

292-A-8

1998-0073

Forest Avenue

Monvill's Court Subd.

Diversified Properties

on Spreadsheet

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

19980073

I. D. Number

Diversified Properties

Applicant _____

P.O. Box 10127, Portland, ME 04104

Applicant's Mailing Address _____

Lloyd B. Wolf

Consultant/Agent _____

773-4988 **773-6875**

Applicant or Agent Daytime Telephone, Fax _____

6/25/98

Application Date _____

Morrill's Court

Project Name/Description _____

Forest Ave

Address of Proposed Site _____

292-A-008+

Assessor's Reference: Chart-Block-Lot _____

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

9.5

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

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

Fees Paid: Site Plan **\$300.00** Subdivision **\$525.00** Engineer Review _____ Date: **6/25/98**

DRC Approval Status:

Reviewer _____

Approved Approved w/Conditions see attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

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

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

19980073

I. D. Number

Diversified Properties

Applicant _____

P.O. Box 10127, Portland, ME 04104

Applicant's Mailing Address

Lloyd B. Wolf

Consultant/Agent

773-4988 773-6875

Applicant or Agent Daytime Telephone, Fax

6/25/98

Application Date

Morrill's Court

Project Name/Description

Forest Ave

Address of Proposed Site

292-A-008+

Assessor's Reference: Chart-Block-Lot

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

9.5

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Plan \$300.00 Subdivision \$525.00 Engineer Review _____ Date: 6/25/98

Planning Approval Status:

Reviewer _____

Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

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

7-28-91

DIVERSIFIED PROPERTIES WIKUM

Dave K. presentation

* K&G, significant ledge on this property

Weinchenk issue

J.C. blasting needs to be adjusted
Wolf has had a blast out there

Technical Design Issues

* memo on wetland technical standards

J.C. houses need to be shown on the lots ^{all}

* firelane concern maintenance agreement
cul-de-sac

wants ^{with} ~~a~~ potential connection if ^{hammer} should be
a potential conn

J.C. potential 51 dwellings

* wants street to go to First St

wants to see a clear connection

K.C. connect to First St

D.K. more wetlands thru 11 and 12

J.C. need a more detailed plan

grading, elevations

homeowner association language

wetland impacts

From: Katherine Staples
To: LOMBARDO, ANTHONY
Date: Thu, Aug 13, 1998 7:56 AM
Subject: Re: Dr. Wolf's Broadway Sub-Division

Tony:

I expect that you will assure that Bill's advice and all Public Works requirements are adhered to and/or properly communicated if problem-solving is necessary. Let me know if for some reason this does not happen.

Thanks

Kathi

>>> William Bray 08/13 6:18 AM >>>

Rick, the Public Works Department under no condition would agree to provide the required maintenance on the proposed emergency lane to this project. Further, having a great deal of personal experience with this parcel of property, I would suggest that everyone pay carefull attention to the sight distance requirements of any roadway intersencing Forest Avenue west of Warren Avenue. I know quite well that there is major vertical curve in Forest Avenue that limits sight distance.

CC: Ash, Larry W., Bell, Bruce A., Bray, William, K...

WOLF

book and page #



10' strip

pedestrian bike connection

question viability of fire lane

"if over 34 units" should determine

upfront if its acceptable

Bill Brye concern about a Fire Ave fire lane

design issue building elevation

"metal look want do it"

want to see the design upfront

↑ parking in front

set a building envelope for this project → impact on

wetlands

note 2 → how could be anywhere

site plan

may need to set an upper limit of 34 units

max. max # of units per lot

* on pave + - turnaround but use templates

with a note on the plan

any 2 drawings

• extend driveway no parking in the front yard

• paved driveway

• sidewalks both sides?

• parking area

• # OF LOTS REDUCED FROM 21 TO 18

• PUBLIC STREET

DENSITY

R-5 ZONE ALLOWS SINGLE, TWO AND MULTI-FLEX UDG, IT APPEARS 2 TO 4 FAMILY UNITS PER LOT

PLAN SHOULD DEFINITELY INDICATE WHAT # UNITS ARE PROPOSED FOR EACH LOT @ WETLANDS @ FIRE ACCESS STANDARDS

FIRE ACCESS SHOWING A FIRE LANE FOR THE SUBDIVISION TO BE MAINTAINED BY LOT OWNER 14

UNLIKE AN APARTMENT OR CONDO COMPLEX WHICH HAS CENTRALIZED OWNERSHIP OR MANAGEMENT OF THE PROPERTY, APPLICANT PROPOSED FEATURES INDIVIDUALLY OWNED LOTS, NOT RESIDENTIAL

TRUCK STANDARDS 34 ON LESS ONE ACCESS ... 35 ON MORE
2 ACCESSWAYS ON SPRINKLE EACH UNIT

BIKE ON PROVISIONAL LANE TO BARRADWAY

WETLANDS, DRAINAGE, GRADING

CUL-DE-SAC ... discrepancy in the ordinance between the Technical and Design Standards and Guidelines (T-Turnaround) and Subdivision Ordinance (cul-de-sac)

recording plat

~~needs a survey stamp~~

- ✓ emergency lane needs to be labeled on the plat, ^{better} homeowners assoc. responsible for maintaining the fire lane ^{not that clear}
 - ✓ ^{typical} street cross section
 - ✓ building windows
 - if there are drainage easements need standard language about blockage
 - ✓ ^{boundary of} detention basin and drainage easement needs to be shown
 - ✓ division of lands with roadways with land
 - ✓ location of utility easements not clear
 - ✓ ^{site} site plan for each lot
 - on lots 9, 10, 11 indicate dimensions along lot lines from street to drainage area on recording plat and plan
- emergency lane through
- ✓ drainage detention basin needs to be shown on the plan with language about maintenance responsibility
 - ref to site plan review for each lot
 - label private drainage easements as such

documentation of duplex property + ^{have Perry check} easement for roadway

✓ no recording plat with cross section + note, easement

✓ Caswell comment about driveway

✓ documentation of street signal improvements skt 43
"existing signalization to be modified to accommodate 4th
leg of intersection"

draft of easement deeds + fire lane maintenance

lighting - Unit it normally staggered

skt 8 gate detail should have reflectors

depth of detention basin - how long after storm

* grading for the lots

sign do not block driveway (fire lane)

plant something in the cul-de-sac middle

need for common driveway

grading plan/^{site plan} for each

are there any drainage easements?

Underground utilities

Sheet 5 culvert by station 17 where is water going? Is there a need for a drainage easement

✓ Treatment of cul-de-sac in lawn + tree

✓ On sheet #5, lot 9 ^{the words} "drainage easement" are in the wrong place

✓ p 5th of drainage report should be referenced in homeowners assoc docs maintenance schedule and on plan

A.C.G. ^{written} application

- owner give Dissatisfied pm

fire line problematic set # of units max
also for each lot

design nice motel look

col-d-use waiver

but with T show us that it will

extend driveway can't be in front of

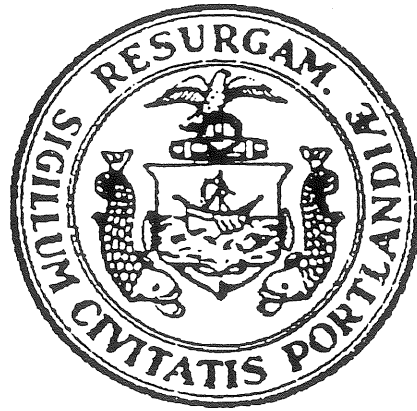
extend of fill

show a site plan on how each lot will be ^{done}

advise start October 12th

OFFICE COPY

CITY OF PORTLAND, MAINE



**TECHNICAL AND DESIGN
STANDARDS AND GUIDELINES**

Adopted: September 1987
Amended: August 1992
July 1994

SECTION I

STREET DESIGN, ALIGNMENT AND GRADE STANDARDS

1. INTENTION

These standards are intended to provide for safe and sufficient vehicular and pedestrian circulation on roadways and driveways in the City of Portland, and to ensure durability and sound engineering practice in the design and development of such roadways and driveways.

2. HORIZONTAL ALIGNMENT OF STREETS

The Horizontal Alignment of Streets proposed in all subdivisions shall conform to the standards as outlined as follows:

- A. When tangent centerlines deflect from each other, except at intersections, they shall be connected by a centerline curve having a minimum radius of one hundred and ten (110) feet.
- B. Between reverse curves, where the radius of one or both curves is less than two hundred (200) feet, there shall be a tangent section of centerline not less than one hundred (100) feet in length.
- C. Streets intersecting an arterial route shall do so at a ninety degree (90°) angle. All streets intersecting collector or residential streets shall not vary from ninety degrees (90°) by more than fifteen degrees (15°).
- D. At street intersections, the right-of-way lines shall be rounded by a circular arc having a minimum radius of ~~twenty (20)~~ ten (10) feet. A greater radius may be required for streets intersecting at an angle other than ninety degrees (90°).
- E. Dead end streets shall be provided with a turnaround *as shown in Figure I-6 Typical Turnaround Detail*. ~~having an outside paved roadway diameter of one hundred and twelve (112) feet and a streetline diameter of not less than one hundred and thirty (130) feet. Where any subdivision includes a dead end street, not designed to be so permanently, the subdivider shall make temporary provisions for a turnaround as the City Engineer may deem necessary.~~
- F. Street intersections with more than four (4) legs shall be prohibited.
- G. A minimum stopping sight distance on horizontal curves shall be as stated in the latest American Association of State Highway & Transportation Officials (AASHTO) Handbook, a copy of which is on file at the City Engineer's office for public inspection.
- H. Minimum centerline offsets of adjacent intersections shall be as follows unless, in the opinion of the City Engineer, a lesser length is necessitated by local conditions.

SECTION I - STREET DESIGN STANDARDS

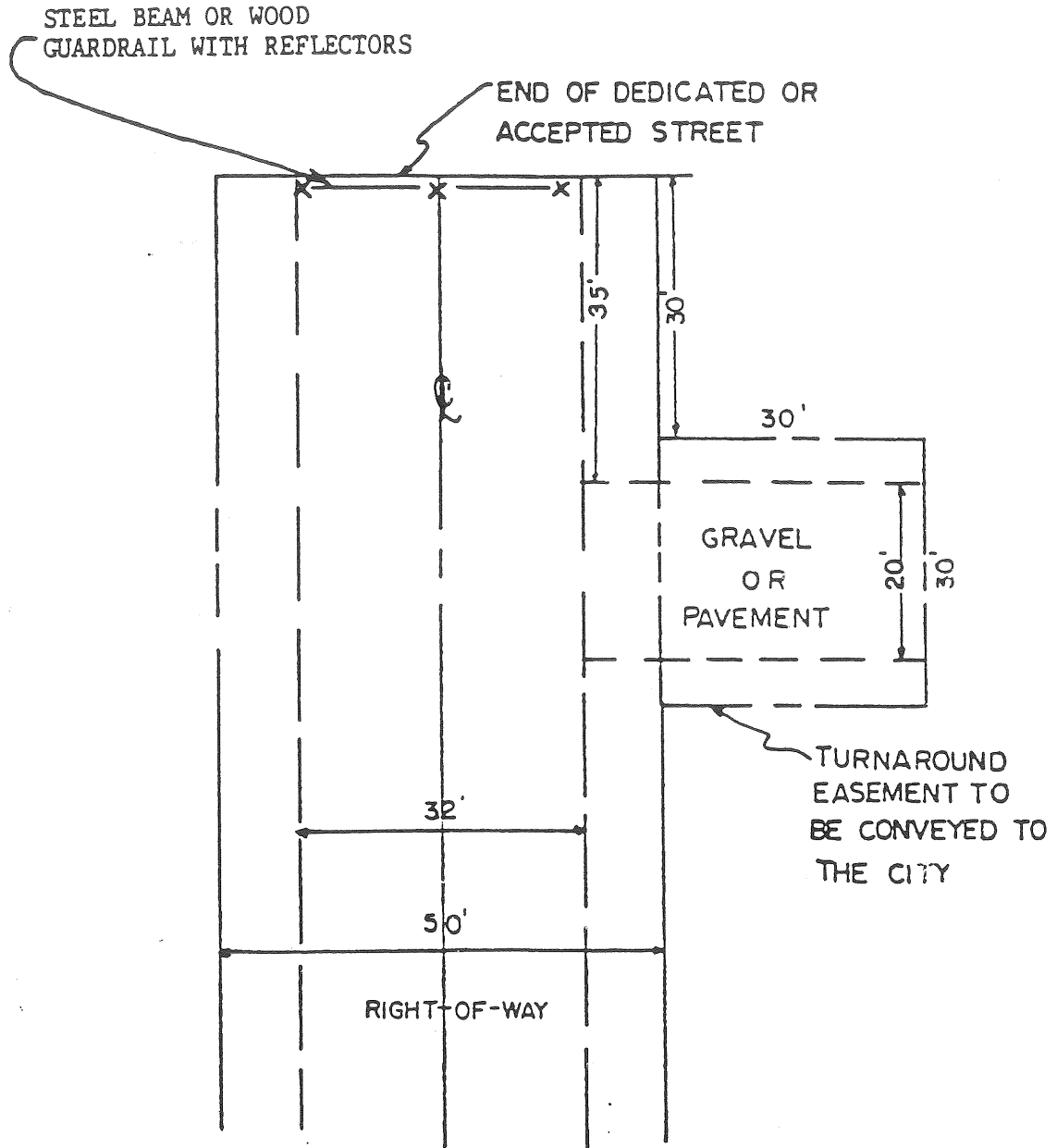


FIGURE I - 6
TYPICAL TURNAROUND DETAIL

10-13-98

MONNIE COURT WKS 18M

AL POLMER

max # of units per lot

2, 3 4 plex

5 single

6 then duplex

work entitlement a path thru lot 4 but not build it

will show max wetland impact

detention basin may be needed

John

buildout 37 units

ownership of open space > B.W. If not decided get

maybe Portland Trail

Jaimie pedestrian access will need a deck

* Comments about kids hanging out Penthouse

Ken railroad row gravel path

goes across ^{lots} 4 and 2

Jaimie sprinter or 34 units

Ken homeowners assoc.

