Section 10

Buffers

10. Buffers

Per the survey received from Titcomb Associates, the project parcel has the following existing easements:

1. Subject to a 30' – wide utility easement for a 42" concrete water pipe granted to Portland Water District further described in Book 1382, Page 144 and Book 1399, Page 462.
2. Subject to a 50' – wide utility easement for three pipelines further described in instruments recorded in Book 1655, Page 294 and Book 2954, Page 772.
3. Subject to an easement for a sewer pipe granted by Ruby H. Young to Frederick A. Butts and Marie Butts in a deed recorded in Book 2236, Page 405. (Location unknown)
4. Subject to an easement for drainage granted to Maine Department of Transportation and further described in an instrument recorded in Book 4146, Page 333. Location is approximate.
5. Subject to a slope easement granted to Maine Department of Transportation and further described in an instrument recorded in Book 4146, Page 333. Location is approximate.
6. Benefiting from an easement for access reserved in a deed recorded in Book 2198, Page 386.

The proposed project will be subject to stormwater and utility easements. The locations of these easements are forthcoming. A 30' wide pedestrian (Stroudwater Trail) easements was recently granted to Portland Trails and is depicted on the Site Plan.

The site will feature existing and proposed vegetated buffers between the development and the abutting properties. Existing trees and shrubs will be maintained where feasible. Landscaping and visual buffering throughout the site is provided in general conformance with the City of Portland Ordinance requirements. Sound buffering will be provided through the creation of a sound berm with landscaping adjacent to the Maine Turnpike. The residential development will incorporate an approximate 300-foot average buffer from the Stroudwater River.

See plans for stormwater buffer locations (Sheet C-10)

Furthermore, all of the required setbacks required by the City have been met or exceeded.

August 17, 2017

To Camelot Holdings, LLC:

Portland Trails agrees to hold the Recreation Trail Easement between Camelot Holdings, LLC and Portland Trails in escrow until after deed for the property at 1700 Westbrook Street is held by Camelot Holdings, LLC. At that time, we will take the easement to the Cumberland County Registry of Deeds to be recorded. If the sale of the property does not take place, the Recreation Trail Easement document will be destroyed.

Sincerely yours,

Kara Wooldrik
Executive Director

Officers
Wendy Suehrstedt, President
Kate O'Brien, Vice President
Matt Bahl, Treasurer
Rachael Alfond, Secretary
Rob Levin, President Emeritus

Trustees
Andy Abrams
Mark Arienti
Jennifer Cutshall
Nate Dyer
Matthew Forsyth
Laura Greenstein
Bill Hall
Alex Jaegerman
Yvonne Mumme
John Osborn
Stephen Wells

Advisory Trustees
Colin Baker
Ellen Belknap
Roger Berle
Michael Brennan
Heather Chandler
Jim Cohen
Elizabeth Ehrenfeld
Tom Farmer
Stephen Gaal
Bruce Hyman
Tom Jewell, Co-Founder
Susy Kist
Bob Krug
Bree LaCasse
Wendell Large
David Littell
Burnham Martin
J. Peter Monro
Phil Poirier
Eliza Cope Nolan
Aurelia C. Scott
Nathan Smith, Co-Founder
Richard Spencer, Co-Founder
Phil Thompson
Lois Winter

Executive Director
Kara Wooldrik