAS LINE BEYOND THE SOUTHERLY END OF PAVEMENT WAS NOT SURVEYED. A MAP PROVIDED BY UNITIL INDICATED THAT THE GAS MAIN CONTINUES BEYOND THE EDGE OF PAVEMENT TO SERVE THE GILLESPIE PROPERTY, HOWEVER, THE EXACT LOCATION OF THE MAIN WAS NOT DETERMINED. IT IS ASSUMED THAT THE GAS MAIN BENDS AROUND THE EXISTING LEDGE AT THE END OF THE EXISTING PAVEMENT AND CONTINUES UNDER THE EXISTING GRAVEL ROAD. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING GAS MAIN BY CALLING 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.



BLASTING NOTES:

1. A BLASTING PERMIT AND ALL ASSOCIATED SUBMITTALS FOR A "LARGE BLAST" OPERATION (REMOVAL OF GREATER THAN 300 C.Y. OF ROCK MATERIAL) IN ACCORDANCE WITH SECTION 3.7 OF THE CITY OF PORTLAND TECHNICAL MANUAL WILL BE REQUIRED PRIOR TO ANY BLASTING OPERATIONS.

GRAPHIC SCALE
1 inch = 20 ft.

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918 Brighton Ave | Portland, Maine 04102
ph: 207.553.9898 | www.walsh-eng.com

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STATE OF MAINE WILLIAM R. WALSH, III No. 8204 LICENSED PROFESSIONAL ENGINEER

STATE OF MAINE ISAIAH E. PLANTE PLS 2334 PROFESSIONAL LAND SURVEYOR

Project Name:
MOTLEY STREET EXTENSION
PORTLAND, MAINE
MOTLEY STREET

Client Information:
MILK STREET CAPITAL, LLC
207.650.6164
PORTLAND, MAINE 04101
84 MIDDLE STREET

Rev.	Date	Description	Drawn	Check
A	11/9/12	ISSUED FOR SITE PLAN REVIEW	SWC	WRW
B	1/3/13	REVISED PER CITY OF PORTLAND REVIEW COMMENTS	SWC	WRW

Sheet Title:
SITE LAYOUT AND UTILITIES PLAN

Job No.:	173	Sheet No.:
Date:	NOV 9, 2012	C2.0
Scale:	1" = 20'	
Drawn:	SWC	
Checked:	WRW	

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ANY DAMAGE TO EXISTING UTILITIES AND/OR SITE FEATURES AS A RESULT OF CONTRACTOR ACTIVITIES SHALL BE REPAIRED TO THE CONDITION IMMEDIATELY BEFORE DAMAGE OCCURRED AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
5. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND MAINE DEP REQUIREMENTS.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
8. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNERS REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON THE FEMA FIRM FLOOD INSURANCE RATE MAPS.

EXISTING UTILITY NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. KIMBALL SURVEY & DESIGN, INC. (THE SURVEYOR) LOCATED ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND WALSH ENGINEERING ASSOCIATES, INC. FURTHER DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY DO BELIEVE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
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ZONING STANDARDS:

R-3 DIMENSIONAL REQUIREMENTS
(A) MINIMUM LOT SIZE:
1. RESIDENTIAL: SIXTY-FIVE HUNDRED (6,500) SQUARE FEET

(B) MINIMUM LOT AREA PER DWELLING UNIT:
PRUD: SIXTY-FIVE HUNDRED (6,500) SQUARE FEET OF NET LAND AREA

(C) MINIMUM STREET FRONTAGE: FIFTY (50) FEET, EXCEPT THAT LOTS LOCATED IN A SUBDIVISION APPROVED AFTER THE EFFECTIVE DATE OF ORD. NO. 165-97 PURSUANT TO SECTION 14-497.5 SHALL MEET THE STREET FRONTAGE REQUIREMENTS APPROVED AS PART OF THE SUBDIVISION PLAN UNDER THE TERMS OF THAT SECTION.

(D) MINIMUM YARD DIMENSIONS:
1. FRONT YARD: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
2. REAR YARD: TWENTY-FIVE (25) FEET.
3. SIDE YARD:
HEIGHT OF STRUCTURE REQUIRED SIDE YARD
1 STORY . . . . 8 FEET
1 1/2 STORIES . . . . 8 FEET
2 STORIES . . . . 14 FEET
2 1/2 STORIES . . . . 16 FEET

(E) MAXIMUM LOT COVERAGE: THIRTY-FIVE (35) PERCENT OF LOT AREA.

(F) MINIMUM LOT WIDTH: SIXTY-FIVE (65) FEET.

(G) MAXIMUM STRUCTURE HEIGHT: THIRTY-FIVE (35) FEET.

R-5 DIMENSIONAL REQUIREMENTS
(A) MINIMUM LOT SIZE:
1. RESIDENTIAL: SIXTY-FIVE HUNDRED (6,000) SQUARE FEET

(B) MINIMUM LOT AREA PER DWELLING UNIT:
PRUD: SIXTY-FIVE HUNDRED (3,000) SQUARE FEET OF NET LAND AREA

(C) MINIMUM STREET FRONTAGE: FIFTY (50) FEET

(D) MINIMUM YARD DIMENSIONS:
1. FRONT YARD: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY (20) FEET.
2. REAR YARD: TWENTY (20) FEET.
3. SIDE YARD:
HEIGHT OF STRUCTURE REQUIRED SIDE YARD
1 STORY . . . . 8 FEET
1 1/2 STORIES . . . . 8 FEET
2 STORIES . . . . 12 FEET
2 1/2 STORIES . . . . 14 FEET

(E) MAXIMUM LOT COVERAGE: FORTY (40) PERCENT OF LOT AREA.

(F) MINIMUM LOT WIDTH: SIXTY (60) FEET.

(G) MAXIMUM STRUCTURE HEIGHT: THIRTY-FIVE (35) FEET.

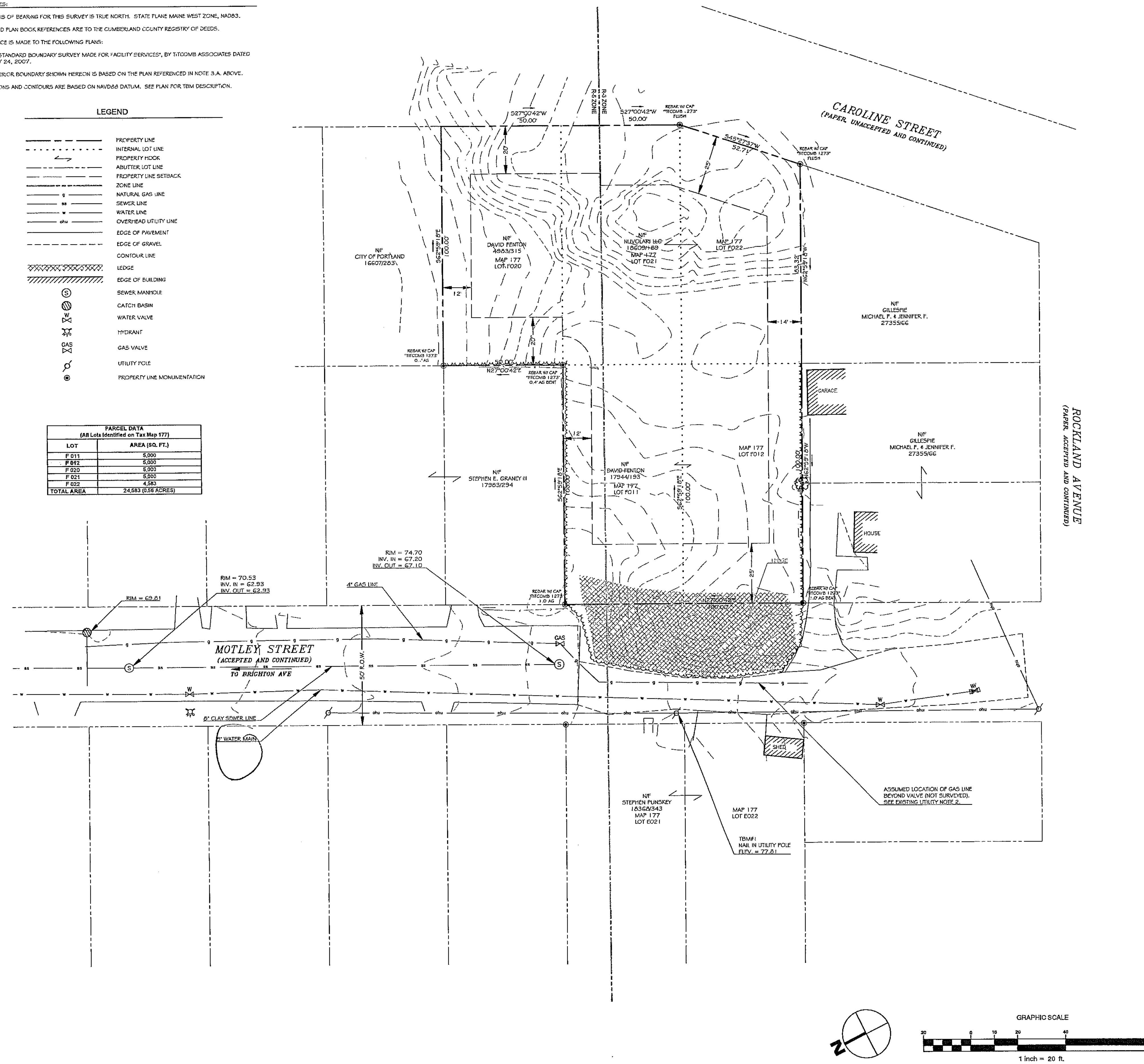
SURVEY NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS TRUE NORTH. STATE PLANE MAINE WEST ZONE, NAD83.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   A. "STANDARD BOUNDARY SURVEY MADE FOR FACILITY SERVICES", BY TITCOMB ASSOCIATES DATED JULY 24, 2007.
4. THE EXTERIOR BOUNDARY SHOWN HEREON IS BASED ON THE PLAN REFERENCED IN NOTE 3.A. ABOVE.
5. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 DATUM. SEE PLAN FOR TBM DESCRIPTION.

LEGEND

PROPERTY LINE
INTERNAL LOT LINE
PROPERTY HOOK
ABUTTER LOT LINE
PROPERTY LINE SETBACK
ZONE LINE
NATURAL GAS LINE
SEWER LINE
WATER LINE
OVERHEAD UTILITY LINE
EDGE OF PAVEMENT
EDGE OF GRAVEL
CONTOUR LINE
LEDGE
EDGE OF BUILDING
SEWER MANHOLE
CATCH BASIN
WATER VALVE
HYDRANT
GAS VALVE
UTILITY POLE
PROPERTY LINE MONUMENTATION

PARCEL DATA (All Lots Identified on Tax Map 177)	
LOT	AREA (SQ. FT.)
F 011	5,000
F 012	5,000
F 020	5,000
F 021	5,000
F 022	4,583
TOTAL AREA	24,583 (0.56 ACRES)



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STATE OF MAINE — WILLIAM R. WALSH, III No. 8204 — LICENSED PROFESSIONAL ENGINEER

STATE OF MAINE — ISAIAH E. PLANTE PLS 2334 — PROFESSIONAL LAND SURVEYOR

Project Name: MOTLEY STREET EXTENSION
PORTLAND, MAINE
MOTLEY STREET

Client Information: MILK STREET CAPITAL, LLC
207.650.6164
PORTLAND, MAINE 04101
84 MIDDLE STREET

Rev.	Date	Description	Drawn	Check
A	1/9/12	ISSUED FOR SITE PLAN REVIEW	SWC	WRW
B	1/3/13	REVISED PER CITY OF PORTLAND REVIEW COMMENTS	SWC	WRW

Sheet Title: EXISTING CONDITIONS PLAN AND BOUNDARY SURVEY

Job No.: 173
Date: NOV 9, 2012
Scale: 1" = 20'
Drawn: SWC
Checked: WRW
Sheet No.: C1.0