Cyrus agrees with Jaimie

Deb agrees with Jaimie

Mark not opposed to an association

Legal Notice

Legal Notice

PORTLAND CITY COUNCIL PUBLIC HEARING

Notice is hereby given that the Portland City Council will hold a public hearing Monday, July 6, 1998 at 7:30 p.m. in the City Council Chambers, City Hall, 389 Congress Street, Portland, Maine to consider a zone change from R-5 Residential to R-3 Residential in the vicinity of First St., Second St., Third St., Goodridge Ave. and Eleanor St., as shown on the vicinity map below.

Proposed zone change from
R-5 Residential to R-3 Residential



**PROPOSED ZONE CHANGE FROM
R-5 RESIDENTIAL TO R-3 RESIDENTIAL**

Further information can be obtained at the Portland Planning Department, 4th Floor, City Hall or by calling 874-8725.

Alexander Jaegerman
Chief Planner

**AMENDMENT TO ZONING MAP
RE: R-5 REZONING/VICINITY NORTH DEERING AREA**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:**

That the Zoning Map of the City of Portland, dated March 1958, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the Portland City Code, be and hereby is amended by adopting the map change amendments shown on Attachment A.

Notwithstanding 1 M.R.S.A. §302, if enacted, the provisions of this zoning amendment shall be applicable to all pending proceedings, applications, actions and petitions commenced after May 28, 1998.

O:\WP\AMEND\R5ZONE.REZ

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Councilor Harlow and Members of the Portland City Council
FROM: Alexander Jaegerman, Chief Planner
DATE: July 2, 1998
SUBJECT: R-5 to R-3 Rezoning, Vic. of Morrills Corner

I've been asked to summarize briefly the key differences between the current R-5 zoning of the property in question, and the proposed R-3 zoning map amendment that is before the City Council. As the Council may recall, on December 1, 1997, the Council amended both the R-3 and R-5 zones to exclude single family (detached) planned residential unit developments (PRUD). The effect of that change was to prohibit the practice of building single family detached houses on individual lots on private streets. With somewhat more flexible street standards, this type of development created subdivisions that were similar to public street subdivisions but with no curbing, and the services would be private. Problems with poor street construction standards and the expectations of homeowners that they should receive the same level of city services (snow plowing and trash pick-up, for example) as other taxpayers on public streets, were some of the reasons for the change.

Under the current zoning, the districts compare as follows:

	R-3	R-5
Minimum Lot Size:	6,500 SF	6,000 SF
PRUD Density: Dwelling	6,500 SF per Dwelling	3,000 SF per
Max PRUD units per Building::	6 (on lot greater than 5 acres)	12
Minimum Lot Width:	75 Feet	60 Feet
Two Family Unit on Ind. Lot Allowed?:	No	Yes
Minimum Lot Area per Dwelling::	6,500 SF	3,000 SF

CC:

6-28-98

STAFF

FOREST AVE (WOLF)

surrounding tract there

must be sprinkled across
five lane Goodrich to

sketch plan real plan
not suff for initial comment

talk schedule when it is

What are the zoning density and use implications of zoning this property from R-3 to R-5?

The R-3 zone is generally more restrictive than the R-5 zone.

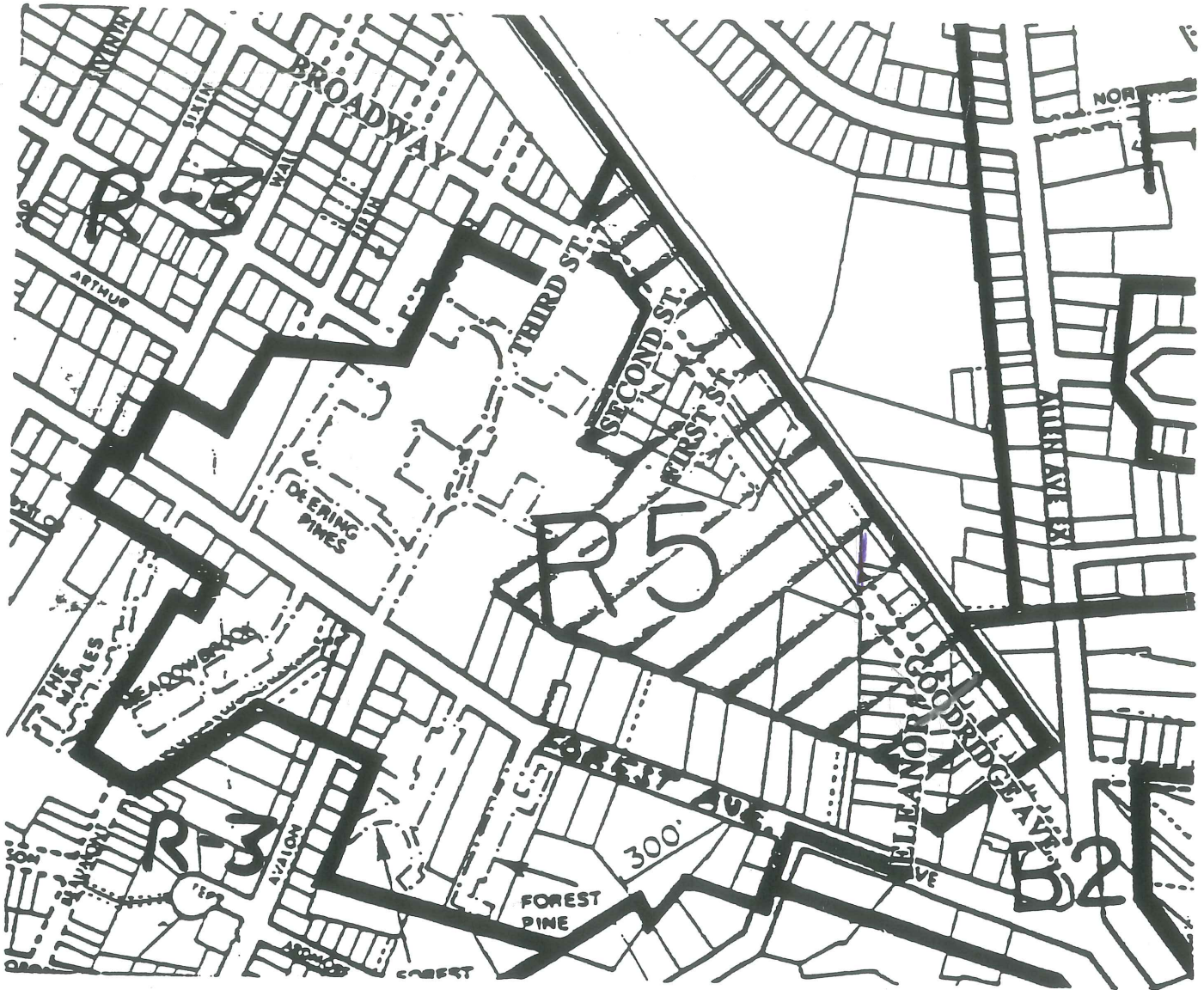
The R-3 zone allows single-family home development but does not allow two family (duplex) housing.

The R-5 allows single family homes, two family and multiple family (multiplex) uses.

Both zones allow planned residential unit developments (PRUD) which is typically apartments or condominiums. The City Council recently changed the PRUD ordinance in both zones to prohibit single family home lot PRUDs. The Weinschenk development, for example, are in that category. It may be possible to do a two-family PRUD in the R-3 zone but since all land must be shared in common (and not as individual lots) it is questionable whether this concept is marketable.

	<u>Minimum Lot Size</u>	<u>Residential Density</u>
R-3	6,500 sq. ft.	6,500 sq. ft. per dwelling
R-5	6,000 sq. ft.	3,000 sq. ft. per dwelling

PROPOSED ZONE CHANGE FROM R-5 RESIDENTIAL TO R-3 RESIDENTIAL



PROPOSED ZONE CHANGE FROM
R-5 RESIDENTIAL TO R-3 RESIDENTIAL



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Robert B. Ganley, City Manager

FROM: Joseph E. Gray, Jr., Director of Planning and Urban Development

DATE: June 4, 1998

RE: City Council Agenda Item
June 15, 1998 Meeting
Zoning Amendment

Attached is a zoning amendment prepared at the request of Councilor Charles Harlow.

The amendment to the zoning map would rezone property beyond Morrill's Corner from R-5 residential to R-3 residential.

The surrounding zoning is largely R-3 with a B-2 commercial zone for the vicinity of Morrill's Corner. The zone change would focus the R-5 zoning to the Forest Avenue frontage.

Attachments

*advantage before 72nd
say 18, 19*

AMENDMENT TO ZONING MAP
RE: R-5 REZONING/VICINITY North Deering Area

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:

That the Zoning Map of the City of Portland, dated March 1958, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49 of the Portland City Code, be and hereby is amended by adopting the map change amendments shown on Attachment A.

Notwithstanding 1 M.R.S.A. §302, if enacted, the provisions of this zoning amendment shall be applicable to all pending proceedings, applications, actions and petitions commenced after May 28, 1998.

O:\WP\AMEND\R5ZONE.REZ

MEMO

9-9-98

TO: J. GRAY

FROM: R. KNOWLAND

RE: DIVERSIFIED PROPERTIES

AS REQUESTED I HAVE REVIEWED THE AREA OF BROADWAY, SECOND STREET AND FIRST STREET TO DETERMINE CONCEPTUALLY THE DEVELOPMENT POTENTIAL OF THIS AREA WITH R-3 ZONING AND R-5 ZONING.

R-3 ZONING: 20 SINGLE FAMILY LOTS OR 20 DWELLINGS

R-5 ZONING: 26 LOTS WITH DUPLEXES OR 52 DWELLINGS

NOTE THIS CALCULATION DOES NOT TAKE INTO ACCOUNT WETLANDS, LEGS OR OTHER DEVELOPMENT CONSTRAINTS.

