

**Subdivision Application
City of Portland, ME**

**Project:
"Dirigo Plaza"
58 & 80 Main Street
Westbrook, ME 04092**

**Applicant:
J&J Gove Development
7 Swain Drive
Hampton Falls, NH 03844**

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March 25, 2016

Barbara Barhydt, Development Review Manager
Planning Division
City of Portland
389 Congress Street
Portland, ME 04101

**Re: Proposed Subdivision Application -- Dirigo Plaza, Mixed-Use Retail and
Restaurant Development, 58 & 80 Main Street, Westbrook, ME 04092
JBE Job No.: 14110**


Dear Ms. Barhydt:

Our client, J&J Gove Development, proposes a one-lot subdivision and construction of a recreation trail which is located partially within the City of Portland. A three-lot subdivision is proposed in the City of Westbrook, consisting of two long-term lease lots and one lot representing the remainder of the property. The lot that contains the remaining non-leased land extends over the City of Westbrook/City of Portland boundary line. The Portland portion of this lot is approximately 16.48-acres in area. A 5' wide asphalt recreational trail is proposed around the perimeter of the existing quarry and is shown on the attached plan titled "Overall Site Plan". The recreational trail will be sloped to direct surface runoff towards the existing pit across a grassed buffer area (see trail detail within Section 3 of this application). The proposed new impervious area in Portland is approximately 10,293 S.F. with a total land disturbance of 32,226 S.F. The Portland portion of the lot contains approximately 3.82-acres of Industrial zoned land while the remaining 12.66-acres is zoned as Commercial Business (B4).

There will be no new structures erected as part of the proposed trail construction. A traffic analysis has been prepared for the development in Westbrook and has been submitted to the Planning Division and Department of Public Works. The proposed construction also will not disturb any identified significant natural areas. As part of the Westbrook development, several state permits will be obtained including MDEP Site Location of Development Application (SLODA) Permit, Natural Resources Protection Act Permit, and MDOT Traffic Movement Permits. Included in this application is a copy of correspondence from MDEP confirming that the SLODA permit has been accepted for review. The real property tax map and lot numbers that correspond to this Portland portion of the parcel are Tax Map 264/Lot A002, Tax Map 264/Lot A004, Tax Map 265/Lot A003, and Tax Map 265/A005

As required by Sec. 14-495 of the City of Portland Code of Ordinances ("Code"), enclosed please find a completed application form and five copies of the existing conditions plan, subdivision-lot consolidation plat and overall site plan. The plat is prepared in conformity with Sec. 14-436 of the Code. A plan titled "Subdivision - Lot Consolidation Plat" has been included with this application and other supplemental materials will be provided to the Planning Board as the review process continues.

Very truly yours,
Jones & Beach Engineers, Inc.


Wayne Morrill
Vice President

cc: Jeffrey Levine, Director of Planning and Urban Development
Stuart O'Brien, Planning Director
Jon Jennings, City Manager
Jeffrey Gove, J & J Gove Development, LLC
James N. Katsiaficas, Esq.