LEGEND

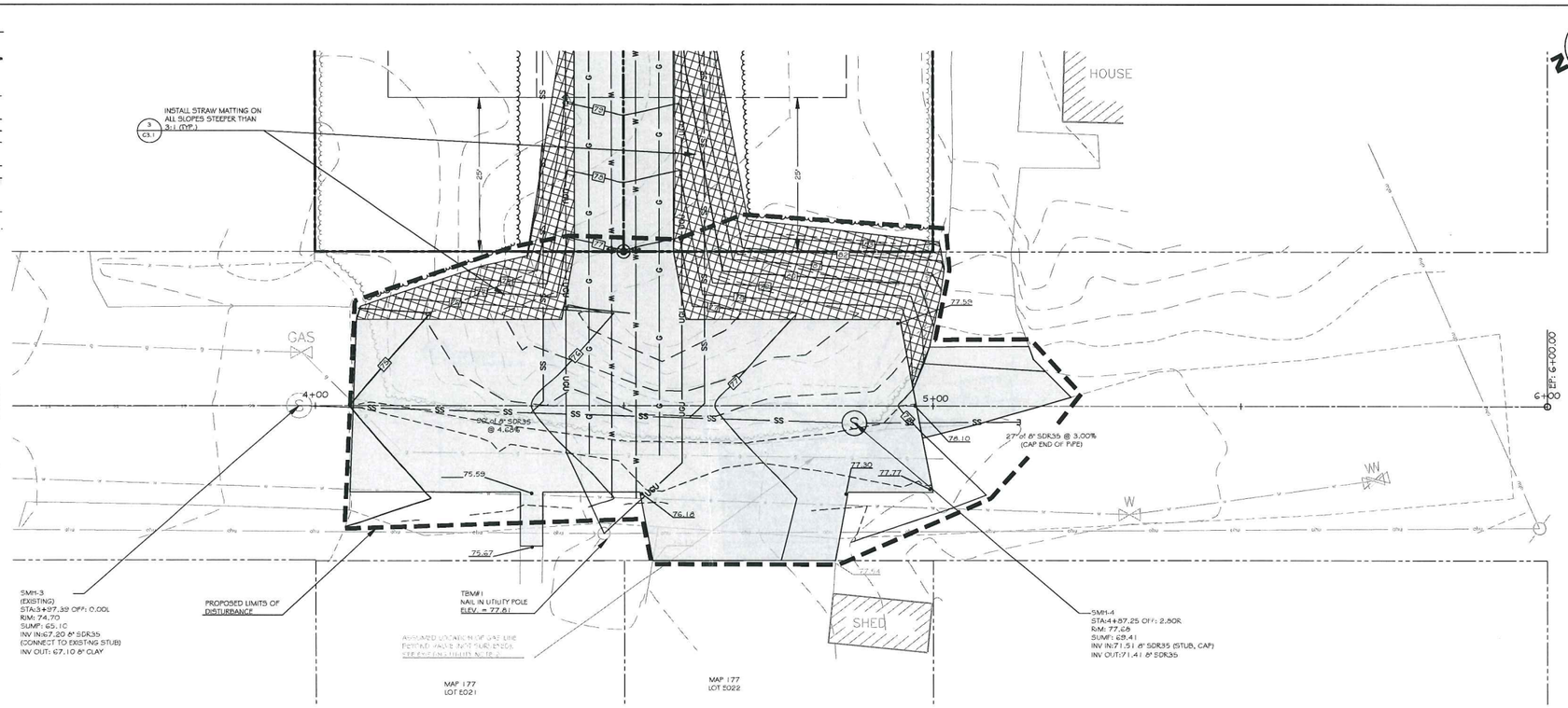
EXISTING		PROPOSED
	PROPERTY LINE	
	PROPERTY HOOK	
	ABUTTER LOT LINE	
	PROPERTY LINE SETBACK	
	ZONE LINE	
G	NATURAL GAS LINE	G
SS	SEWER LINE	SS
W	WATER LINE	W
OHU	OVERHEAD UTILITY LINE	
UGU	UNDERGROUND UTILITY LINE	UGU
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
75	CONTOUR LINE	75
	TREELINE	
	EDGE OF BUILDING	
	PROPERTY LINE MONUMENTATION	
S	SEWER MANHOLE	S
	CATCH BASIN	
W	WATER VALVE	
	HYDRANT	
GAS	GAS VALVE	GAS
	UTILITY POLE	
	STRAW MATTING	
3 / C3.1	DETAIL REFERENCE	3 / C3.1
	LIMITS OF DISTURBANCE	

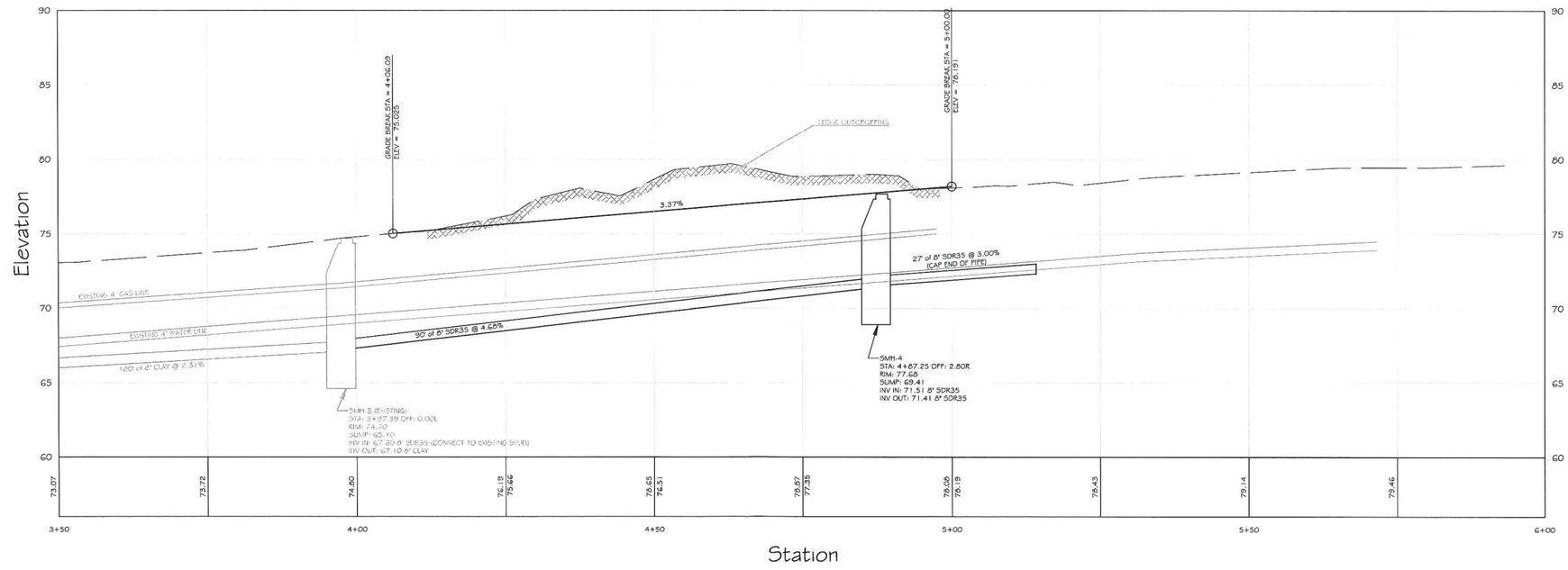
GENERAL NOTES:

1. SEE GENERAL NOTES, EXISTING UTILITY NOTES, LAYOUT, MATERIALS, AND UTILITY NOTES ON SHEET C2.1 AND SURVEY NOTES ON SHEET C1.0.
2. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 DATUM. SEE PLAN FOR TBM DESCRIPTION.

BLASTING NOTES:

1. A BLASTING PERMIT AND ALL ASSOCIATED SUBMITTALS FOR A "LARGE BLAST" OPERATION (REMOVAL OF GREATER THAN 300 C.Y. OF ROCK MATERIAL) IN ACCORDANCE WITH SECTION 3.7 OF THE CITY OF PORTLAND TECHNICAL MANUAL WILL BE REQUIRED PRIOR TO ANY BLASTING OPERATIONS.





1 inch = 4ft. VERT.
1 inch = 10ft. HORIZ.

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER

Project Name:
MOTLEY STREET EXTENSION
PORTLAND, MAINE
MOTLEY STREET

Client Information:
MILK STREET CAPITAL, LLC
207.650.6164
PORTLAND, MAINE 04101
84 MIDDLE STREET

Rev.	Date	Description	Drawn	Check
A	1/01/12	ISSUED FOR SITE PLAN REVIEW	SWC	WRW
B	1/31/13	REVISED PER CITY OF PORTLAND REVIEW COMMENTS	SWC	WRW

Sheet Title:
ROADWAY PLAN AND PROFILE

Job No.: 173
Date: NOV 9, 2012
Scale: AS NOTED
Drawn: SWC
Checked: WRW

Sheet No.:
C3.0

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ANY DAMAGE TO EXISTING UTILITIES AND/OR SITE FEATURES AS A RESULT OF CONTRACTOR ACTIVITIES SHALL BE REPAIRED TO THE CONDITION IMMEDIATELY BEFORE DAMAGE OCCURRED AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
5. ALL WORK SHALL BE IN CONFORMANCE WITH THE TOWN OF CARIBOU AND MAINE DEP REQUIREMENTS.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
8. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON THE FEMA FIRM FLOOD INSURANCE RATE MAPS.
10. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 DATUM. SEE PLAN FOR TBM DESCRIPTION.
11. HOUSE, DRIVEWAY, AND PARKING LOCATIONS, AND CLEARING LIMITS SHOWN ARE CONCEPTUAL. SITE PLAN APPLICATIONS WILL BE SUBMITTED FOR EACH LOT PRIOR TO LOT DEVELOPMENT.
12. THE PROPOSED LOTS ARE TO BE USED AS SINGLE FAMILY RESIDENTIAL LOTS ONLY FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF ACCEPTANCE OF THIS PLAN.
13. ALL WATER MAIN WORK SHALL COMPLY WITH PORTLAND WATER DISTRICT REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM THE PORTLAND WATER DISTRICT.
14. SEE SURVEY NOTES ON SHEET C1.0 FOR PLAN REFERENCES

LAYOUT, MATERIALS, AND UTILITY NOTES:

1. ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNERS REPRESENTATIVE.
2. DO NOT SCALE THE DRAWINGS FOR REQUIRED DIMENSIONS. ANY DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNERS REPRESENTATIVE.
3. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
4. ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
6. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
7. CENTERLINES OF DRIVEWAY AND WALKWAY, PROPOSED PARKING LOTS AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.

BLASTING NOTES:

1. A BLASTING PERMIT AND ALL ASSOCIATED SUBMITTALS FOR A "LARGE BLAST" OPERATION (REMOVAL OF GREATER THAN 300 C.Y. OF ROCK MATERIAL) IN ACCORDANCE WITH SECTION 3.7 OF THE CITY OF PORTLAND TECHNICAL MANUAL WILL BE REQUIRED PRIOR TO ANY BLASTING OPERATIONS.