MEMO

9-9-98

TO: J. GRAY

FROM: R. KNOWLAND

RE: DINGWIFIGO PROPERTIES

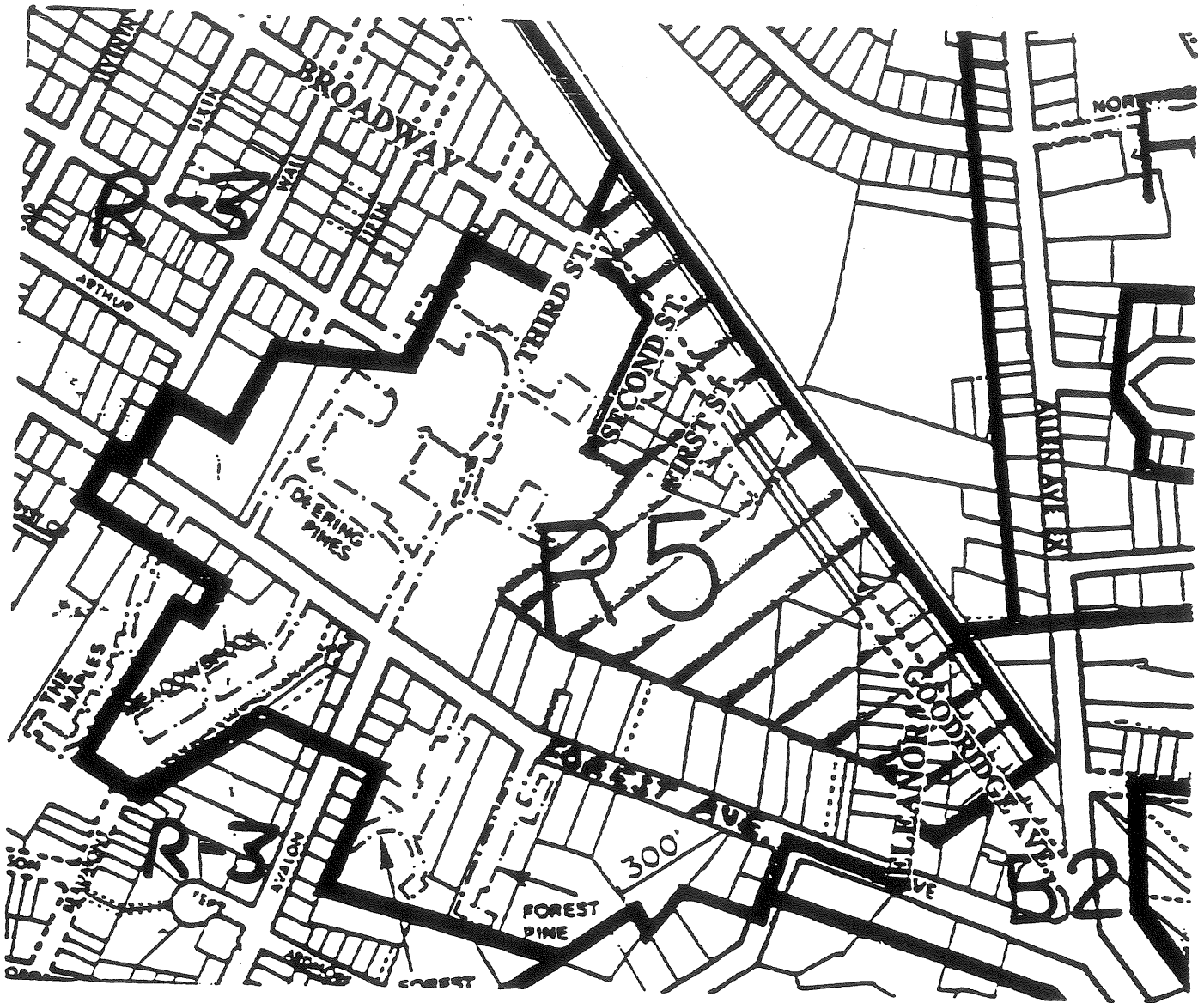
AS REQUESTED I HAVE REVIEWED THE AREA OF BROADWAY,
SECOND STREET AND FIRST STREET TO DETERMINE CONCEPTUALLY
THE DEVELOPMENT POTENTIALS OF THIS AREA
WITH R-3 ZONING AND R-5 ZONING.

R-3 ZONING: 20 SINGLE FAMILY LOTS OR 20 DWELLINGS

R-5 ZONING: 26 LOTS WITH DUPLEXES OR 52 DWELLINGS

NOTE THIS CALCULATION DOES NOT TAKE INTO ACCOUNT
WETLANDS, LOGS OR OTHER DEVELOPMENT CONSTRAINTS.

PROPOSED ZONE CHANGE FROM R-5 RESIDENTIAL TO R-3 RESIDENTIAL



PROPOSED ZONE CHANGE FROM
R-5 RESIDENTIAL TO R-3 RESIDENTIAL

What are the zoning density and use implications of zoning this property from R-3 to R-5?

The R-3 zone is generally more restrictive than the R-5 zone.

The R-3 zone allows single-family home development but does not allow two family (duplex) housing.

The R-5 allows single family homes, two family and multiple family (multiplex) uses.

Both zones allow planned residential unit developments (PRUD) which is typically apartments or condominiums. The City Council recently changed the PRUD ordinance in both zones to prohibit single family home lot PRUDs. The Weinschenk developments, for example, are in that category. It may be possible to do a two-family PRUD in the R-3 zone but since all land must be shared in common (and not as individual lots) it is questionable whether this concept is marketable.

	<u>Minimum Lot Size</u>	<u>Residential Density</u>
R-3	6,500 sq. ft.	6,500 sq. ft. per dwelling
R-5	6,000 sq. ft.	3,000 sq. ft. per dwelling

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Councilor Harlow and Members of the Portland City Council
FROM: Alexander Jaegerman, Chief Planner
DATE: July 2, 1998
SUBJECT: R-5 to R-3 Rezoning, Vic. of Morrills Corner

I've been asked to summarize briefly the key differences between the current R-5 zoning of the property in question, and the proposed R-3 zoning map amendment that is before the City Council. As the Council may recall, on December 1, 1997, the Council amended both the R-3 and R-5 zones to exclude single family (detached) planned residential unit developments (PRUD). The effect of that change was to prohibit the practice of building single family detached houses on individual lots on private streets. With somewhat more flexible street standards, this type of development created subdivisions that were similar to public street subdivisions but with no curbing, and the services would be private. Problems with poor street construction standards and the expectations of homeowners that they should receive the same level of city services (snow plowing and trash pick-up, for example) as other taxpayers on public streets, were some of the reasons for the change.

Under the current zoning, the districts compare as follows:

	R-3	R-5
Minimum Lot Size:	6,500 SF	6,000 SF
PRUD Density:	6,500 SF per Dwelling	3,000 SF / Dwelling
Max PRUD units per Building::	6 (on lot greater than 5 acres)	12
Minimum Lot Width:	75 Feet	60 Feet
Two Family Unit on Ind. Lot Allowed?:	No	Yes
Minimum Lot Area per Dwelling:	6,500 SF	3,000 SF
Multiplex Development*:	Not Allowed	Allowed

*Multiplex development includes multi-family housing on individual lots of less than two acres, at a density of 6,000 sf per dwelling. For example, an oversized lot of 18,000 square feet could have a three unit building, and a 24,000 square foot lot could have four units.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Robert B. Ganley, City Manager

FROM: Joseph E. Gray, Jr., Director of Planning and Urban Development

DATE: June 4, 1998

RE: City Council Agenda Item
June 15, 1998 Meeting
Zoning Amendment

Attached is a zoning amendment prepared at the request of Councilor Charles Harlow.

The amendment to the zoning map would rezone property beyond Morrill's Corner from R-5 residential to R-3 residential.

The surrounding zoning is largely R-3 with a B-2 commercial zone for the vicinity of Morrill's Corner. The zone change would focus the R-5 zoning to the Forest Avenue frontage.

Attachments

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Councilor Harlow and Members of the Portland City Council

FROM: Alexander Jaegerman, Chief Planner

DATE: July 2, 1998

SUBJECT: R-5 to R-3 Rezoning, Vic. of Morrills Corner

I've been asked to summarize briefly the key differences between the current R-5 zoning of the property in question, and the proposed R-3 zoning map amendment that is before the City Council. As the Council may recall, on December 1, 1997, the Council amended both the R-3 and R-5 zones to exclude single family (detached) planned residential unit developments (PRUD). The effect of that change was to prohibit the practice of building single family detached houses on individual lots on private streets. With somewhat more flexible street standards, this type of development created subdivisions that were similar to public street subdivisions but with no curbing, and the services would be private. Problems with poor street construction standards and the expectations of homeowners that they should receive the same level of city services (snow plowing and trash pick-up, for example) as other taxpayers on public streets, were some of the reasons for the change.

Under the current zoning, the districts compare as follows:

	R-3	R-5
Minimum Lot Size:	6,500 SF	6,000 SF
PRUD Density:	6,500 SF per Dwelling	3,000 SF / Dwelling
Max PRUD units per Building::	6 (on lot greater than 5 acres)	12
Minimum Lot Width:	75 Feet	60 Feet
Two Family Unit on Ind. Lot Allowed?:	No	Yes
Minimum Lot Area per Dwelling:	6,500 SF	3,000 SF
Multiplex Development*:	Not Allowed	Allowed

*Multiplex development includes multi-family housing on individual lots of less than two acres, at a density of 6,000 sf per dwelling. For example, an oversized lot of 18,000 square feet could have a three unit building, and a 24,000 square foot lot could have four units.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Robert B. Ganley, City Manager
FROM: Joseph E. Gray, Jr.; Director of Planning and Urban Development
RE: Councilor Harlow Zone Change
DATE: July 2, 1998

This memo is intended to address several questions that have arisen concerning the Wolf property which is the subject of a zone change proposal by Councilor Harlow.

1. What is the proposed development on the Wolf property?

A 21-lot subdivision is proposed on this parcel. The application indicates that single-family houses or duplexes will be built on the lots, which means there could be from 21 to 42 dwelling units in this development. However, several of the lots are large enough to accommodate a multiplex (three units). The lot sizes range from 6,400 sq. ft. to 23,750 sq. ft. See Attachment A for a copy of the subdivision plan.

Access is from Forest Avenue, adjacent to a traffic light at the intersection of Forest Avenue and Warren Avenue. The internal roadway terminates with a cul-de-sac. A potential roadway connection is shown connecting to Broadway, providing future access to vacant land.

The subdivision is located on nine (9) acres. The landholdings of Wolf, including associated corporations, total about sixteen (16) acres.

2. What is the past development history of this parcel?

In 1988, the Planning Board approved a 108-acre development for this site. Nine (9) buildings were proposed, with twelve (12) apartments per building. The approval for this project lapsed. See Attachment B for a copy of this plan.

3. Please provide a larger zone change map.

See Attachment C for a larger map.

Attachments:

- A. Current Subdivision Plan
- B. 1988 Development Plan
- C. Larger Map of Zone Change

RESIDENTIAL SUBDIVISION
SKETCH
PLAN

Job No. 2113
Sheet

Rev.	Date	By	Checked	Appr.	Revision
01	08/28/75				
02					
03					
04					
05					
06					
07					
08					
09					
10					

MORRILL'S COURT
PREPARED BY: MORRILL'S COURT
DESIGNED BY: MORRILL'S COURT
P.O. BOX 10127
PORTLAND, MAINE 04104

LAND USE CONSULTANTS
INCORPORATED
207-733-1233

THIS PLAN IS CONCEPTUAL AND NOT FOR CONSTRUCTION PURPOSES. IT IS SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITIES. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE SITE SURVEY WAS MADE UNDER THE PROVISIONS OF THE MEASUREMENT ACT.

Office Complex

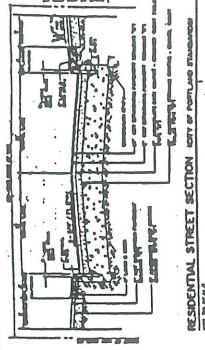
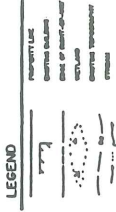
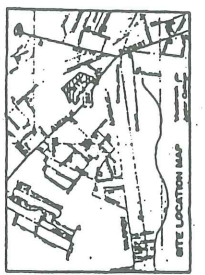
Warren Ave.

Avenue

"Forest Avenue Apartments"

"Princeton Ridge"

"Meadowbrook"



- SITE DATA
- 1. Total Area: 38.14 Acres
 - 2. Building Area: 1,200,000 sq. ft.
 - 3. Lot Area: 1,200,000 sq. ft.
 - 4. Lot Width: 100 ft.
 - 5. Lot Depth: 100 ft.
 - 6. Lot Area: 1,200,000 sq. ft.
 - 7. Lot Width: 100 ft.
 - 8. Lot Depth: 100 ft.
 - 9. Lot Area: 1,200,000 sq. ft.
 - 10. Lot Width: 100 ft.
 - 11. Lot Depth: 100 ft.
 - 12. Lot Area: 1,200,000 sq. ft.
 - 13. Lot Width: 100 ft.
 - 14. Lot Depth: 100 ft.
 - 15. Lot Area: 1,200,000 sq. ft.
 - 16. Lot Width: 100 ft.
 - 17. Lot Depth: 100 ft.
 - 18. Lot Area: 1,200,000 sq. ft.
 - 19. Lot Width: 100 ft.
 - 20. Lot Depth: 100 ft.
 - 21. Lot Area: 1,200,000 sq. ft.
 - 22. Lot Width: 100 ft.
 - 23. Lot Depth: 100 ft.
 - 24. Lot Area: 1,200,000 sq. ft.
 - 25. Lot Width: 100 ft.
 - 26. Lot Depth: 100 ft.
 - 27. Lot Area: 1,200,000 sq. ft.
 - 28. Lot Width: 100 ft.
 - 29. Lot Depth: 100 ft.
 - 30. Lot Area: 1,200,000 sq. ft.
 - 31. Lot Width: 100 ft.
 - 32. Lot Depth: 100 ft.
 - 33. Lot Area: 1,200,000 sq. ft.
 - 34. Lot Width: 100 ft.
 - 35. Lot Depth: 100 ft.
 - 36. Lot Area: 1,200,000 sq. ft.
 - 37. Lot Width: 100 ft.
 - 38. Lot Depth: 100 ft.
 - 39. Lot Area: 1,200,000 sq. ft.
 - 40. Lot Width: 100 ft.
 - 41. Lot Depth: 100 ft.
 - 42. Lot Area: 1,200,000 sq. ft.
 - 43. Lot Width: 100 ft.
 - 44. Lot Depth: 100 ft.
 - 45. Lot Area: 1,200,000 sq. ft.
 - 46. Lot Width: 100 ft.
 - 47. Lot Depth: 100 ft.
 - 48. Lot Area: 1,200,000 sq. ft.
 - 49. Lot Width: 100 ft.
 - 50. Lot Depth: 100 ft.
 - 51. Lot Area: 1,200,000 sq. ft.
 - 52. Lot Width: 100 ft.
 - 53. Lot Depth: 100 ft.
 - 54. Lot Area: 1,200,000 sq. ft.
 - 55. Lot Width: 100 ft.
 - 56. Lot Depth: 100 ft.
 - 57. Lot Area: 1,200,000 sq. ft.
 - 58. Lot Width: 100 ft.
 - 59. Lot Depth: 100 ft.
 - 60. Lot Area: 1,200,000 sq. ft.
 - 61. Lot Width: 100 ft.
 - 62. Lot Depth: 100 ft.
 - 63. Lot Area: 1,200,000 sq. ft.
 - 64. Lot Width: 100 ft.
 - 65. Lot Depth: 100 ft.
 - 66. Lot Area: 1,200,000 sq. ft.
 - 67. Lot Width: 100 ft.
 - 68. Lot Depth: 100 ft.
 - 69. Lot Area: 1,200,000 sq. ft.
 - 70. Lot Width: 100 ft.
 - 71. Lot Depth: 100 ft.
 - 72. Lot Area: 1,200,000 sq. ft.
 - 73. Lot Width: 100 ft.
 - 74. Lot Depth: 100 ft.
 - 75. Lot Area: 1,200,000 sq. ft.
 - 76. Lot Width: 100 ft.
 - 77. Lot Depth: 100 ft.
 - 78. Lot Area: 1,200,000 sq. ft.
 - 79. Lot Width: 100 ft.
 - 80. Lot Depth: 100 ft.
 - 81. Lot Area: 1,200,000 sq. ft.
 - 82. Lot Width: 100 ft.
 - 83. Lot Depth: 100 ft.
 - 84. Lot Area: 1,200,000 sq. ft.
 - 85. Lot Width: 100 ft.
 - 86. Lot Depth: 100 ft.
 - 87. Lot Area: 1,200,000 sq. ft.
 - 88. Lot Width: 100 ft.
 - 89. Lot Depth: 100 ft.
 - 90. Lot Area: 1,200,000 sq. ft.
 - 91. Lot Width: 100 ft.
 - 92. Lot Depth: 100 ft.
 - 93. Lot Area: 1,200,000 sq. ft.
 - 94. Lot Width: 100 ft.
 - 95. Lot Depth: 100 ft.
 - 96. Lot Area: 1,200,000 sq. ft.
 - 97. Lot Width: 100 ft.
 - 98. Lot Depth: 100 ft.
 - 99. Lot Area: 1,200,000 sq. ft.
 - 100. Lot Width: 100 ft.
 - 101. Lot Depth: 100 ft.
 - 102. Lot Area: 1,200,000 sq. ft.
 - 103. Lot Width: 100 ft.
 - 104. Lot Depth: 100 ft.
 - 105. Lot Area: 1,200,000 sq. ft.
 - 106. Lot Width: 100 ft.
 - 107. Lot Depth: 100 ft.
 - 108. Lot Area: 1,200,000 sq. ft.
 - 109. Lot Width: 100 ft.
 - 110. Lot Depth: 100 ft.
 - 111. Lot Area: 1,200,000 sq. ft.
 - 112. Lot Width: 100 ft.
 - 113. Lot Depth: 100 ft.
 - 114. Lot Area: 1,200,000 sq. ft.
 - 115. Lot Width: 100 ft.
 - 116. Lot Depth: 100 ft.
 - 117. Lot Area: 1,200,000 sq. ft.
 - 118. Lot Width: 100 ft.
 - 119. Lot Depth: 100 ft.
 - 120. Lot Area: 1,200,000 sq. ft.
 - 121. Lot Width: 100 ft.
 - 122. Lot Depth: 100 ft.
 - 123. Lot Area: 1,200,000 sq. ft.
 - 124. Lot Width: 100 ft.
 - 125. Lot Depth: 100 ft.
 - 126. Lot Area: 1,200,000 sq. ft.
 - 127. Lot Width: 100 ft.
 - 128. Lot Depth: 100 ft.
 - 129. Lot Area: 1,200,000 sq. ft.
 - 130. Lot Width: 100 ft.
 - 131. Lot Depth: 100 ft.
 - 132. Lot Area: 1,200,000 sq. ft.
 - 133. Lot Width: 100 ft.
 - 134. Lot Depth: 100 ft.
 - 135. Lot Area: 1,200,000 sq. ft.
 - 136. Lot Width: 100 ft.
 - 137. Lot Depth: 100 ft.
 - 138. Lot Area: 1,200,000 sq. ft.
 - 139. Lot Width: 100 ft.
 - 140. Lot Depth: 100 ft.
 - 141. Lot Area: 1,200,000 sq. ft.
 - 142. Lot Width: 100 ft.
 - 143. Lot Depth: 100 ft.
 - 144. Lot Area: 1,200,000 sq. ft.
 - 145. Lot Width: 100 ft.
 - 146. Lot Depth: 100 ft.
 - 147. Lot Area: 1,200,000 sq. ft.
 - 148. Lot Width: 100 ft.
 - 149. Lot Depth: 100 ft.
 - 150. Lot Area: 1,200,000 sq. ft.
 - 151. Lot Width: 100 ft.
 - 152. Lot Depth: 100 ft.
 - 153. Lot Area: 1,200,000 sq. ft.
 - 154. Lot Width: 100 ft.
 - 155. Lot Depth: 100 ft.
 - 156. Lot Area: 1,200,000 sq. ft.
 - 157. Lot Width: 100 ft.
 - 158. Lot Depth: 100 ft.
 - 159. Lot Area: 1,200,000 sq. ft.
 - 160. Lot Width: 100 ft.
 - 161. Lot Depth: 100 ft.
 - 162. Lot Area: 1,200,000 sq. ft.
 - 163. Lot Width: 100 ft.
 - 164. Lot Depth: 100 ft.
 - 165. Lot Area: 1,200,000 sq. ft.
 - 166. Lot Width: 100 ft.
 - 167. Lot Depth: 100 ft.
 - 168. Lot Area: 1,200,000 sq. ft.
 - 169. Lot Width: 100 ft.
 - 170. Lot Depth: 100 ft.
 - 171. Lot Area: 1,200,000 sq. ft.
 - 172. Lot Width: 100 ft.
 - 173. Lot Depth: 100 ft.
 - 174. Lot Area: 1,200,000 sq. ft.
 - 175. Lot Width: 100 ft.
 - 176. Lot Depth: 100 ft.
 - 177. Lot Area: 1,200,000 sq. ft.
 - 178. Lot Width: 100 ft.
 - 179. Lot Depth: 100 ft.
 - 180. Lot Area: 1,200,000 sq. ft.
 - 181. Lot Width: 100 ft.
 - 182. Lot Depth: 100 ft.
 - 183. Lot Area: 1,200,000 sq. ft.
 - 184. Lot Width: 100 ft.
 - 185. Lot Depth: 100 ft.
 - 186. Lot Area: 1,200,000 sq. ft.
 - 187. Lot Width: 100 ft.
 - 188. Lot Depth: 100 ft.
 - 189. Lot Area: 1,200,000 sq. ft.
 - 190. Lot Width: 100 ft.
 - 191. Lot Depth: 100 ft.
 - 192. Lot Area: 1,200,000 sq. ft.
 - 193. Lot Width: 100 ft.
 - 194. Lot Depth: 100 ft.
 - 195. Lot Area: 1,200,000 sq. ft.
 - 196. Lot Width: 100 ft.
 - 197. Lot Depth: 100 ft.
 - 198. Lot Area: 1,200,000 sq. ft.
 - 199. Lot Width: 100 ft.
 - 200. Lot Depth: 100 ft.



3rd Street (Paper)

2nd Street (Paper)

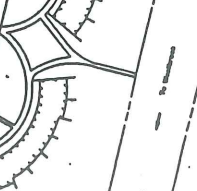
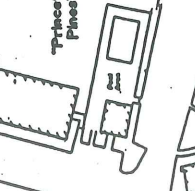
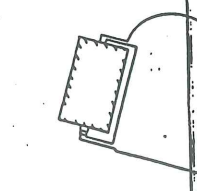
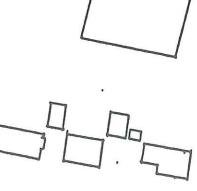
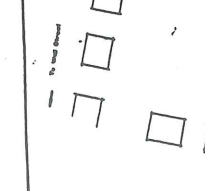
1st Street (Paper)

Forest

Forest Avenue

Warren Ave.

Office Complex



*Rick
Korland*

**EMERGENCY ACCESS LANE
MAINTENANCE AGREEMENT**

IN CONSIDERATION OF FINAL SUBDIVISION AND SITE PLAN APPROVAL granted by the Planning Board of the City of Portland to a plan entitled Morrill's Court Subdivision, dated _____, 1998, and filed with the City of Portland, Department of Planning and Urban Development, 389 Congress Street, Portland, Maine, and pursuant to a condition thereof, Diversified Properties, Inc., a Maine Corporation with its principal plan of business at 465 Forest Avenue, Portland, Maine, 04101, the owner of the subject premises, does hereby agree, for itself, its successors and assigns, as follows:

1. That the Owner of Lot ____ ("Lot Owner") shall be responsible for the maintenance and repair of, snow removal from, preservation of, and removal of obstructions and encumbrances, including but not limited to, debris, junked vehicles and other refuse from the Emergency Access Lane depicted on the Plan (the "Emergency Access Lane") so that the Emergency Access Lane shall remain reasonably passable for fire-fighting and preventative apparatus, vehicles and other public emergency vehicles owned or operated by or on behalf of the City of Portland.

2. That the Lot Owner shall remove snow from the Emergency Access Lane so that at no time shall the snow accumulate thereto to an average depth in excess of four (4) inches and shall also remove snow from the Emergency Access Lane of a depth less than four (4) inches if subsequent rain, hail or temperatures below thirty-two (32) degrees Fahrenheit shall result in the snow accumulated on the Emergency Access Lane becoming so frozen as to render the Emergency Access drive impassable by such fire-fighting and public emergency vehicles. If the Lot Owner shall fail to remove such non-frozen snow accumulating in excess of four (4) inches in depth within twenty-four (24) hours after the cessation of the storm creating such snow, or if the Lot Owner shall fail to remove such ice within twenty-four hours after ice has accumulated or formed, to the state as to render the Emergency Access Lane impassable for said purposes, or if the Lot Owner shall fail to remove said obstructions and encumbrances on the Emergency Access Lane (that are not the result of precipitation) which render the Emergency Access Lane impassable for said purposes within thirty-six (36) hours after such obstructions and encumbrances arise, then the City of Portland shall have the right, but not the obligation, to enter upon the Emergency Access Lane and adjacent land as necessary with men and machines in order to plow and clear, or cause to be plowed and cleared, such snow and ice and to remove said obstructions and encumbrances from the Emergency Access Lane and bill the Lot Owner for the expense of the same.