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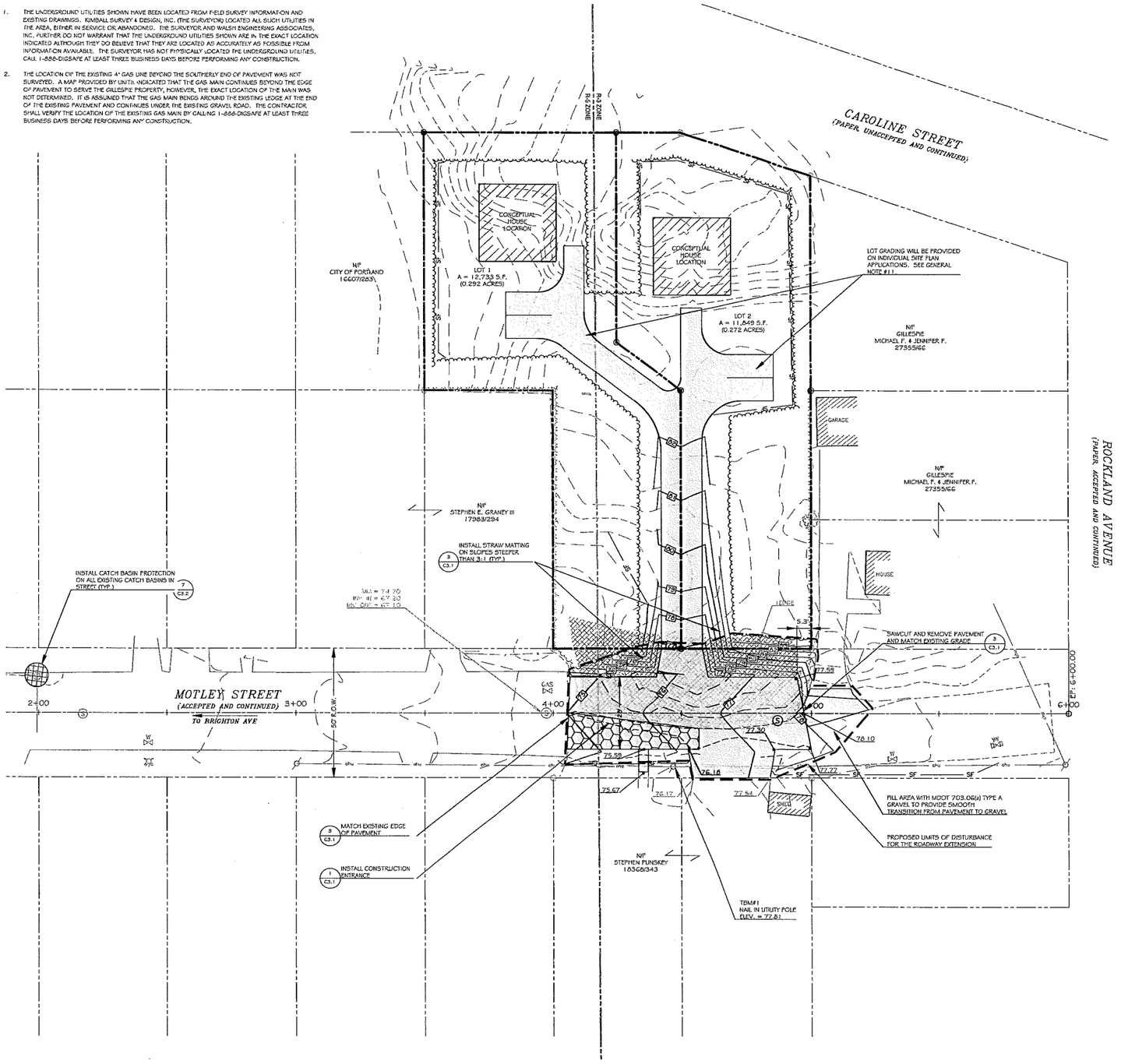
LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PROPERTY HOOK	
	ABUTTER LOT LINE	
	PROPERTY LINE SETBACK	
	ZONE LINE	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
82	CONTOUR LINE	82
	TREELINE	
	LEDGE	
	EDGE OF BUILDING	
	PROPERTY LINE MONUMENTATION	
S	SEWER MANHOLE	S
	CATCH BASIN	
W	WATER VALVE	
	HYDRANT	
GAS	GAS VALVE	GAS
	UTILITY POLE	
SF	SILT FENCE	SF
	CONSTRUCTION ENTRANCE	
77.54	SPOT GRADE	77.54
1 C3.1	DETAIL REFERENCE	
	CATCH BASIN INLET PROTECTION	
	LIMITS OF DISTURBANCE	



GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.

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WILLIAM R. WALSH, III
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A	1/31/13	ISSUED FOR SITE PLAN REVIEW	SWC	WRW
B	1/31/13	REVISED PER CITY OF PORTLAND REVIEW COMMENTS	SWC	WRW

Sheet Title:
GRADING AND DRAINAGE PLAN

Job No.:	173
Date:	NOV 9, 2012
Scale:	1" = 20'
Drawn:	SWC
Checked:	WRW

Sheet No.: C2.1

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
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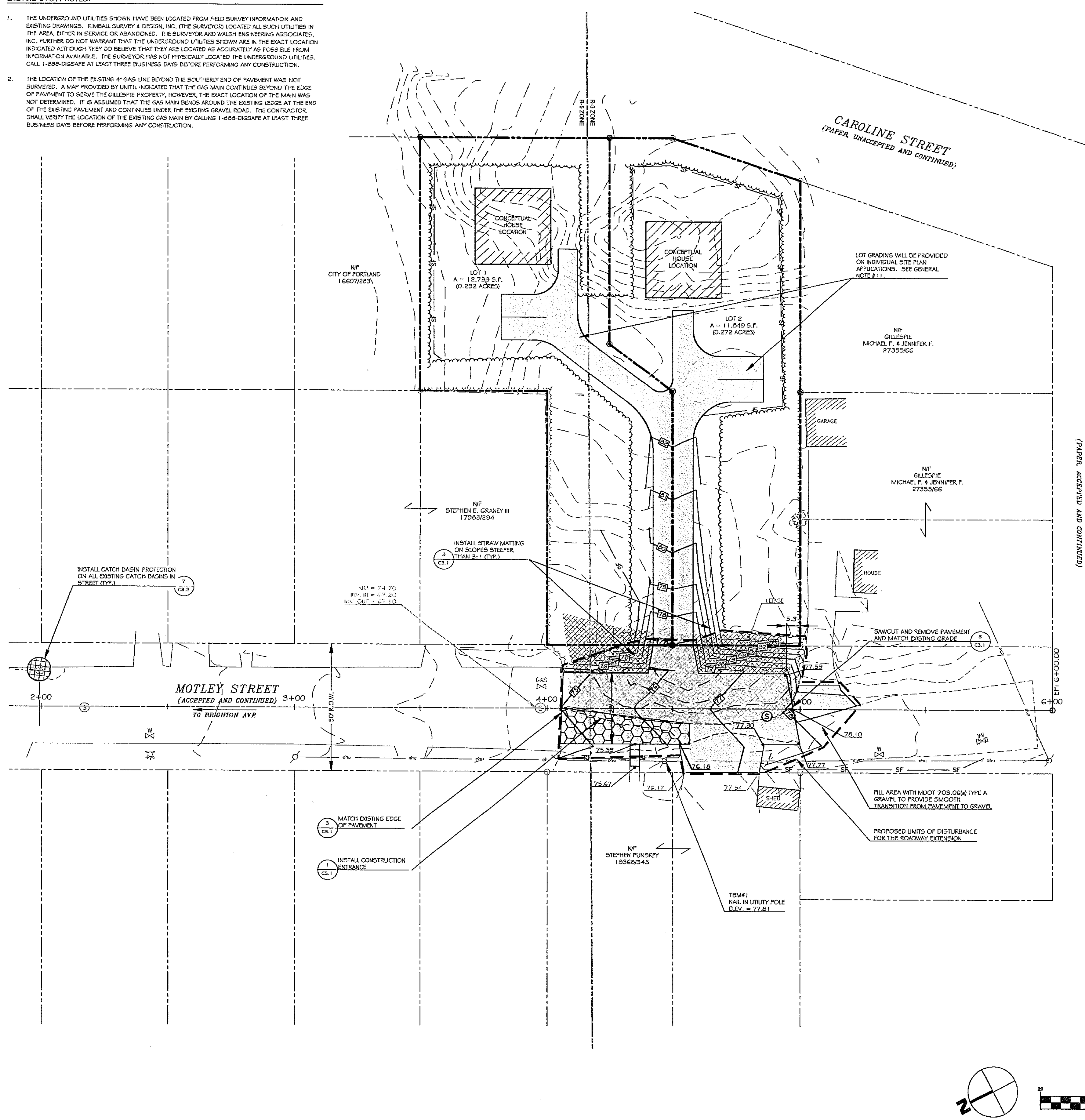
EXISTING UTILITY NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. KIMBALL SURVEY & DESIGN, INC. (THE SURVEYOR) LOCATED ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND WALSH ENGINEERING ASSOCIATES, INC. FURTHER DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY DO BELIEVE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
2. THE LOCATION OF THE EXISTING 4" GAS LINE BEYOND THE SOUTHERLY END OF PAVEMENT WAS NOT SURVEYED. A MAP PROVIDED BY UNITIL INDICATED THAT THE GAS MAIN CONTINUES BEYOND THE EDGE OF PAVEMENT TO SERVE THE GILLESPIE PROPERTY, HOWEVER, THE EXACT LOCATION OF THE MAIN WAS NOT DETERMINED. IT IS ASSUMED THAT THE GAS MAIN BENDS AROUND THE EXISTING LEDGE AT THE END OF THE EXISTING PAVEMENT AND CONTINUES UNDER THE EXISTING GRAVEL ROAD. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING GAS MAIN BY CALLING 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.



LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PROPERTY HOOK	
	ABUTTER LOT LINE	
	PROPERTY LINE SETBACK	
	ZONE LINE	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
	CONTOUR LINE	82
	TREELINE	
	LEDGE	
	EDGE OF BUILDING	
	PROPERTY LINE MONUMENTATION	
	SEWER MANHOLE	
	CATCH BASIN	
	WATER VALVE	
	HYDRANT	
	GAS VALVE	GAS
	UTILITY POLE	
	SILT FENCE	SF
	CONSTRUCTION ENTRANCE	
77.54	SPOT GRADE	77.54
	DETAIL REFERENCE	1 / C3.1
	CATCH BASIN INLET PROTECTION	
	LIMITS OF DISTURBANCE	

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER

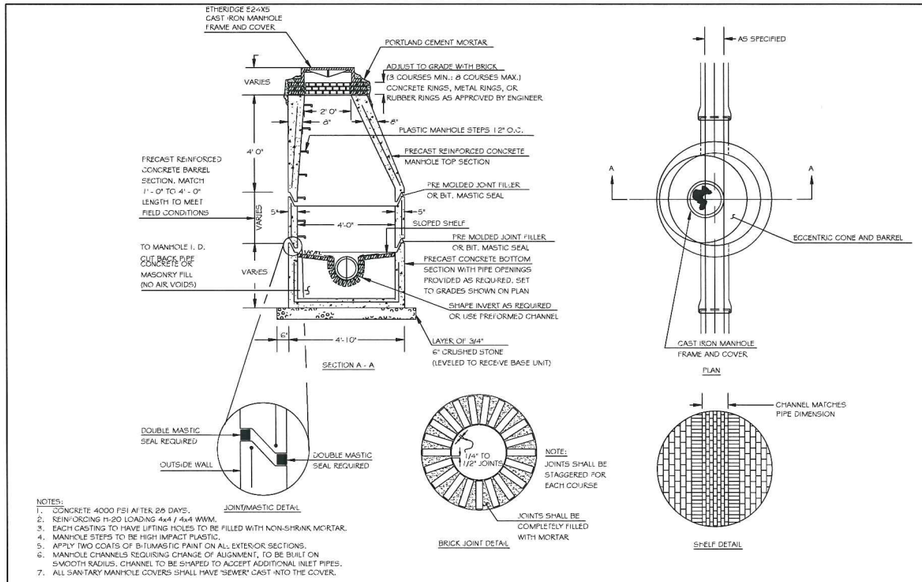
Project Name:
MOTLEY STREET EXTENSION
PORTLAND, MAINE
MOTLEY STREET

Client Information:
MILK STREET CAPITAL, LLC
207.650.6164
PORTLAND, MAINE 04101
84 MIDDLE STREET

Rev.	Date	Description	Drawn	Check
A	1/9/12	ISSUED FOR SITE PLAN REVIEW	SWC	WRW
B	1/3/13	REVISED PER CITY OF PORTLAND REVIEW COMMENTS	SWC	WRW

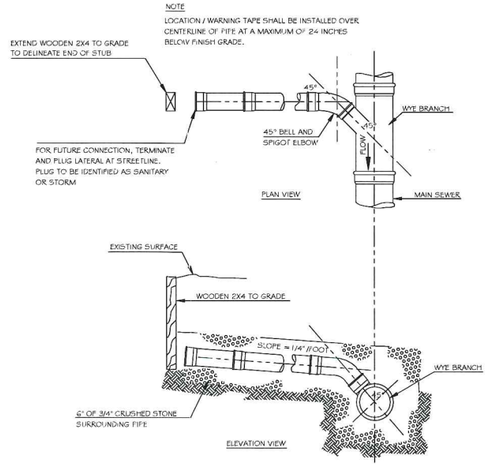
Sheet Title:
GRADING AND DRAINAGE PLAN

Job No.: 173
Date: NOV 9, 2012
Scale: 1" = 20'
Drawn: SWC
Checked: WRW
Sheet No.: C2.1

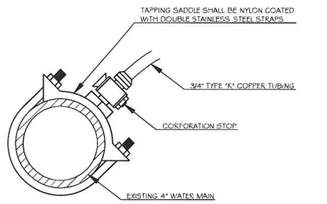


NOTES:
1. CONCRETE 4000 PSI AFTER 28 DAYS.
2. REINFORCING 11-20 LOADING 4x4 / 4x4 WWM.
3. EACH CASTING TO HAVE LIFTING HOLES TO BE FILLED WITH NON-SHRINK MORTAR.
4. MANHOLE STEPS TO BE HIGH IMPACT PLASTIC.
5. APPLY TWO COATS OF BITUMASTIC PAINT ON ALL EXTERIOR SECTIONS.
6. MANHOLE CHANNELS REQUIRING CHANGE OF ALIGNMENT, TO BE BUILT ON SMOOTH RADIUS. CHANNEL TO BE SHAPED TO ACCEPT ADDITIONAL INLET PIPES.
7. ALL SANITARY MANHOLE COVERS SHALL HAVE 'SEWER' CAST INTO THE COVER.