The City of Portland shall submit its itemized bill for such expenses to the Lot Owner, which the Lot Owner shall pay to the City of Portland within sixty (60) days of receipt (or such longer period of time as the City of Portland shall agree to). The expenses billed to the Lot Owner shall include the time spent for travel to and from the Property. Lot Owners shall further be liable for the costs of bringing and maintaining any such action, including reasonable attorney's fees.

This agreement shall be made a part of the deed to the Owner of Lot ____ which shall be binding on the owner of Lot ____, its successors, heirs, devisees and assigns.

Dated at Portland, Maine this ____ day of _____, 1998.

DIVERSIFIED PROPERTIES, INC.

By Lloyd B. Wolf
It's President

STATE OF MAINE
Cumberland, ss:

Date: _____

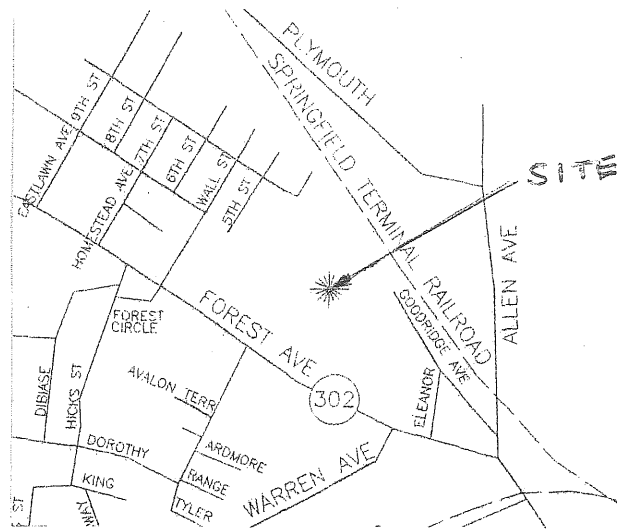
Then personally appeared the above Lloyd B. Wolf, President of Diversified Properties, Inc., and acknowledge the foregoing instrument to be his free act and deed and the free act and deed of said Corporation.

Notary Public/Attorney-at-law

PORTLAND PLANNING BOARD
PUBLIC NOTICE

Notice is hereby given that the Portland Planning Board will hold a public hearing Tuesday evening, April 13, 1999, at 7:30 p.m. in Room 209, City Hall, Portland, Maine to consider a proposal by Maggie Lane Development, LLC for a 22-lot residential subdivision in the vicinity of 1271 Forest Avenue, as shown on the fragmentary map below. The land area of the site is 414,527 sq. ft., and is zoned R-5 Residential. Individual lots within the subdivision, depending on the land area, could accommodate single-family, two-family, three-family, or four-family dwellings. One of the parcels (72,732 sq. ft.) will be retained by the applicant for future development. Access to the site will be from a new roadway (public street) that will connect into Forest Avenue at the Forest Ave./ Warren Ave. traffic signal. A second limited access way to Forest Avenue is also proposed. The development will be reviewed for conformance with the standards of the subdivision ordinance.

VICINITY MAP OF PROPOSED SUBDIVISION
VICINITY OF 1271 FOREST AVENUE



Further information on this zone change request can be obtained at the Planning Department Office, City Hall, 4th floor or by calling 874-8725.

John H. Carroll, Chair
Portland Planning Board

From: Marge Schmuckal
To: Alex Jaegerman , Rick Knowland
Date: Mon, Sep 28, 1998 9:05 AM
Subject: Morrill's Court - Diversified Properties

As brought up at the site plan review meeting, I checked for floodplain on this property. It is on map #7. Most of the area is Zone C which is completely out of floodplain. There is a swath of Zone B which also does not put strick regulations on the lot (no required flood insurance etc.). So it is clear of floodplain.

63224
AMENDMENT TO PORTLAND CITY
CODE, SECTION 14-117(1)(b)
(ZONING ORDINANCE) RE: LAND
AREA REQUIREMENTS MULTIPLEXES
IN THE R-5 ZONE

(Councilor Linda E. Abromson)

IN THE CITY COUNCIL

March 20, 1989

Given first reading.
April 3, 1989-Removed from the table. Given
second reading and passed, 7 Yeas.

Attest: 
City Clerk.

City of Portland, Maine
IN THE CITY COUNCIL

AMENDMENT TO THE PORTLAND CITY CODE
§14-117(1)b (ZONING ORDINANCE)
RE: LAND AREA REQUIREMENTS MULTIPLEXES IN THE R-5 ZONE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND,
MAINE, IN CITY COUNCIL ASSEMBLED, AS FOLLOWS:

Section 14-117(1)b is amended to read as follows:

Sec. 14-117. Permitted uses.

The following uses are permitted in the R-5 Residential zone:

1. *Residential:*

- b. Multiplex development with three (3) or more horizontally or vertically attached dwelling units or a series of such attached dwelling units and the construction of at least one (1) building on a parcel of less than ~~one-and-one-half-(1.5)~~ two (2) acres, provided that:
 - i. The land area requirement for a multiplex shall be ~~nine-thousand-(9,000)-square-feet for-the-first-three-(3)-dwelling-units,-with additional--dwelling--units--requiring six thousand (6,000) square feet of land area per dwelling unit; except that a multiplex with two hundred fifty (250) feet or more of street frontage needs only forty-five hundred (4,500) square feet of land area per dwelling unit after-the-fourth-dwelling-unit;~~
 - ii. No dwelling unit shall have less than six hundred (600) square feet of floor area, exclusive of common hallways and storage in basement and attic;
 - iii. No open outside stairways or fire escape above the ground floor shall be constructed;
 - iv. No habitable space in a dwelling unit shall be below grade, except basements that are a part of and below above-ground units;
 - v. Such development shall be subject to article V ("Site Plan") of this chapter for site plan review approval.

City of Portland, Maine Planning Department

City Hall
389 Congress Street, 4th Floor
Portland, Maine 04101
Fax Number: 756-8258

FAX TRANSMISSION COVER SHEET

TO: TOM GORRILL

COMPANY: _____

FAX #: 657-6912

FROM: R. KNOWLES

OF PAGES: 3

DATE: 9-21-98

RE: TOM - MULTIFLOW AMENDMENT CHANGE, YGJ

19J C, 000487 PEN DWELLING, WORKSHOP AT TWIN POINT

IS SCHEDULED FOR OCT 13

RLK

Memorandum

copy
Rick
Aly
copy to
Joe

To: Bob Ganley; Joe Gray; Gary Wood
CC:
From: Penny Littell
Date: July 20, 1998
Subject: Morrill's Corner Development

On July 16 Joe Gray and I met with Burt Wolfe and Terry Snow, Esq. to discuss the possibility of obtaining from Diversified Properties Inc. a conservation easement or a gift of land to benefit Portland Trails. The City approached the subject delicately at first, given the politics. However, after taking off the kid gloves, we communicated that the objective was to prohibit any future development of the 6 acres in question from connecting to, and using, Broadway as a through-street. We made clear that we were not seeking to prevent development on the entire 6 acre piece of land but only prevent the ability to join through to Broadway Street in the future.

Burt Wolfe said that to prohibit access through Broadway in the future makes his 6 acres valueless. He appeared interested in a "swap" of land but Joe made clear that wasn't an option.

I tried to impress upon Mr. Wolfe the tax benefits of giving the land or even an easement to Portland Trails but Burt said it would not necessarily be worth it.

Burt was uncertain of the value of the 6 acre parcel.

Attorney Terry Snow will follow-up with me next week to communicate Mr. Wolfe's decision regarding a conservation easement or an outright gift of land.

In sum, I was not encouraged by our meeting. I am not convinced that this matter could be worked out short of City Council action.

CITY OF PORTLAND, MAINE

PLANNING BOARD

Jaimey Caron, Chair
Deborah Krichels, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Erin Rodriguez
Mark Malone
Orlando E. Delogu

February 9, 2000

Mr. Jim Wolf
Diversified Properties
P.O. Box 10127
Portland ME 04104

RE: Milton Street Subdivision

Dear Mr. Wolf:

On February 8, 2000 the Portland Planning Board voted 6-0 (Rodriguez absent) on the following motions regarding the 11 lot Milton Street subdivision:

1. That the plan was in conformance with the Subdivision Review Ordinance of the City Land Use Code with the following condition(s):
 - i. That the applicant submit drainage easements and grading easements for review and approval by city staff.
 - ii. That the applicant shall construct a pedestrian walkway within Newell Street between Milton Street and Missouri Avenue.

The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board #4-00, which is attached.

Please note the following provisions and requirements for all subdivision approvals:

1. Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount must be submitted to and approved by the Planning Division and Public works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.

From: Frank Brancely
To: Rick Knowland
Date: Tue, Dec 14, 1999 1:11 PM
Subject: Re: Maggie Lane

You propose 100 dwelling units. Assume that there are two bedrooms, per dwelling unit. From the Handbook of Subsurface Wastewater Disposal in Maine, Table 901.2, the design flows, in gallons per day (GPD), for a two bedroom unit is 180 GPD. Therefore, the anticipated wastewater flows, from a proposed subdivision of 100 dwelling units would be: 100 Dwelling Units @ 180 GPD/Unit = 18,000 GPD.

However, wastewater is not the problem. It is the storm water. Storm water that voluminosly enters, during a storm event, and occasionally surcharges those older "combined" single pipe sections servicing both sanitary and storm waters in our predominantly combined system. The surcharge "choke point" in the Westside Interceptor lies downstream of the Maggie Lane Project, at the sixty inch C.S.O.

The City combined sewer overflow (C.S.O.) abatement consent agreement, with the U.S.E.P.A. and the Maine D.E.P., requires C.S.O. abatement, as well as storm water mitigation, in order to offset any increase in sanitary flow, from all projects. The \$5,000 donated by Diversified Properties will contribute to the sewer and storm separation at Forest and Avalon.

A formal memo to follow.

>>> Rick Knowland 12/13 10:36 AM >>>

In your analysis of the sewer capacity of the third street sewer capacity with regards to Maggie Lane, could you factor in a total of 100 dwelling units? I realize you have a lot of things going on but I was wondering if this could be done in time for tomorrows planning board meeting. Thanks for your help.

CC: Anthony Lombardo, David Peterson, Stephen Harris...



Gorrill-Palmer Consulting Engineers, Inc.

Traffic and Civil Engineering Services

PO Box 1237
31 Main St.
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: gpcel@mcine.rr.com

December 14, 1999

Mr. Rick Knowland
Senior Planner
City of Portland
389 Congress Street
Portland, ME 04101-3503

Subject: Maggie Lane
Potential Conditions of Approval

Dear Rick:

Our office received a copy of the Planners Report for the above referenced matter and wanted to update your office as to the status of the various potential conditions of approval. For your ease of review, the conditions are presented followed by any updated information.

Potential Conditions of Approval

1. *Prior to any trees being removed within the vicinity of Broadway and Third Street, applicant shall flag the trees to be cut and disturbed. Based on this review, the City Arborist shall determine whether new trees (if any) shall be planted by the applicant in this immediate area to mitigate the loss of significant vegetation adjacent to Broadway residences.*

Response:

It is our understanding that Jeff Tarling has conducted a site visit to review the trees at Third and Broadway and determined that there are no significant trees which will require removal and therefore, this condition is acceptable to the Developer.

2. *That the applicant submit copies of permits from the DEP and Army Corps for the increase in wetland filling.*

Response:

Copies of the DEP and Army Corps of Engineers permits are enclosed.

Gorrill-Palmer Consulting Engineers, Inc.

Mr. Rick Knowland
December 14, 1999
Page 2

3. *That the applicant submit material outlined in Anthony Lombardo's memo of November 18, 1999 and December 10, 1999 for Public Works review and approval.*

Response:

This condition is acceptable as we have submitted an amended plat depicting the easement and a description is in the process of being prepared. The as-built information and other items would be submitted at the appropriate time. An ability to serve letter is enclosed.