1 / C3.2 **TYPICAL SANITARY MANHOLE**
NOT TO SCALE

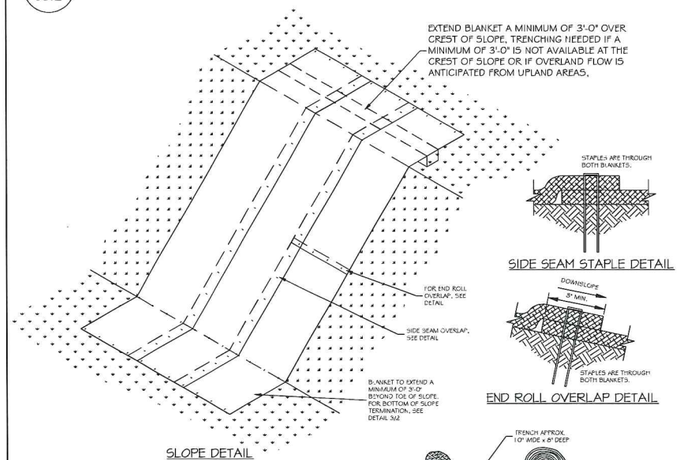


2 / C3.2 **TYPICAL SEWER CONNECTION DETAIL**
NOT TO SCALE



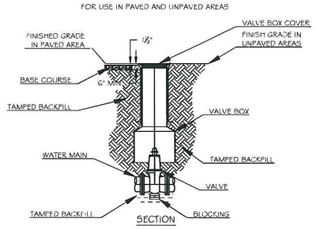
NOTES:
ALL WORK TO CONFORM TO THE PORTLAND WATER DISTRICT STANDARDS AND REQUIREMENTS.

3 / C3.2 **STANDARD CORPORATION STOP DETAIL**
NOT TO SCALE



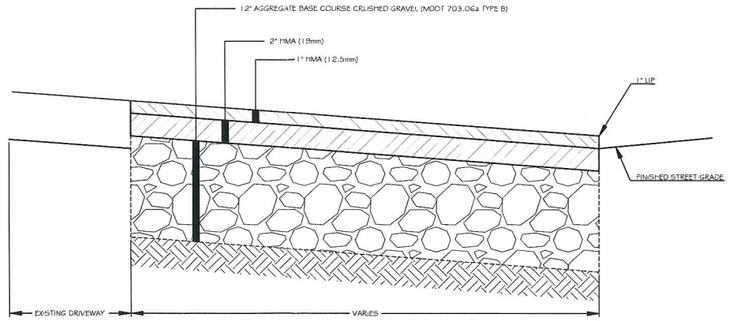
NOTE: PRODUCT TO BE BIONET S75 BN SINGLE NET STRAW BLANKET BY NORTH AMERICAN GREEN OR APPROVED EQUAL.

4 / C3.2 **STRAW MATTING EROSION CONTROL**
NOT TO SCALE

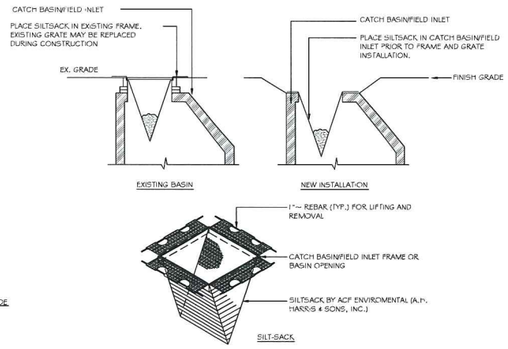


NOTES:
1. ALL WORK TO CONFORM TO THE PORTLAND WATER DISTRICT STANDARDS AND REQUIREMENTS.
2. D.I.P. MAY BE USED FOR VALVE BOX EXTENSIONS.
3. VALVE BOX SHOULD NOT CONTACT WATER MAIN OR VALVE.
4. CONCRETE PROTECTOR RING SHALL BE USED IN ALL UNPAVED AREAS.

5 / C3.2 **VALVE AND VALVE BOX INSTALLATION DETAIL**
NOT TO SCALE



6 / C3.2 **BITUMINOUS DRIVEWAY APRON DETAIL**
NOT TO SCALE



NOTE:
1. INSTALLATION PER MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS.
2. EMPTY AND REMOVE SEDIMENT FROM SILTSACK WHEN RESTRAINT CORD IS NO LONGER VISIBLE. CLEAN, RINSE AND REPLACE AS NEEDED.
3. CONTRACTOR SHALL INSPECT CATCH BASIN PROTECTION AFTER EACH MAJOR STORM EVENT AND CLEAN SILT AS NEEDED.
4. ROUND SILT-SACKS SHALL BE USED FOR ROUND CATCH BASIN GRATES.

7 / C3.1 **CATCH BASIN PROTECTION DETAIL**
NOT TO SCALE

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER

MOTLEY STREET EXTENSION

PORTLAND, MAINE
MOTLEY STREET

Project Name:

Client Information:
MILK STREET CAPITAL, LLC
207.650.8164
PORTLAND, MAINE 04101
84 MIDDLE STREET

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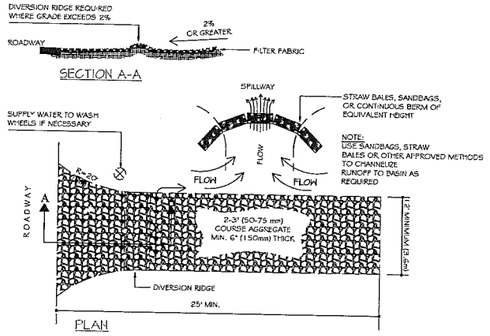
A	1/8/13	ISSUED FOR SITE PLAN REVIEW	SWC	WRW
B	1/31/13	REVISED PER CITY OF PORTLAND REVIEW COMMENTS	SWC	WRW

Sheet Title:
SITE DETAILS

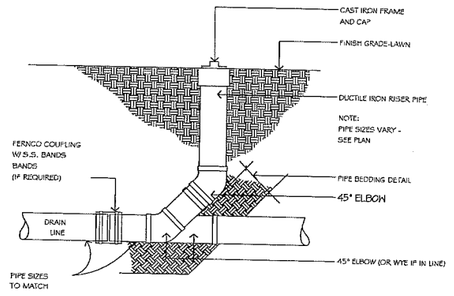
Job No.:	173
Date:	NOV 9, 2012
Scale:	NTS
Drawn:	SWC
Checked:	WRW

Sheet No.: C3.2

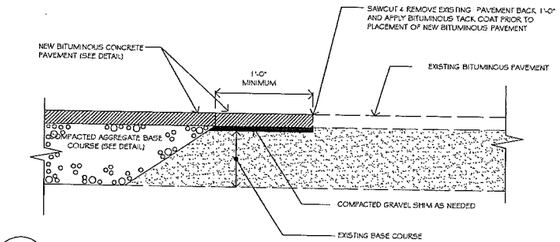


NOTES:
1. TIE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS ONTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

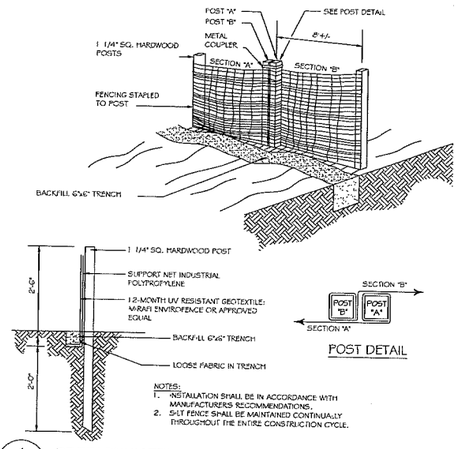
1 / C3.1 CONSTRUCTION ENTRANCE
NOT TO SCALE



2 / C3.1 PIPE CLEANOUT DETAIL
NOT TO SCALE

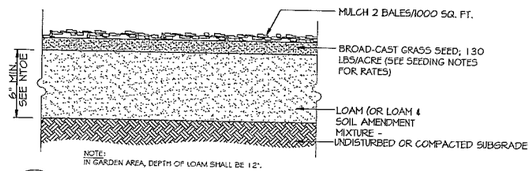


3 / C3.1 PAVEMENT SAW CUT DETAIL
NOT TO SCALE

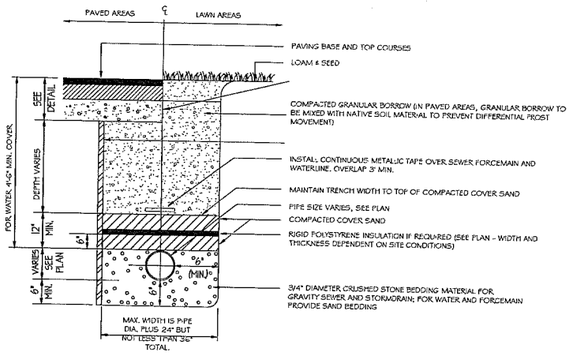


NOTES:
1. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
2. SILT FENCE SHALL BE MAINTAINED CONTINUALLY THROUGHOUT THE ENTIRE CONSTRUCTION CYCLE.

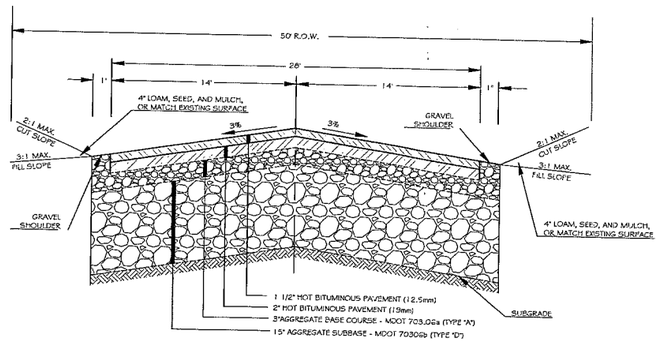
4 / C3.1 PREFABRICATED SILT FENCE
NOT TO SCALE



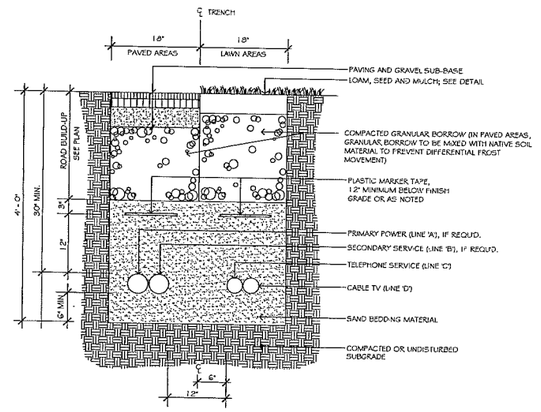
5 / C3.1 LOAM AND SEED DETAIL



6 / C3.1 TYPICAL PIPE TRENCHING DETAIL
NOT TO SCALE



7 / C3.1 TYPICAL ROAD SECTION
NOT TO SCALE



SERVICE	CONDUIT SIZE	CONDUIT TYPE	UTILITY
'A'	4"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	PRIMARY POWER
'B'	4"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	SECONDARY POWER
'C'	3"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	TELEPHONE
'D'	3"	SCHEDULE 40 P.V.C. ELECTRICAL GRADE	CATV

NOTES:
1. ALL WORK SHALL COMPLY WITH THE RESPECTIVE UTILITY COMPANY STANDARDS.
2. SEE UTILITIES PLANS FOR CONDUIT LOCATIONS.
3. CONTRACTOR TO PROVIDE 1/4" POLYPROPYLENE PULL ROPES IN ALL CONDUITS.