4. *That site construction activities including tree removal shall be limited to within the 30 foot wide easement.*

Response:

This condition is acceptable.

5. *That a letter from the Portland Water District be submitted confirming approval of the plan.*

Response:

A letter from the District approving the plans is enclosed.

Our office and Maggie Lane LLC look forward to the Boards review of this matter at tonight's meeting. Do not hesitate to contact me with any questions or if you require additional information.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Alton M. Palmer, P.E.
Vice President

Copy: Burt Wolf, Maggie Lane, LLC
Terry Snow, Esq.

AMP/aw/JN98019/12-14-99

Enc.



STATE OF MAINE
17 State House Station
Augusta, ME 04333

Tier 1 / Tier 2 Decision

Applicant Name & Address:

Maggie Lane Development, LLC
PO Box 10127
Portland, ME 04104

DEP Project Number: 99-875-S
CORPS Permit Number:
Project Location: Portland

Description of Work: Tier #99-712-S, the Department approved 12,870 square feet of forested wetland alteration to develop Maggie Lane, a 22-lot subdivision. The applicant proposes to fill an additional 2,020 square feet of forested wetland for a total of 14,890 square feet.

Permit for:	<input checked="" type="checkbox"/> Tier 1	<input type="checkbox"/> Tier 2
Date of DEP Review:	December 8, 1999	
DEP Decision:	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied (see attached letter)
CORPS Action:	<input checked="" type="checkbox"/> Approved \Rightarrow	<input type="checkbox"/> Ineligible ($<4,300$ ft ² , exempt from Corps review)
	<input type="checkbox"/> approval enclosed	
	<input checked="" type="checkbox"/> approval pending (decision letter forthcoming from Maine Project Office)	

Approval Pending: The Corps, Maine Project office, is in the process of reviewing the project. The final decision will be forthcoming directly from their regional office headquarters.

Special Conditions: Further wetland fill or alteration must be approved by the Department and ACOE prior to starting.

Standard Conditions:

- Approval from both the DEP and the Army Corps of Engineers is required in order to proceed with your project. This permit is good for two (2) years from the date signed and is transferable only with prior approval from the Department.
- The project must be completed according to the plans in the application. Any change in the project plans must be reviewed and approved by the Department.
- Properly installed erosion control measures must be installed prior to beginning the project, and all disturbed soil should be stabilized immediately upon project completion.
- A copy of this approval will be sent to the City of Portland. Department approval of your activity does not supersede or substitute the need for any necessary local approvals.

This decision satisfies the Water Quality Certification requirement.

Please note the attached sheet for guidance on appeal procedures. If you have any questions regarding this, please contact Alexander Wong, project manager, at 207-822-6328.


MARTHA G. KIRKPATRICK, COMMISSIONER
cc file
City of Portland

12/9/99
DATE



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
NEW ENGLAND DISTRICT, CORPS OF ENGINEERS
696 VIRGINIA ROAD
CONCORD, MASSACHUSETTS 01742-2751

RECEIVED
DEC 15 1999

BY: [Signature]

Regulatory Branch
CENAE-CO-R-51

DEC 09 1999

Maggie Lane Development, LLC
C/o Gorrill & Palmer
P.O. Box 1237
Gray, Maine 04039

Gentlemen:

This concerns Department of the Army programmatic general permit, number 199900390 which authorized the placement of fill in freshwater wetlands off Forest Avenue at Portland, Maine in conjunction with the construction of a 22 lot residential subdivision.

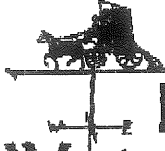
In accordance with your recent request, the permit is hereby amended to include an additional 2,020 square feet of wetland impact associated with the reconfiguration of lot 22 and the construction of a secondary access road. Total wetland impact for the project is now 14,890 square feet. These changes are shown on the attached plan entitled "MAGGIE LANE DEVELOPMENT, LLC" in one sheet dated "NOV. 1999".

The conditions of the original permit remain in full force and effect.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:

David H. Killoy
David H. Killoy, P.E., C.P.G.
Chief, Permits & Enforcement Section
Regulatory Branch

Attachment



Portland Water District

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

(207) 774-5961
FAX (207) 781-8307
www.pwd.org

December 14, 1999

Mr. Alton Palmer, P.E.
Gorill-Palmer Consulting Engineers, Inc.
PO Box 1237, 31 Main Street
Gray, ME 04039

TITLE: Maggie Lane Subdivision

DIV: Portland

DRAWN BY: Gorill-Palmer

DATE: Oct. 1998

PAGE NUMBERS: 4B,4C,5,7A,7B & 7C

Plans for the above named project, with the latest revision date being 12/10/99, have been reviewed by the Portland Water District Technical Service Department for conformance with the District's Standards for water main construction. If the water mains and appurtenances are installed according to the above mentioned plans and the conditions and specifications as set forth in the agreement with the Portland Water District, the installation will be acceptable to the District.

Acceptance of these plans is for the purpose of authorizing the project to proceed to construction and does not relieve the Developer/Contractor of the responsibility of complying with any requirements of the Portland Water District.

If I can be of any further assistance, please feel free to call me at 774-5961, ext. 3041.

Sincerely,

PORTLAND WATER DISTRICT

David W. Coffin, PLS
Engineering Supervisor

From: Gaylen McDougall
To: RWK
Date: Tue, Sep 15, 1998 3:04 PM
Subject: Morrill's Court

I checked with dispatch on the following streets:

- 1) Maggie Lane
- 2) Mast Lane
- 3) Ledge Lane

Dispatch stated we would have a problem with our 911 dispatch with the following streets:

Mast Lane
Ledge Lane

Therefore I recommend that the two streets not be allowed.

Mac

City of Portland, Maine

IN THE CITY COUNCIL

AMENDMENT TO THE PORTLAND CITY CODE
§14-117(1)b (ZONING ORDINANCE)

RE: LAND AREA REQUIREMENTS MULTIPLEXES IN THE R-5 ZONE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND,
MAINE, IN CITY COUNCIL ASSEMBLED, AS FOLLOWS:

Section 14-117(1)b is amended to read as follows:

Sec. 14-117. Permitted uses.

The following uses are permitted in the R-5 Residential zone:

1. *Residential:*

- b. Multiplex development with three (3) or more horizontally or vertically attached dwelling units or a series of such attached dwelling units and the construction of at least one (1) building on a parcel of less than one-and-one-half-~~(1.5)~~ two (2) acres, provided that:
 - i. The land area requirement for a multiplex shall be ~~nine-thousand-(9,000)-square-feet for-the-first-three-(3)-dwelling-units, with additional--dwelling--units--requiring six thousand (6,000) square feet of land area per dwelling unit; except that a multiplex with two hundred fifty (250) feet or more of street frontage needs only forty-five hundred (4,500) square feet of land area per dwelling unit after-the-fourth-dwelling-unit;~~
 - ii. No dwelling unit shall have less than six hundred (600) square feet of floor area, exclusive of common hallways and storage in basement and attic;
 - iii. No open outside stairways or fire escape above the ground floor shall be constructed;
 - iv. No habitable space in a dwelling unit shall be below grade, except basements that are a part of and below above-ground units;
 - v. Such development shall be subject to article V ("Site Plan") of this chapter for site plan review approval.

AMENDMENT TO PORTLAND CITY
CODE, SECTION 14-117(1)(b)
(ZONING ORDINANCE) RE: LAND
AREA REQUIREMENTS MULTIPLEXES
IN THE R-5 ZONE

(Councillor Linda E. Abromson)

IN THE CITY COUNCIL

March 20, 1989

Given first reading.
April 3, 1989—Removed from the table. Given
second reading and passed, 7 Yeas.

Attest: 
City Clerk.

DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

RICHARD KNOWLAND
SENIOR PLANNER

9-14-98

TO: GAYLE ~~AND~~ McDOUGALL

DR. WOLF HAS SENT A LIST OF
STREETS THAT HE WOULD LIKE TO USE
FOR HIS PROPOSED SUBDIVISION OFF
FOREST AVE. SEE ATTACHED LIST.

COULD YOU REVIEW THIS WITH THE DISPATCH
PEOPLE OR THE APPROPRIATE PERSON
TO SEE IF THEY WOULD POSE A CONFLICT
WITH SIMILAR SOUNDING STREETS?

THANKS

RK

Diversified Properties, Inc.

*P.O. Box 10127, Portland, ME 04104
Tel 207-773-4988 • Fax 207-773-6875*

September 10, 1998

Rick Knowland
Senior Planner
City of Portland
389 Congress Street
Portland, ME 04101

RE: Morrill's Court Proposed Subdivision

Dear Rick:

I am submitting 3 names for the street in the above referenced subdivision. They are listed in order of preference.

1. Maggie Lane
2. Mast Lane
3. Ledge Lane

Please let me know which one will be acceptable.

Thank you for your cooperation.

Very truly yours,



L.B. Wolf

LBW/jmy

From: William Bray
To: Rick Knowland
Date: Thu, Aug 13, 1998 6:18 AM
Subject: Dr. Wolf's Broadway Sub-Division

Rick, the Public Works Department under no condition would agree to provide the required maintenance on the proposed emergency lane to this project. Further, having a great deal of personal experience with this parcel of property, I would suggest that everyone pay careful attention to the sight distance requirements of any roadway intersecting Forest Avenue west of Warren Avenue. I know quite well that there is a major vertical curve in Forest Avenue that limits sight distance.

CC: Anthony Lombardo, Bruce Bell, Katherine Staples...

286-9295 Sue Go

7-7-98

WOLF staff mtg

who will control the open space

copy of deed

stormwater management plan, ^{costs stormwater costs needed} ~~budget~~

etc) need. building elevation backyard drainage syndrome ^{do we need rear drainage easement}

traffic Larry comment ^{any improvements or}

Bill Bray bypass

will any wetland alteration permits be required? how much wetland will be filled tier I 15,000? mitigate

subdivision statement

□ fire access issues!! ^{all units with sprinkler}

35-67 units 2 access or 1 access and an approved

sprinkler system designed in accordance with

NEPA # 130

radius cut-densar

88J-963

talking down the house talker to Habitat for Humanity

does site plan two family standard apply

^{will review}
administration
at least - then on

what other land does he own re Forest

need a name for the street

utilities service on plan DPW sewer service capacity letter

underground utilities; lighting plan

7/01/98
16:27

City of Portland, Maine
Real Property
Account Inquiry Display

DON
PB08

W A ONE

PRIOR DEBT

Account Nbr
W00070-98

PO BOX 10127
PORTLAND

ME 04104 0127

Tax Billed:	\$965.94	Tax Paid:	\$965.94
+ Demo Cost:	\$.00	Interest Paid:	\$81.01
+ Secure Cost:	\$.00	Tax Owed:	\$.00
Last Payment Date:	06/19/98	Tax Abated:	\$.00
Supp or Abate Date:	00/00/00	Advance Adjs:	\$.00
		Advance Amount:	\$.00

CBL: 340- - L-017-001	Planning Description:	Land Value:	\$39,330
	340-L-17 341-H-2	+ Building Value:	
Bank Code:	342-A-8 REAR FOREST		-----
	AVE 1315-1425	Total Value:	\$39,330
	192100 SQ FT	- Exempt Value:	\$0

Continue [_] Prior Year Acct [_] Next Account _____-__ [_] Done [_]

(Updated 12/ 9/96)

Account	CHT	BLK	LOT	IN PROCES	FY93 (4/ NA	TAX OWED	??	Account	FY94 4// NA	TAX OWED	FY 94	LAN	N L T	E	Account	FY95 (4/ NA
00040	292	A	2		93	46.61	HI	00040	94	0.00	#	#	-	00040	95	
00060	292	A	16		93	181.99	HI	00060	94	0.00	#	#	-	00060	95	
00061	292	A	17	IM1-	93	0.00	HI	00061	94	2,430.24	#	#	-	00061	95	
(UNIT #001) 342-A-1-7																
00065	292	A	24		93	723.52		00065	94	73.24	#	#	-	00065	95	
00070	340	L	17	342	93	0.00		00070	94	1,128.32	#	#	-	00070	95	
00075	341	E	1		93	350.67	HI	00075	94	0.00	#	#	-	00075	95	
00081	342	A	6		93	146.48	HI	00081	94	0.00	#	#	-	00081	95	
00080	342	A	2		93	126.51	HI	00080	94	0.00	#	#	-	00080	95	
00050	292	A	8		93	1,850.98		00050	94	1,850.98	#	#		00050	95	
						3,426.76	???									
						=====										
						5,482.78	#							#		
						=====										
						#	RES\$ PER ACRE:									

TAX	Account	FY96 (4/)	NA	TAX	Account	FY97 (4/)	NA	TAX	Account	FY97 (4/)	NA	TAX	Account	FY97 (4/)	NA	VALLIATION
0.00	W	00040	96	0.00	W	00040	97	23.21	W	00040	97	90.62	W	00060	97	1,890
0.00	W	00060	96	0.00	W	00060	97	90.62	W	00060	97	90.62	W	00060	97	7,380
0.00	W	00061	96	2,420.38	W	00061	97	1,936.30	W	00061	97	1,936.30	W	00061	97	78,840
0.00	W	00065	96	72.94	W	00065	97	36.47	W	00065	97	36.47	W	00065	97	2,970
0.00	W	00070	96	1,379.28	W	00070	97	965.94	W	00070	97	965.94	W	00070	97	39,330
0.00	W	00075	96	0.00	W	00075	97	103.88	W	00075	97	103.88	W	00075	97	11,340
0.00	W	00081	96	0.00	W	00081	97	72.94	W	00081	97	72.94	W	00081	97	5,940
0.00	W	00080	96	0.00	W	00080	97	62.99	W	00080	97	62.99	W	00080	97	5,130
0.00	W	00050	95	1,843.46	W	00050	97	1,310.76	W	00050	97	1,310.76	W	00050	97	53,370
0.00				5,716.06				4,603.11				4,603.11				206,190
=====				=====				=====				=====				=====

Edouard G. Duplessis &
Lynn R. Ericson JTS
12 Eleanor Street
Portland, ME 04103

Rebecca M. Bryant
14 Eleanor Street
Portland, ME 04103

Craig W. & Nancy H. Posey
22 Eleanor Street
Portland, ME 04103

Tel. 797-6178

Roland A. & Donna M. White JTS
26 Eleanor Street
Portland, ME 04103

Tel. 797-9204

Warren M. & Laurie L. Caiazza JTS
32 Eleanor Street
Portland, ME 04103

Tel. 797-8145

Andrew L. Caswell
1277 Forest Avenue
Portland, ME 04103

Tel. 797-8603

Richard A. Dodge
1281 Forest Avenue
Portland, ME 04103

Tel. 797-6719

Guy L. Clark
1295 Forest Avenue
Portland, ME 04103

Tel. 797-2799

Jeffrey S. & Barbara J. Chase JTS
1315 Forest Avenue
Portland, ME 04103

Tel. 878-8960

Thomas J. Minervino
1329 Forest Avenue
Portland, ME 04103

Tel. 878-9382

Elizabeth M. & Robert J. Markley JTS
1335 Forest Avenue
Portland, ME 04103

Tel. 797-7113

Loc Phouc Nguyen
1345 Forest Avenue
Portland, ME 04103

SAMPLE LETTER

January 21, 1999

Dear :

It is my intention to develop the nine acres of land I own behind your home into approximately 21 lots. The entrance to the property would be in the vicinity of Warren Avenue. The road will be built to City standards and will include trees being planted on each lot.

The purpose of this letter is to inform you of my plans and give you the opportunity to contact me with questions and comments you may have.

I look forward to hearing from you.

Very truly yours,

Burt Wolf

LBW/jmy

Diversified Properties, Inc.

P.O. Box 10127, Portland, ME 04104
Tel 207-773-4988 • Fax 207-773-6875

February 5, 1999

Rick Knowland
Senior Planner
City of Portland
389 Congress Street,
4th floor, rm. 401
Portland, ME 04101

RE: Morrill's Court Development

Dear Rick:

Attached is a copy of a letter that we sent to the abutters of the above referenced property. A list of names to whom it was sent is also included along with a map showing the location of their homes. To date we have had a response from 4 of the abutters.

We thought you would like to see the steps we have taken to keep the neighbors informed.

A copy of the letter we received from Peoples Bank showing our financial ability is also included.

Terry N. Snow, Esq. will be forwarding under separate cover the information regarding the homeowners association as well as a sample deed and easement descriptions for your review.

Very truly yours,



Burt Wolf

LBW/jmy

Enclosures

cc. Terry N. Snow, Esq.
Gorrill-Palmer

ZONING: R-2 RESIDENTIAL

SIDE YARDS SHOWN ON PLAN ARE 16 FEET AND MAY BE REDUCED TO 12 FEET FOR 1-STORY AND 1-1/2-STORY HOUSES (EXCEPT AS INDICATED IN NOTE 2 BELOW)

NO PART OF THIS PROJECT FALLS WITHIN THE F.E.M.A. 100-YEAR FLOOD HAZARD ZONE (SEE EXHIBIT 3, 17-17')

MINIMUM LOT SIZE	10,000 SF
MINIMUM FRONTAGE	50 FT
MINIMUM SETBACKS	
FRONT YARD	25 FT
REAR YARD	25 FT
*SIDE (8 TO 1-1/2 STORIES)	12 FT
(2 STORIES)	14 FT
(2-1/2 STORIES)	16 FT
SIDE YARD ON SIDE STREET	20 FT
MINIMUM LOT WIDTH	80 FT

BUILDING WINDOWS AS SHOWN ON THIS PLAN FOR LOTS 11, 13 THROUGH 20, 22, AND 23 REPRESENT THE MAXIMUM BUILDING AREA FOR HOUSES. ANY CHANGES TO SUCH AREA MUST RECEIVE THE WRITTEN APPROVAL OF THE CITY OF PORTLAND PLANNING AUTHORITY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, WITH A REFERENCE TO THE PLAN BOOK AND PAGE FOR THIS PLAN. ALL OTHER BUILDING WINDOWS FOR THOSE LOTS NOT LISTED ABOVE ARE FOR CONCEPTUAL PURPOSES ONLY.

EACH LOT SHALL REQUIRE THE SUBMISSION OF A SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE Y OF CHAPTER 14 OF THE PORTLAND CITY CODE.

A MINIMUM OF TWO TREES SHALL BE CONSERVED OR PLANTED BY THE DEVELOPER ON EACH LOT ACCORDING TO THE CITY ARBORIST SPECIFICATIONS, IN THE FRONT OF EACH LOT. LOCATION AND SPECIES MAY VARY. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN ULTIMATELY LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL OBLIGATION FOR COMPLIANCE WITH THE CITY ORDINANCES AND APPROVALS. SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVERABLE BY THE DEVELOPER.

MINIMUM ELEVATIONS FOR THE LOWEST BUILDING OPENING AND BUILDING SILL MUST BE AS DEPICTED ON THIS PLAN. THE LOWEST BUILDING OPENING ELEVATION SHALL BE CALCULATED AS AN ELEVATION A MINIMUM OF SIX INCHES ABOVE THE ROAD CENTERLINE ELEVATION.

THE BUILDING SILL ELEVATION SHALL BE CALCULATED AS AN ELEVATION A MINIMUM OF TWO FEET ABOVE THE ROAD CENTERLINE ELEVATION. MODIFICATION OF THE MINIMUM BUILDING OPENING ELEVATION FOR LOTS 13, 14, 15, 16, 17, 18, 19, 20, 22, AND 23 MAY BE APPROVED BY THE PORTLAND PLANNING AUTHORITY UNDER SITE PLAN REVIEW, PROVIDED THAT AN ACCEPTABLE GRADING PLAN DEMONSTRATES POSITIVE DRAINAGE FLOWS AWAY FROM THE PROPOSED OPENINGS. SAID MODIFICATIONS SHALL BE APPROVED IN WRITING BY THE PORTLAND PLANNING AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY CHANGES TO SUCH ELEVATIONS MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, WITH REFERENCE TO THE PLAN BOOK AND PAGE NUMBERS FOR THIS PLAN.

REFERENCE IS ALSO MADE TO THE PLANS FOR "WOODFORDS GARDENS" AS SUBMITTED TO THE CITY OF PORTLAND. IN PARTICULAR, SHEET 1 OF 4, ENTITLED "BUCA RUN CONCEPTUAL GRADING & EROSION CONTROL PLAN," INDICATES THE APPROVED GRADING OF LOTS AND ORIENTATION OF INDIVIDUAL STRUCTURES. THE MINIMUM SILL AND BUILDING OPENING ELEVATIONS AS HEREBY RECORDED ON THIS PLAN ARE AS FOLLOWS:

LOT #	SILL EL.	LOWEST BLDG. OPNG.	LOT #	SILL EL.	LOWEST BLDG. OPNG.	LOT #	SILL EL.	LOWEST BLDG. OPNG.	LOT #	SILL EL.	LOWEST BLDG. OPNG.
1	78.0	76.5	7	76.6	75J	13	78.0	76.5	19	73.8	74.3
2	75.7	74.2	8	77.7	76.2	14	77.6	76J	20	74.9	73.4
3	75.7	74.2	9	78.8	77.3	15	76.8	75.3	21	75.9	74.4
4	75.7	74.2	10	78.7	77.2	16	76.0	74.5	22	74.6	73J
5	75.7	74.2	11	78.7	77.2	17	75.7	74.2	23	72.6	7U
6	76.8	75.3	12	79.8	78.3	18	75.8	74.3			

PRIVATE DRAINAGE EASEMENTS: TREE CLEARING, CONSTRUCTION OF BUILDINGS, FILLING, REGRADING, OR OTHER OBSTRUCTIONS SHALL BE PROHIBITED WITHIN THE PRIVATE DRAINAGE EASEMENTS, UNLESS APPROVED IN WRITING BY THE CITY OF PORTLAND UNDER SITE PLAN REVIEW.

ACCESS TO LOT 13 SHALL BE PROVIDED THROUGH LOT 14 BY MEANS OF A COMMON DRIVEWAY. A SEPARATE DRIVEWAY FOR LOT 13 SHALL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE CITY OF PORTLAND UNDER SITE PLAN REVIEW.

THIS PLAN REFLECTS THE DIVISION OF PROPERTY TO BE CONVEYED TO THE APPLICANT:

BRAINTREE STREET	7,378 SF	(0.169 ACRE)
DEDHAM STREET	26,451 SF	(0.607 ACRE)
HINGHAM STREET	34,500 SF	(0.792 ACRE)
LYNN STREET	34,500 SF	(0.792 ACRE)

TOTAL AREA OF PROPERTY (SEE NOTE 8) IS 396,216 SF (9.10 ACRES):

LOTS 1 - 23	345,548 SF	(7.93 ACRES)
LOT TO BE RETAINED BY OWNER	27,722 SF	(0.64 ACRES)
PROPOSED R.O.W. BUCA RUN	22,946 SF	(0.53 ACRE)
TOTAL	396,216 SF	(9.10 ACRES)
EXISTING R.O.W. BUCA RUN (FORMERLY BRAINTREE ST.)	27,122 SF	(0.62 ACRE)

TOTAL SITE (INCL. EXIST. R.O.W.) 423,328 SF (9.72 ACRES)

ON SEPTEMBER 24, 1996, THE PLANNING BOARD APPROVED A WAIVER ON THE MINIMUM NUMBER OF LOTS FOR SECTIONAL RECORDING IN PHASE I-

PHASE I CONSTRUCTION WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, THE CONSTRUCTION OF THE DRAINAGE EASEMENT AS SHOWN ON LOTS 1 THRU 6 AS WELL AS THE DRAINAGE STRUCTURE AND CULVERT LOCATED ON LOT 13.

CITY OF PORTLAND ALTERATION APPROVAL

ALTERATIONS TO THE ORIGINAL APPROVED RECORDING PLAT HAVE BEEN APPROVED BY THE CITY OF PORTLAND, DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT, IN COMPLIANCE WITH SECTION 14-496(3) OF THE SUBDIVISION ORDINANCE. APPROVED ALTERATIONS INCLUDE BOUNDARY ADJUSTMENTS TO LOTS 13, 14, AND 15.

DIRECTOR
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
CITY OF PORTLAND, MAINE

12/19/98
DATE

Revision

ADD SECTION 1. ALIEN NOT
ADD 15' DRAIN EASE. TO
NOTES 1, 2, 5

Designed PLC

Drawn CADD/SMC

Checked DAK I.S.