8 / C3.1 UNDERGROUND UTILITY TRENCH SECTION (MULITPLE CONDUITS)
NOT TO SCALE

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PORTLAND, MAINE
MOTLEY STREET

Client Information:
MILK STREET CAPITAL, LLC
207.650.6164
PORTLAND, MAINE 04101
84 MIDDLE STREET

Rev.	Date	Description	Drawn	Check
A	7/9/12	ISSUED FOR SITE PLAN REVIEW	SWC	WRW
B	10/1/12	REVISED PER CITY OF PORTLAND REVIEW COMMENTS	SWC	WRW

Sheet Title:
SITE DETAILS

Job No.:	173
Date:	NOV 9, 2012
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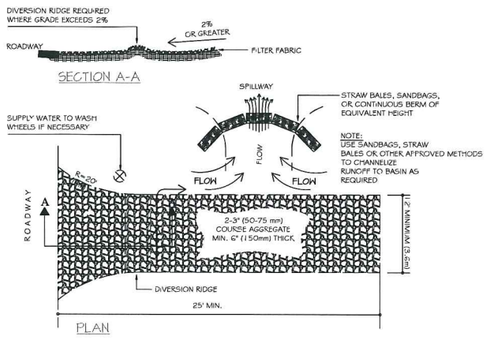
Sheet No.:
C3.1



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
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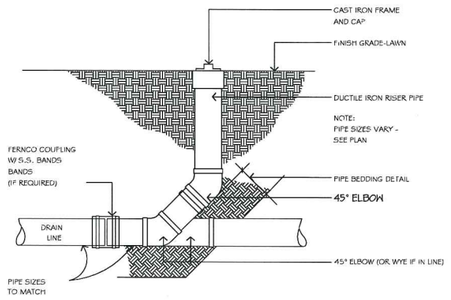
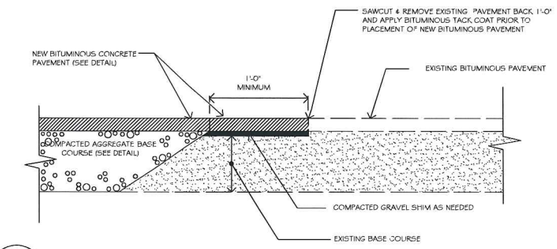
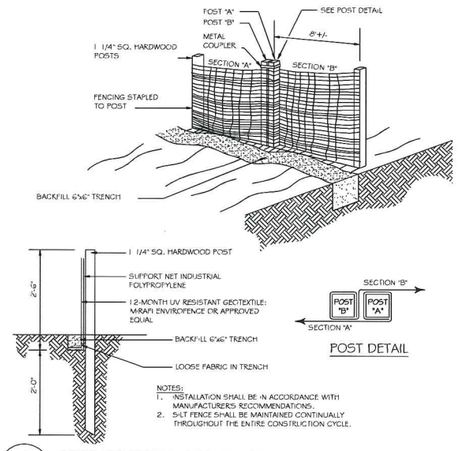
1 / C3.1 — CONSTRUCTION ENTRANCE
NOT TO SCALE



2 / C3.1 — PIPE CLEANOUT DETAIL
NOT TO SCALE



3 / C3.1 — PAVEMENT SAW CUT DETAIL
NOT TO SCALE



NOTES:
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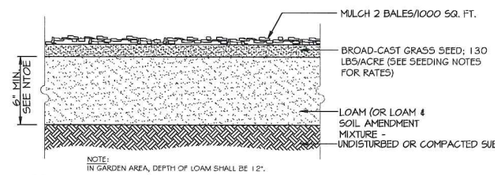
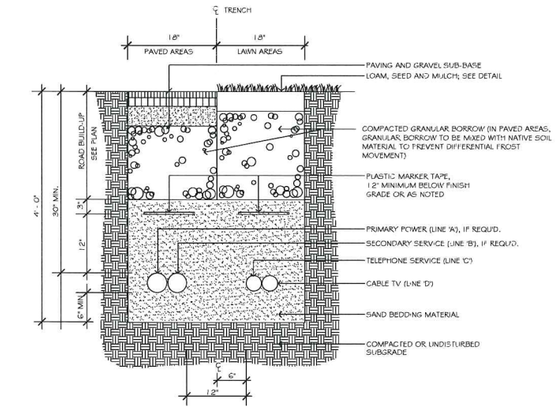
2. SILT FENCE SHALL BE MAINTAINED CONTINUALLY THROUGHOUT THE ENTIRE CONSTRUCTION CYCLE.

4 / C3.1 — PREFABRICATED SILT FENCE
NOT TO SCALE



NOTE:
IN GARDEN AREA, DEPTH OF LOAM SHALL BE 12".

5 / C3.1 — LOAM AND SEED DETAIL



SERVICE	CONDUIT SIZE	CONDUIT TYPE	UTILITY
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NOTES:
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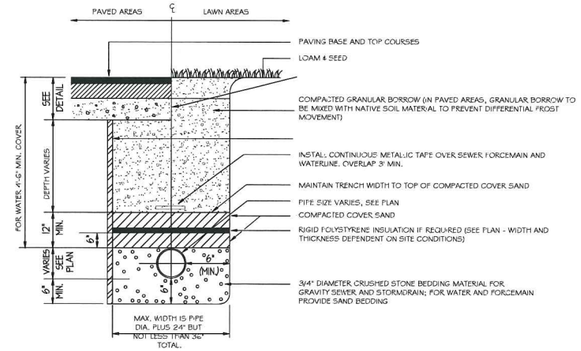
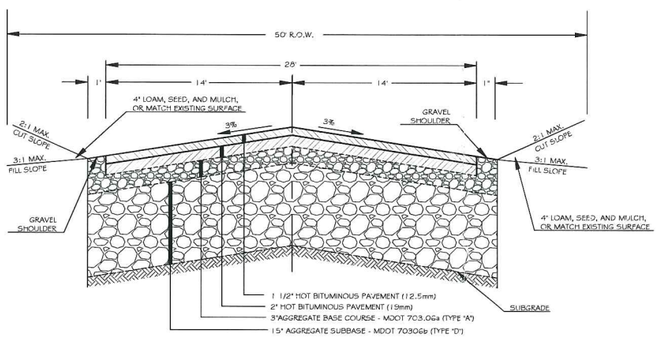
2. SEE UTILITIES PLANS FOR CONDUIT LOCATIONS.
3. CONTRACTOR TO PROVIDE 1/4" POLYPROPYLENE PULL ROPES IN ALL CONDUITS.

8 / C3.1 — UNDERGROUND UTILITY TRENCH SECTION (MULITPLE CONDUITS)
NOT TO SCALE



6 / C3.1 — TYPICAL PIPE TRENCHING DETAIL
NOT TO SCALE



7 / C3.1 — TYPICAL ROAD SECTION
NOT TO SCALE

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Scale:	NTS
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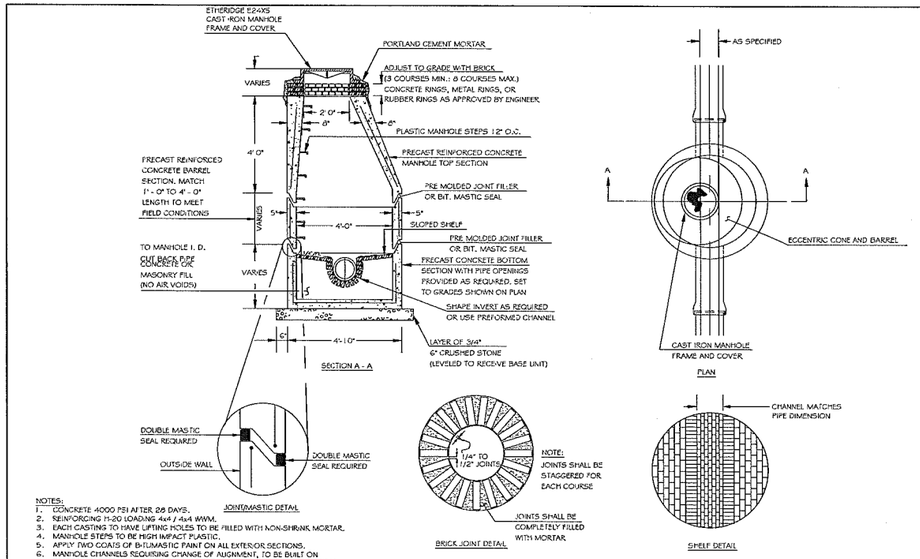
Checked:	WRW

Sheet No.: C3.1



NOTES:
1. CONCRETE 4000 PSI AFTER 28 DAYS.
2. REINFORCING H-20 LOADING 4x4 / 4x4 WWM.
3. EACH CASTING TO HAVE LIFTING HOLES TO BE FILLED WITH NON-SHRINK MORTAR.
4. MANHOLE STEPS TO BE HIGH IMPACT PLASTIC.
5. APPLY TWO COATS OF BITUMASTIC PAINT ON ALL EXTERIOR SECTIONS.
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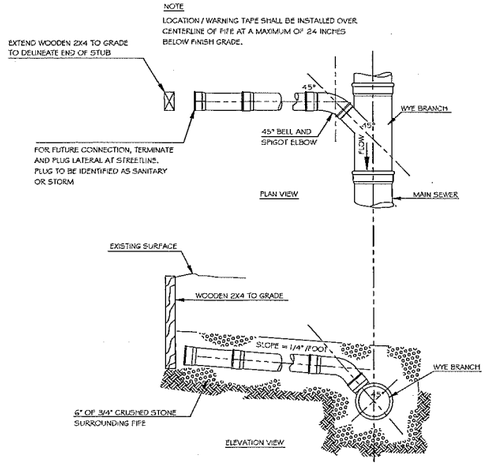
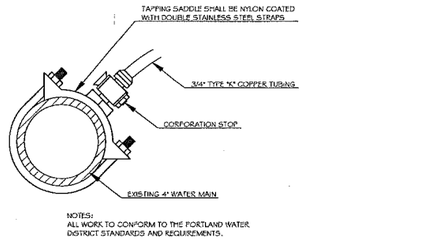
7. ALL SANITARY MANHOLE COVERS SHALL HAVE 'SEWER' CAST INTO THE COVER.

1 / C3.2 TYPICAL SANITARY MANHOLE
NOT TO SCALE



2 / C3.2 TYPICAL SEWER CONNECTION DETAIL
NOT TO SCALE



NOTES:
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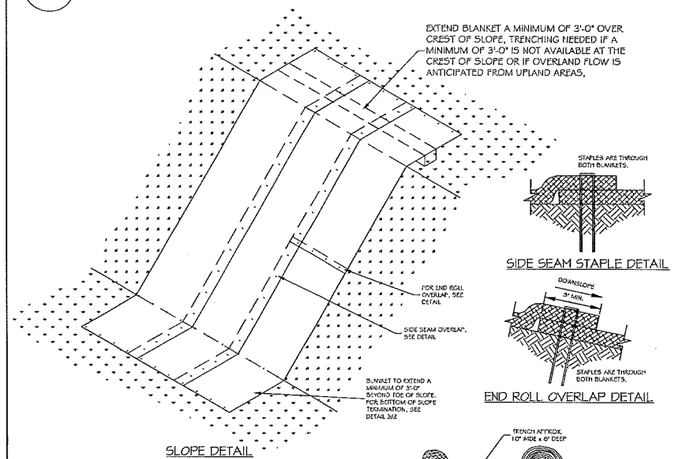
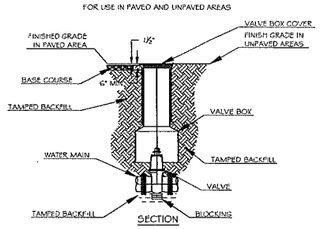
3 / C3.2 STANDARD CORPORATION STOP DETAIL
NOT TO SCALE



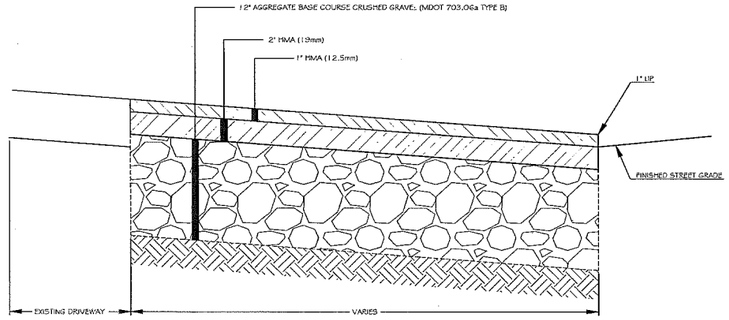
NOTE: PRODUCT TO BE BIONET S75 BN SINGLE NET STRAW BLANKET BY NORTH AMERICAN GREEN OR APPROVED EQUAL.

4 / C3.2 STRAW MATTING EROSION CONTROL
NOT TO SCALE



NOTES:
1. ALL WORK TO CONFORM TO THE PORTLAND WATER DISTRICT STANDARDS AND REQUIREMENTS.
2. D.I.P. MAY BE USED FOR VALVE BOX EXTENSIONS.
3. VALVE BOX SHOULD NOT CONTACT WATER MAIN OR VALVE.
4. CONCRETE PROTECTOR RING SHALL BE USED IN ALL UNPAVED AREAS.

5 / C3.2 VALVE AND VALVE BOX INSTALLATION DETAIL
NOT TO SCALE



6 / C3.2 BITUMINOUS DRIVEWAY APRON DETAIL
NOT TO SCALE

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

Project Name:
MOTLEY STREET EXTENSION
PORTLAND, MAINE
MOTLEY STREET

Client Information:
MILK STREET CAPITAL, LLC
207.650.8164
PORTLAND, MAINE 04101
84 MIDDLE STREET

Rev.	Date	Description	Drawn	Check
A	1/9/13	ISSUED FOR SITE PLAN REVIEW	SWC	WRW

Sheet Title:
SITE DETAILS

Job No.:	173
Date:	NOV 9, 2012
Scale:	NTS
Drawn:	SWC
Checked:	WRW

Sheet No.:
C3.2

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING 'DIG SAFE' AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. 'DIG SAFE' TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ANY DAMAGE TO EXISTING UTILITIES AND/OR SITE FEATURES AS A RESULT OF CONTRACTOR ACTIVITIES SHALL BE REPAIRED TO THE CONDITION IMMEDIATELY BEFORE DAMAGE OCCURRED AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
5. ALL WORK SHALL BE IN CONFORMANCE WITH THE TOWN OF CARIBOU AND MAINE DEP REQUIREMENTS.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
8. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNERS REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAIN AS DEPICTED ON THE FEMA FIRM FLOOD INSURANCE RATE MAPS.
10. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 DATUM. SEE PLAN FOR TBM DESCRIPTION.
11. HOUSE, DRIVEWAY, AND PARKING LOCATIONS, AND CLEARING LIMITS SHOWN ARE CONCEPTUAL. SITE PLAN APPLICATIONS WILL BE SUBMITTED FOR EACH LOT PRIOR TO LOT DEVELOPMENT.
12. THE PROPOSED LOTS ARE TO BE USED AS SINGLE FAMILY RESIDENTIAL LOTS ONLY FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF ACCEPTANCE OF THIS PLAN.
13. ALL WATER MAIN WORK SHALL COMPLY WITH PORTLAND WATER DISTRICT REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM THE PORTLAND WATER DISTRICT.
14. SEE SURVEY NOTES ON SHEET C1.0 FOR PLAN REFERENCES

LAYOUT, MATERIALS, AND UTILITY NOTES:

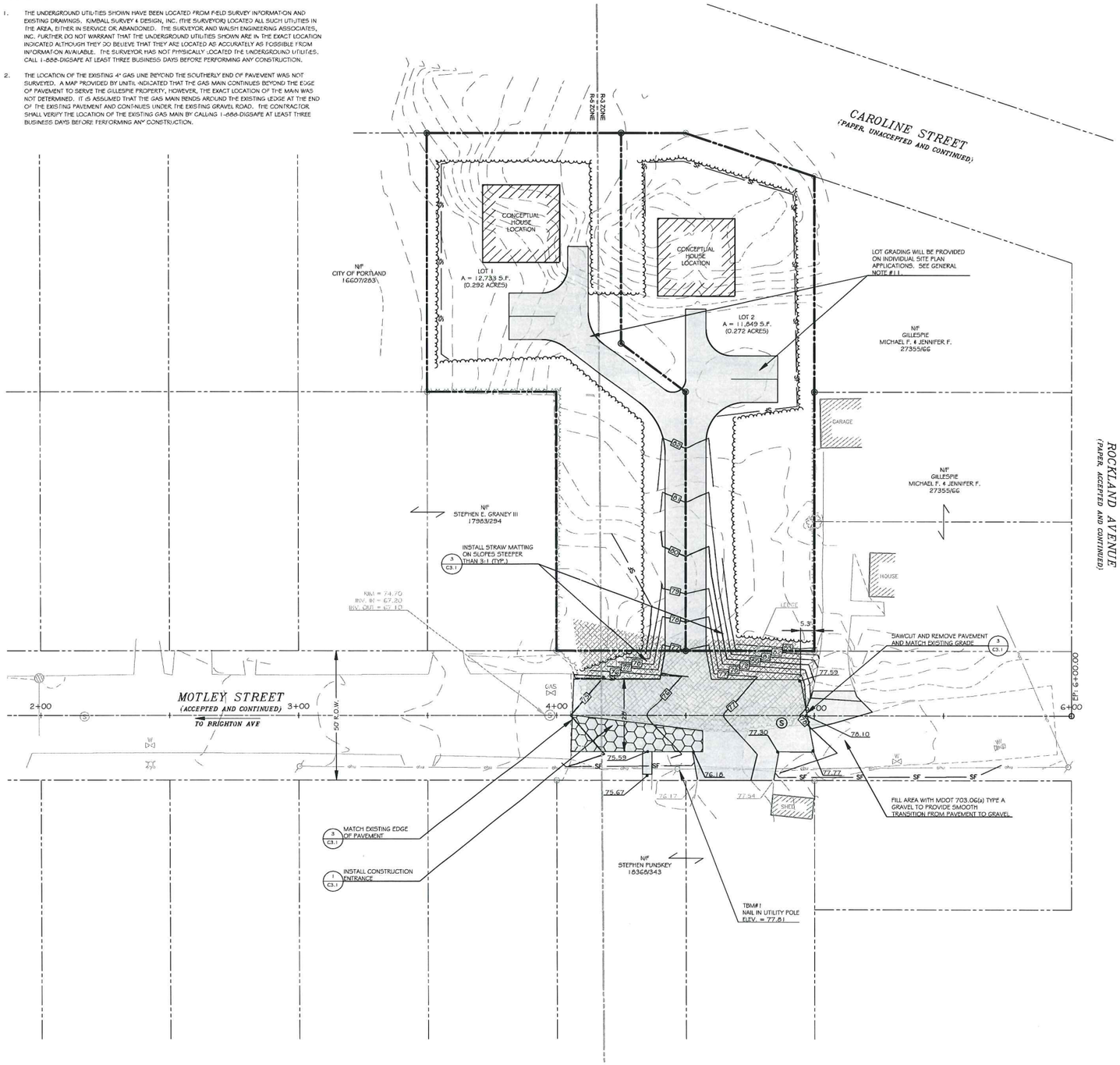
1. ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNERS REPRESENTATIVE.
2. DO NOT SCALE THE DRAWINGS FOR REQUIRED DIMENSIONS. ANY DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNERS REPRESENTATIVE.
3. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
4. ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
6. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
7. CENTERLINES OF DRIVEWAY AND WALKWAY, PROPOSED PARKING LOTS AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.

EXISTING UTILITY NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. KIMBALL SURVEY 4 DESIGN, INC. (THE SURVEYOR) LOCATED ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND WALSH ENGINEERING ASSOCIATES, INC. FURTHER DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY DO BELIEVE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
2. THE LOCATION OF THE EXISTING 4" GAS LINE BEYOND THE SOUTHERLY END OF PAVEMENT WAS NOT SURVEYED. A MAP PROVIDED BY UNITIL INDICATED THAT THE GAS MAIN CONTINUES BEYOND THE EDGE OF PAVEMENT TO SERVE THE GILLESPIE PROPERTY, HOWEVER, THE EXACT LOCATION OF THE MAIN WAS NOT DETERMINED. IT IS ASSUMED THAT THE GAS MAIN BENDS AROUND THE EXISTING LEDGE AT THE END OF THE EXISTING PAVEMENT AND CONTINUES UNDER THE EXISTING GRAVEL ROAD. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING GAS MAIN BY CALLING 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PROPERTY HOOK	
	ABUTTER LOT LINE	
	PROPERTY LINE SETBACK	
	ZONE LINE	
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
50	CONTOUR LINE	50
	TREELINE	
	LEDGE	
	EDGE OF BUILDING	
	PROPERTY LINE MONUMENTATION	
S	SEWER MANHOLE	S
	CATCH BASIN	
W	WATER VALVE	W
	HYDRANT	
GAS	GAS VALVE	GAS
	UTILITY POLE	
SF	SILT FENCE	SF
	CONSTRUCTION ENTRANCE	
77.54	SPOT GRADE	77.54
1 / C3.1	DETAIL REFERENCE	1 / C3.1



GRAPHIC SCALE

20 0 10 20 40 80

1 inch = 20 ft.

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER

Project Name:
MOTLEY STREET EXTENSION
PORTLAND, MAINE
MOTLEY STREET

Client Information:
MILK STREET CAPITAL, LLC
207.650.6164
PORTLAND, MAINE 04101
84 MIDDLE STREET

Rev.	Date	Description	Drawn	Check
A	10/9/12	ISSUED FOR SITE PLAN REVIEW	SWC	WRW

Sheet Title:
GRADING AND DRAINAGE PLAN

Job No.:	173
Date:	NOV 9, 2012
Scale:	1" = 20'
Drawn:	SWC
Checked:	WRW

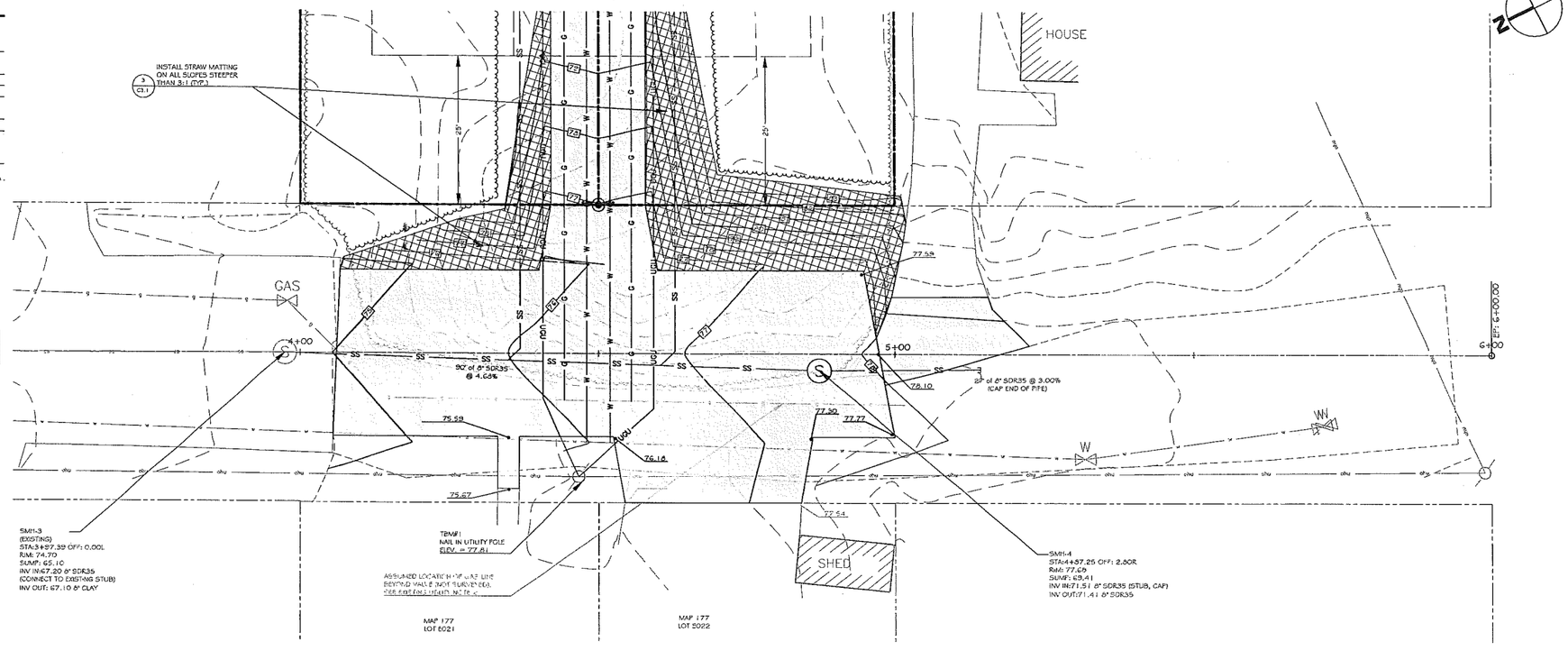
Sheet No.: C2.1

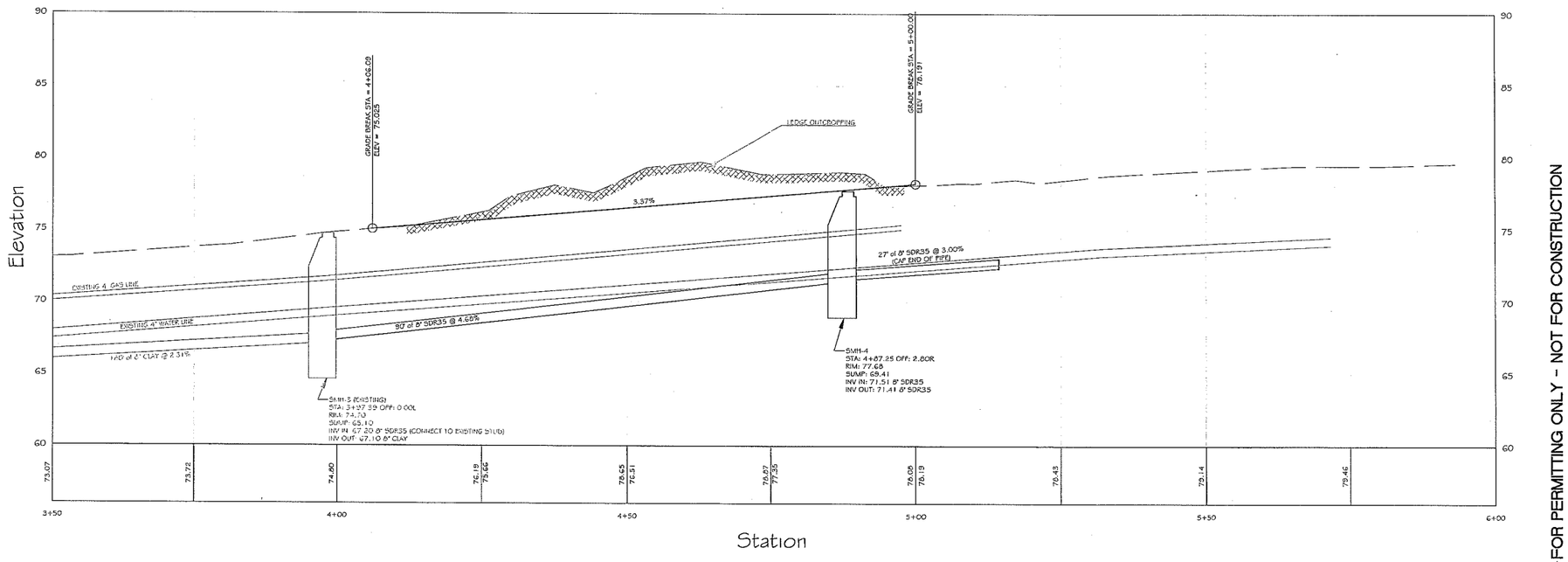
LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	PROPERTY HOOK	
	ABUTTER LOT LINE	
	PROPERTY LINE SETBACK	
	ZONE LINE	
g	NATURAL GAS LINE	G
ss	SEWER LINE	SS
w	WATER LINE	W
ohw	OVERHEAD UTILITY LINE	
	UNDERGROUND UTILITY LINE	UGU
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
	CONTOUR LINE	82
	TREELINE	
	EDGE OF BUILDING	
	PROPERTY LINE MONUMENTATION	
S	SEWER MANHOLE	S
	CATCH BASIN	
W	WATER VALVE	
	HYDRANT	
GAS	GAS VALVE	GAS
	UTILITY POLE	
	STRAW MATTING	
	DETAIL REFERENCE	3 / C3.1

GENERAL NOTES:

1. SEE GENERAL NOTES, EXISTING UTILITY NOTES, LAYOUT, MATERIALS, AND UTILITY NOTES ON SHEET C2.1 AND SURVEY NOTES ON SHEET C1.0.
2. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 DATUM. SEE PLAN FOR TBM DESCRIPTION.





1 inch = 4ft. VERT.
1 inch = 10ft. HORIZ.

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STATE OF MAINE
WILLIAM R. WALSH, III
No. 8204
LICENSED PROFESSIONAL ENGINEER

Project Name:
MOTLEY STREET EXTENSION
PORTLAND, MAINE
MOTLEY STREET

Client Information:
MILK STREET CAPITAL, LLC
207.650.6164
PORTLAND, MAINE 04101
84 MIDDLE STREET

Rev.	Date	Description	Drawn	Check
A	11/9/12	ISSUED FOR SITE PLAN REVIEW	SWC	WRW

Sheet Title:
ROADWAY PLAN AND PROFILE

Job No.:	173
Date:	NOV 9, 2012
Scale:	AS NOTED
Drawn:	SWC
Checked:	WRW

Sheet No.: C3.0

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ANY DAMAGE TO EXISTING UTILITIES AND/OR SITE FEATURES AS A RESULT OF CONTRACTOR ACTIVITIES SHALL BE REPAIRED TO THE CONDITION IMMEDIATELY BEFORE DAMAGE OCCURRED AT THE CONTRACTOR'S EXPENSE.
4. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
5. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND MAINE DEP REQUIREMENTS.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
8. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAN AS DEPICTED ON THE FEMA FIRM FLOOD INSURANCE RATE MAPS.

EXISTING UTILITY NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. KIMBALL SURVEY & DESIGN, INC. (THE SURVEYOR) LOCATED ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND WALSH ENGINEERING ASSOCIATES, INC. FURTHER DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY DO BELIEVE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
2. THE LOCATION OF THE EXISTING 4" GAS LINE BEYOND THE SOUTHERLY END OF PAVEMENT WAS NOT SURVEYED. A MAP PROVIDED BY UNITIL INDICATED THAT THE GAS MAIN CONTINUES BEYOND THE EDGE OF PAVEMENT TO SERVE THE GILLESPIE PROPERTY, HOWEVER, THE EXACT LOCATION OF THE MAIN WAS NOT DETERMINED. IT IS ASSUMED THAT THE GAS MAIN BENDS AROUND THE EXISTING LEDGE AT THE END OF THE EXISTING PAVEMENT AND CONTINUES UNDER THE EXISTING GRAVEL ROAD. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING GAS MAIN BY CALLING 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

ZONING STANDARDS:

R-3 DIMENSIONAL REQUIREMENTS
(A) MINIMUM LOT SIZE:
1. RESIDENTIAL: SIXTY-FIVE HUNDRED (6,500) SQUARE FEET

(B) MINIMUM LOT AREA PER DWELLING UNIT:
PRUD: SIXTY-FIVE HUNDRED (6,500) SQUARE FEET OF NET LAND AREA

(C) MINIMUM STREET FRONTAGE: FIFTY (50) FEET, EXCEPT THAT LOTS LOCATED IN A SUBDIVISION APPROVED AFTER THE EFFECTIVE DATE OF ORD. NO. 165-97 PURSUANT TO SECTION 14-497.5 SHALL MEET THE STREET FRONTAGE REQUIREMENTS APPROVED AS PART OF THE SUBDIVISION PLAN UNDER THE TERMS OF THAT SECTION.

(D) MINIMUM YARD DIMENSIONS:
1. FRONT YARD: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
2. REAR YARD: TWENTY-FIVE (25) FEET.
3. SIDE YARD:
HEIGHT OF STRUCTURE REQUIRED SIDE YARD
1 STORY . . . . 8 FEET
1 1/2 STORIES . . . . 8 FEET
2 STORIES . . . . 14 FEET
2 1/2 STORIES . . . . 16 FEET

(E) MAXIMUM LOT COVERAGE: THIRTY-FIVE (35) PERCENT OF LOT AREA.

(F) MINIMUM LOT WIDTH: SIXTY-FIVE (65) FEET.

(G) MAXIMUM STRUCTURE HEIGHT: THIRTY-FIVE (35) FEET.

R-5 DIMENSIONAL REQUIREMENTS
(A) MINIMUM LOT SIZE:
1. RESIDENTIAL: SIXTY-FIVE HUNDRED (6,000) SQUARE FEET

(B) MINIMUM LOT AREA PER DWELLING UNIT:
PRUD: SIXTY-FIVE HUNDRED (3,000) SQUARE FEET OF NET LAND AREA

(C) MINIMUM STREET FRONTAGE: FIFTY (50) FEET

(D) MINIMUM YARD DIMENSIONS:
1. FRONT YARD: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY (20) FEET.
2. REAR YARD: TWENTY (20) FEET.
3. SIDE YARD:
HEIGHT OF STRUCTURE REQUIRED SIDE YARD
1 STORY . . . . 8 FEET
1 1/2 STORIES . . . . 8 FEET
2 STORIES . . . . 12 FEET
2 1/2 STORIES . . . . 14 FEET

(E) MAXIMUM LOT COVERAGE: FORTY (40) PERCENT OF LOT AREA.

(F) MINIMUM LOT WIDTH: SIXTY (60) FEET.

(G) MAXIMUM STRUCTURE HEIGHT: THIRTY-FIVE (35) FEET.

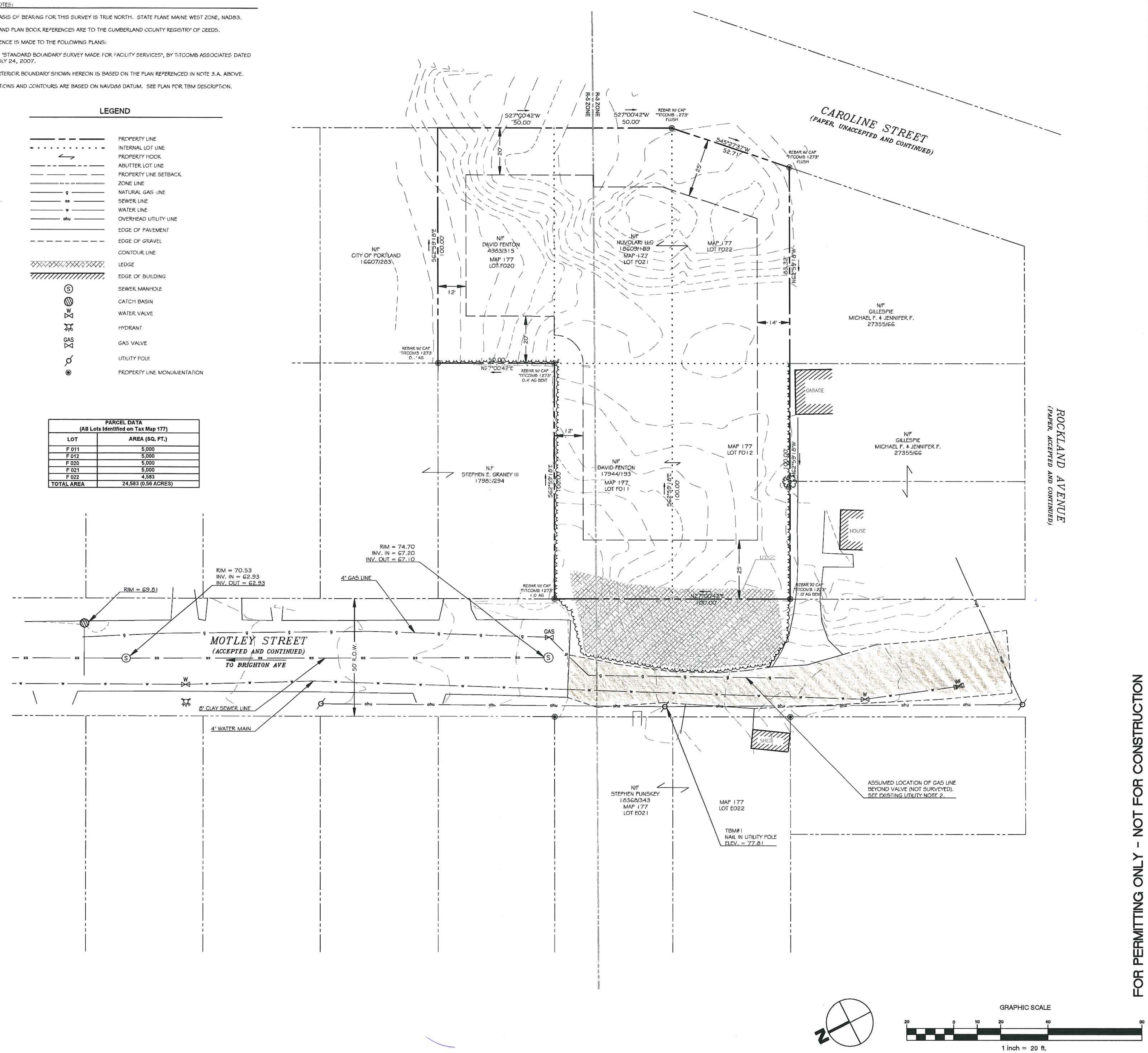
SURVEY NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS TRUE NORTH. STATE PLANE MAINE WEST ZONE, NAD83.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   A. "STANDARD BOUNDARY SURVEY MADE FOR FACILITY SERVICES", BY TITCOMB ASSOCIATES DATED JULY 24, 2007.
4. THE EXTERIOR BOUNDARY SHOWN HEREON IS BASED ON THE PLAN REFERENCED IN NOTE 3.A. ABOVE.
5. ELEVATIONS AND CONTOURS ARE BASED ON NAVD88 DATUM. SEE PLAN FOR TBM DESCRIPTION.

LEGEND

- PROPERTY LINE
- INTERNAL LOT LINE
- PROPERTY HOOK
- ABUTTER LOT LINE
- PROPERTY LINE SETBACK
- ZONE LINE
- NATURAL GAS LINE
- SEWER LINE
- WATER LINE
- OVERHEAD UTILITY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CONTOUR LINE
- LEDGE
- EDGE OF BUILDING
- SEWER MANHOLE
- CATCH BASIN
- WATER VALVE
- HYDRANT
- GAS VALVE
- UTILITY POLE
- PROPERTY LINE MONUMENTATION

PARCEL DATA (All Lots Identified on Tax Map 177)	
LOT	AREA (SQ. FT.)
F 011	5,000
F 012	5,000
F 020	5,000
F 021	5,000
F 022	4,583
TOTAL AREA	24,583 (0.56 ACRES)



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STATE OF MAINE — WILLIAM R. WALSH, III No. 8204 — LICENSED PROFESSIONAL ENGINEER

STATE OF MAINE — ISAIAH E. PLANTE PLS 2324 — PROFESSIONAL LAND SURVEYOR

Project Name: MOTLEY STREET EXTENSION
PORTLAND, MAINE
MOTLEY STREET

Client Information: MILK STREET CAPITAL, LLC
207.650.6164
PORTLAND, MAINE 04101
84 MIDDLE STREET

Rev.	Date	Description	Drawn	Check
A	1/9/12	ISSUED FOR SITE PLAN REVIEW	SWC	WRW

Sheet Title:
EXISTING CONDITIONS PLAN AND BOUNDARY SURVEY

Job No.:	173	Sheet No.:
Date:	NOV 9, 2012	C1.0
Scale:	1" = 20'	
Drawn:	SWC	
Checked:	WRW	

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY AND ALL MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ANY DAMAGE TO EXISTING UTILITIES AND/OR SITE FEATURES AS A RESULT OF CONTRACTOR ACTIVITIES SHALL BE REPAIRED TO THE CONDITION IMMEDIATELY BEFORE DAMAGE OCCURRED AT THE CONTRACTOR'S EXPENSE.
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5. ALL WORK SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND AND MAINE DEP REQUIREMENTS.
6. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
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8. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNERS REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
9. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PLAN AS DEPICTED ON THE FEMA FIRM FLOOD INSURANCE RATE MAPS.
10. HOUSE, DRIVEWAY, AND PARKING LOCATIONS, AND CLEARING LIMITS SHOWN ARE CONCEPTUAL. SITE PLAN APPLICATIONS WILL BE SUBMITTED FOR EACH LOT PRIOR TO LOT DEVELOPMENT.
11. THE PROPOSED LOTS ARE TO BE USED AS SINGLE FAMILY RESIDENTIAL LOTS ONLY FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF ACCEPTANCE OF THIS PLAN.
12. ALL WATER MAIN WORK SHALL COMPLY WITH PORTLAND WATER DISTRICT REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FROM THE PORTLAND WATER DISTRICT.

LAYOUT, MATERIALS, AND UTILITY NOTES:

1. ALL DIMENSIONS, LOCATIONS AND CONTROLS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITIES. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE OWNER OR OWNER'S REPRESENTATIVE.
2. DO NOT SCALE THE DRAWINGS FOR REQUIRED DIMENSIONS. ANY DISCREPANCIES IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
3. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE SHOWN.
4. ALL EDGES OF PAVING SHALL BE STAKED OUT BY THE CONTRACTOR AND REVIEWED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
6. ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
7. CENTERLINES OF DRIVEWAY AND WALKWAY, PROPOSED PARKING LOTS AND PROPOSED UTILITY LINES SHALL BE LOCATED AND LAID OUT BY PROFESSIONALLY LICENSED SURVEYOR.

ZONING STANDARDS:

R-3 DIMENSIONAL REQUIREMENTS
(A) MINIMUM LOT SIZE:
1. RESIDENTIAL: SIXTY-FIVE HUNDRED (6,500) SQUARE FEET

(B) MINIMUM LOT AREA PER DWELLING UNIT:
PRUD: SIXTY-FIVE HUNDRED (6,500) SQUARE FEET OF NET LAND AREA

(C) MINIMUM STREET FRONTAGE: FIFTY (50) FEET, EXCEPT THAT LOTS LOCATED IN A SUBDIVISION APPROVED AFTER THE EFFECTIVE DATE OF ORD. NO. 165-97 PURSUANT TO SECTION 14-497.5 SHALL MEET THE STREET FRONTAGE REQUIREMENTS APPROVED AS PART OF THE SUBDIVISION PLAN UNDER THE TERMS OF THAT SECTION.

(D) MINIMUM YARD DIMENSIONS:
1. FRONT YARD: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
2. REAR YARD: TWENTY-FIVE (25) FEET.
3. SIDE YARD:
HEIGHT OF STRUCTURE REQUIRED SIDE YARD
1 STORY . . . . 8 FEET
1 1/2 STORIES . . . . 8 FEET
2 STORIES . . . . 14 FEET
2 1/2 STORIES . . . . 16 FEET

(E) MAXIMUM LOT COVERAGE: THIRTY-FIVE (35) PERCENT OF LOT AREA.

(F) MINIMUM LOT WIDTH: SIXTY-FIVE (65) FEET.

(G) MAXIMUM STRUCTURE HEIGHT: THIRTY-FIVE (35) FEET.

R-5 DIMENSIONAL REQUIREMENTS
(A) MINIMUM LOT SIZE:
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2 STORIES . . . . 12 FEET
2 1/2 STORIES . . . . 14 FEET

(E) MAXIMUM LOT COVERAGE: FORTY (40) PERCENT OF LOT AREA.

(F) MINIMUM LOT WIDTH: SIXTY (60) FEET.

(G) MAXIMUM STRUCTURE HEIGHT: THIRTY-FIVE (35) FEET.

APPROVED BY: DATE:

LEGEND

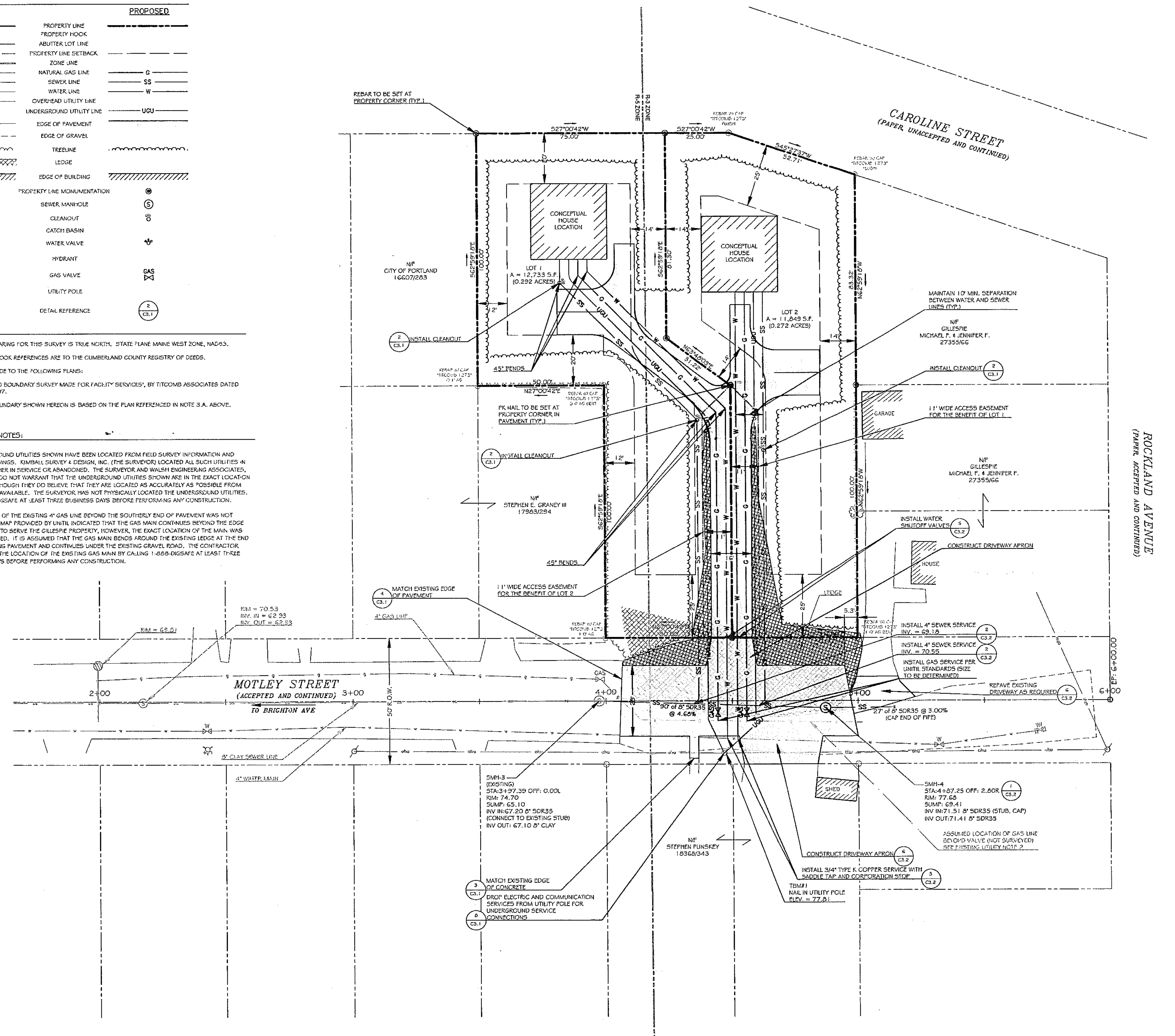
EXISTING		PROPOSED
	PROPERTY LINE	
	PROPERTY HOOK	
	ABUTTER LOT LINE	
	PROPERTY LINE SETBACK	
	ZONE LINE	
	NATURAL GAS LINE	G
	SEWER LINE	SS
	WATER LINE	W
ohu	OVERHEAD UTILITY LINE	
	UNDERGROUND UTILITY LINE	UGU
	EDGE OF PAVEMENT	
	EDGE OF GRAVEL	
	TREELINE	
	LEDGE	
	EDGE OF BUILDING	
	PROPERTY LINE MONUMENTATION	
	SEWER MANHOLE	
	CLEANOUT	
	CATCH BASIN	
W	WATER VALVE	
	HYDRANT	
GAS	GAS VALVE	GAS
	UTILITY POLE	
	DETAIL REFERENCE	2 / C3.1

SURVEY NOTES:

1. THE BASIS OF BEARING FOR THIS SURVEY IS TRUE NORTH. STATE PLANE MAINE WEST ZONE, NAD83.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   A. "STANDARD BOUNDARY SURVEY MADE FOR FACILITY SERVICES", BY TITCOMB ASSOCIATES DATED JULY 24, 2007.
4. THE EXTERIOR BOUNDARY SHOWN HEREON IS BASED ON THE PLAN REFERENCED IN NOTE 3.A. ABOVE.

EXISTING UTILITY NOTES:

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. KIMBALL SURVEY & DESIGN, INC. (THE SURVEYOR) LOCATED ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR AND WALSH ENGINEERING ASSOCIATES, INC. FURTHER DO NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY DO BELIEVE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
2. THE LOCATION OF THE EXISTING 4" GAS LINE BEYOND THE SOUTHERLY END OF PAVEMENT WAS NOT SURVEYED. A MAP PROVIDED BY UNITIL INDICATED THAT THE GAS MAIN CONTINUES BEYOND THE EDGE OF PAVEMENT TO SERVE THE GILLESPIE PROPERTY, HOWEVER, THE EXACT LOCATION OF THE MAIN WAS NOT DETERMINED. IT IS ASSUMED THAT THE GAS MAIN BENDS AROUND THE EXISTING LEDGE AT THE END OF THE EXISTING PAVEMENT AND CONTINUES UNDER THE EXISTING GRAVEL ROAD. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING GAS MAIN BY CALLING 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.



GRAPHIC SCALE
1 inch = 20 ft.

FOR PERMITTING ONLY - NOT FOR CONSTRUCTION

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STATE OF MAINE — WILLIAM R. WALSH, III — No. 8204 — LICENSED PROFESSIONAL ENGINEER

STATE OF MAINE — ISAIAH E. PLANTE — PLS 2334 — PROFESSIONAL LAND SURVEYOR

Project Name:
MOTLEY STREET EXTENSION
PORTLAND, MAINE
MOTLEY STREET

Client Information:
MILK STREET CAPITAL, LLC
207.650.6164
PORTLAND, MAINE 04101
84 MIDDLE STREET

Rev.	Date	Description	Drawn	Check
A	1/9/12	ISSUED FOR SITE PLAN REVIEW	SWC	WRW

Sheet Title:
SITE LAYOUT AND UTILITIES PLAN

Job No.:	173
Date:	NOV 9, 2012
Scale:	1" = 20'
Drawn:	SWC
Checked:	WRW

Sheet No.: C2.0