PHASE II

2nd AMENDED

RECORDING PLAT

Job No.

Sheet

ZONING: R-2 RESIDENTIAL

MINIMUM LOT SIZE	10,000 SF
MINIMUM FRONTAGE	50 FT
MINIMUM SETBACKS	
FRONT YARD	25 FT
REAR YARD	25 FT
*SIDE (1 TO 1-1/2 STORIES)	12 FT
(2 STORIES)	14 FT
(2-1/2 STORIES)	16 FT
SIDE YARD ON SIDE STREET	20 FT
MINIMUM LOT WIDTH	80 FT

* SIDE YARDS SHOWN ON PLAN ARE 16 FEET AND MAY BE REDUCED TO 12 FEET FOR 1-STORY AND 1-1/2-STORY HOUSES (EXCEPT AS INDICATED IN NOTE 2 BELOW)

NO PART OF THIS PROJECT FALLS WITHIN THE F.E.M.A. 100-YEAR FLOOD HAZARD ZONE (SEE EXHIBIT 3, 11-17)

- BUILDING WINDOWS AS SHOWN ON THIS PLAN FOR LOTS 11, 13 THROUGH 20, 22, AND 23 REPRESENT THE MAXIMUM BUILDING AREA FOR HOUSES. ANY CHANGES TO SUCH AREA MUST RECEIVE THE WRITTEN APPROVAL OF THE CITY OF PORTLAND PLANNING AUTHORITY PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, AND MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, WITH A REFERENCE TO THE PLAN BOOK AND PAGE FOR THIS PLAN. ALL OTHER BUILDING WINDOWS FOR THOSE LOTS NOT LISTED ABOVE ARE FOR CONCEPTUAL PURPOSES ONLY.
- EACH LOT SHALL REQUIRE THE SUBMISSION OF A SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE V OF CHAPTER 14 OF THE PORTLAND CITY CODE.
- A MINIMUM OF TWO TREES SHALL BE CONSERVED OR PLANTED BY THE DEVELOPER ON EACH LOT ACCORDING TO THE CITY ARBORIST SPECIFICATIONS, IN THE FRONT OF EACH LOT. LOCATION AND SPECIES MAY VARY. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN ULTIMATELY LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL OBLIGATION FOR COMPLIANCE WITH THE CITY ORDINANCES AND APPROVALS. SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVERABLE BY THE DEVELOPER.
- MINIMUM ELEVATIONS FOR THE LOWEST BUILDING OPENING AND BUILDING SILL MUST BE AS DEPICTED ON THIS PLAN. THE LOWEST BUILDING OPENING ELEVATION SHALL BE CALCULATED AS AN ELEVATION A MINIMUM OF SIX INCHES ABOVE THE ROAD CENTERLINE ELEVATION. THE BUILDING SILL ELEVATION SHALL BE CALCULATED AS AN ELEVATION A MINIMUM OF TWO FEET ABOVE THE ROAD CENTERLINE ELEVATION. MODIFICATION OF THE MINIMUM BUILDING OPENING ELEVATION FOR LOTS 13, 14, 15, 16, 17, 18, 19, 20, 22, AND 23 MAY BE APPROVED BY THE PORTLAND PLANNING AUTHORITY UNDER SITE PLAN REVIEW, PROVIDED THAT AN ACCEPTABLE GRADING PLAN DEMONSTRATES POSITIVE DRAINAGE FLOWS AWAY FROM THE PROPOSED OPENINGS. SAID MODIFICATIONS SHALL BE APPROVED IN WRITING BY THE PORTLAND PLANNING AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY CHANGES TO SUCH ELEVATIONS MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, WITH REFERENCE TO THE PLAN BOOK AND PAGE NUMBERS FOR THIS PLAN.

REFERENCE IS ALSO MADE TO THE PLANS FOR "WOODFORDS GARDENS" AS SUBMITTED TO THE CITY OF PORTLAND. IN PARTICULAR, SHEET 1 OF 4, ENTITLED "BUCA RUN CONCEPTUAL GRADING & EROSION CONTROL PLAN," INDICATES THE APPROVED GRADING OF LOTS AND ORIENTATION OF INDIVIDUAL STRUCTURES. THE MINIMUM SILL AND BUILDING OPENING ELEVATIONS AS HEREBY RECORDED ON THIS PLAN ARE AS FOLLOWS:

LOT #	SILL EL.	LOWEST BLDG. OPNG.	LOT #	SILL EL.	LOWEST BLDG. OPNG.	LOT #	SILL EL.	LOWEST BLDG. OPNG.	LOT #	SILL EL.	LOWEST BLDG. OPNG.
1	78.0	76.5	7	76.6	75J	13	78.0	76.5	19	75.8	74.3
2	75.7	74.2	8	77.7	76.2	14	77.6	76J	20	74.9	73.4
3	75.7	74.2	9	78.8	77.3	15	76.8	75.3	21	75.9	74.4
4	75.7	74.2	10	78.7	77.2	16	76.0	74.5	22	74.6	73J
5	75.7	74.2	11	78.7	77.2	17	75.7	74.2	23	72.6	7U
6	76.8	75.3	12	79.8	78.3	18	75.8	74.3			

6. PRIVATE DRAINAGE EASEMENTS: TREE CLEARING, CONSTRUCTION OF BUILDINGS, FILLING, REGRADING, OR OTHER OBSTRUCTIONS SHALL BE PROHIBITED WITHIN THE PRIVATE DRAINAGE EASEMENTS, UNLESS APPROVED IN WRITING BY THE CITY OF PORTLAND UNDER SITE PLAN REVIEW.

7. ACCESS TO LOT 13 SHALL BE PROVIDED THROUGH LOT 14 BY MEANS OF A COMMON DRIVEWAY. A SEPARATE DRIVEWAY FOR LOT 13 SHALL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE CITY OF PORTLAND UNDER SITE PLAN REVIEW.

8. THIS PLAN REFLECTS THE DIVISION OF PROPERTY TO BE CONVEYED TO THE APPLICANT:

BRAINTREE STREET	7,378 SF	(0.169 ACRE)
DEDHAM STREET	26,451 SF	(0.607 ACRE)
HINGHAM STREET	34,500 SF	(0.792 ACRE)
LYNN STREET	34,500 SF	(0.792 ACRE)

9. TOTAL AREA OF PROPERTY (SEE NOTE 8.) IS 396,216 SF (9.10 ACRES):

LOTS 1 - 23	345,548 SF	(7.93 ACRES)
LOT TO BE RETAINED BY OWNER	27,722 SF	(0.64 ACRES)
PROPOSED R.O.W. BUCA RUN	22,946 SF	(0.53 ACRE)
TOTAL	396,216 SF	(9.10 ACRES)
EXISTING R.O.W. BUCA RUN (FORMERLY BRAINTREE ST)	27,122 SF	(0.62 ACRE)

TOTAL SITE (INCL. EXIST. R.O.W.) 423,328 SF (9.72 ACRES)

10. ON SEPTEMBER 24, 1996, THE PLANNING BOARD APPROVED A WAIVER ON THE MINIMUM NUMBER OF LOTS FOR SECTIONAL RECORDING IN PHASE I-

11. PHASE I CONSTRUCTION WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, THE CONSTRUCTION OF THE DRAINAGE EASEMENT AS SHOWN ON LOTS 1 THRU 6 AS WELL AS THE DRAINAGE STRUCTURE AND CULVERT LOCATED ON LOT 13.

CITY OF PORTLAND ALTERATION APPROVAL

ALTERATIONS TO THE ORIGINAL APPROVED RECORDING PLAT HAVE BEEN APPROVED BY THE CITY OF PORTLAND, DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT, IN COMPLIANCE WITH SECTION 14-496(3) OF THE SUBDIVISION ORDINANCE. APPROVED ALTERATIONS INCLUDE BOUNDARY ADJUSTMENTS TO LOTS 13, 14, AND 15.

[Signature]
 DIRECTOR
 DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
 CITY OF PORTLAND, MAINE

12/18/98
DATE

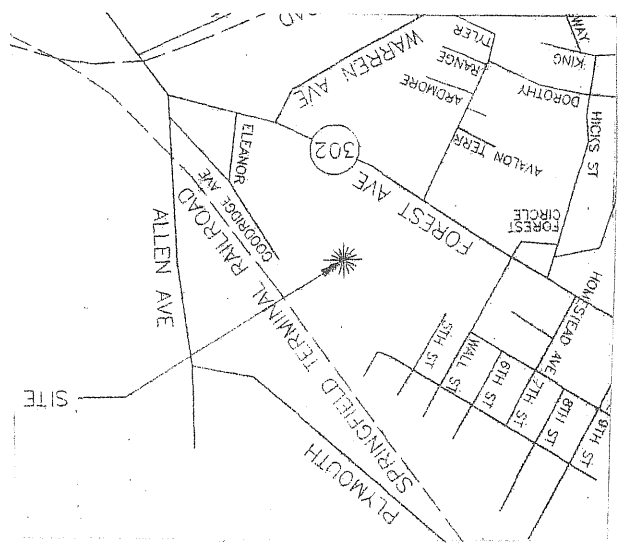
Revision
 ADD SECTION 14.1.1.1 NOT
 ADD 15' DRAIN EASE. TO
 NOTES 1, 2, 5, 5

Designed PLC
 Drawn CADD/SMC
 Checked DAK I.S.

PHASE II
 2nd AMENDED
 RECORDING PLAT

Job No.

Sheet



DIVERSIFIED PROPERTIES, INC.
P.O. BOX 10127
PORTLAND, MAINE 04104
(207) 773-4988
FAX (207) 773-6875

FACSIMILE TRANSMITTAL SHEET

TO: Rick Knowland FROM: Burt Wolf
COMPANY: _____ DATE: 9-30-98
FAX NUMBER: 756-8258 TOTAL NO. OF PAGES INCLUDING COVER: 2
PHONE NUMBER: _____
RE: MURRILL'S COURT

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

*Is this adequate to satisfy
item #1 on your recent fax?*

This communication is intended for the use of the addressee named herein and may contain legally privileged and confidential information. If you are not the intended recipient of this facsimile, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us by telephone and return the original communication to us at the address above via United States Postal Service. We will reimburse any costs you incur in notifying us and returning the communication to us. Thank you.

Terry N. Snow, P. A.
Attorney at Law
P.O. Box 275
Cumberland Center, Maine 04021-0275

Office
294 Main Street
Cumberland, Maine

Telephone (207) 829-6363
Fax (207) 829-4481

June 24, 1998

COPY

Samuel Hoffses
City of Portland
389 Congress Street
Portland, ME 04101

Re: Permission for permits for Forest Avenue, Portland

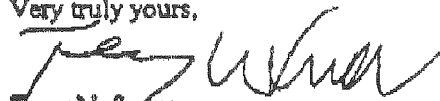
Dear Mr. Hoffses:

I am the Clerk and corporate attorney for W.A. ONE, a Maine corporation.

Diversified Properties, Inc. and/or Lloyd B. Wolf has the permission of W.A. ONE to perform tests and apply for permits with the City of Portland for the property owned on Forest Avenue, Portland by said corporation.

If you have any questions, please contact me.

Very truly yours,


Terry N. Snow

TNS:ecm

W, A
should be done

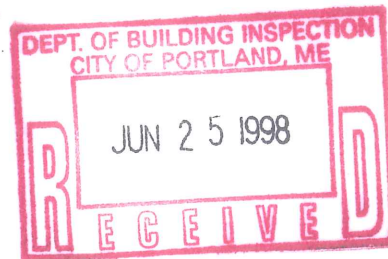
Who is doing
permits
options
full survey

Diversified Properties, Inc.

*P.O. Box 10127, Portland, ME 04104
Tel 207-773-4988 • Fax 207-773-6875*

June 24, 1998

Rick Knowland
Senior Planner
City of Portland
389 Congress Street
Portland, ME 04101



Dear Rick:

Diversified Properties, Inc. is requesting review of a 21-lot subdivision located in the vicinity of Morrill's Corner intersection (opposite Warren Avenue). The site is approximately 9.5 acres and zoned R-5 residential. A subdivision sketch plan is included.

Morrill's Court was approved for PRUD, site plan, and subdivision review on October 25, 1988 for 108 units on the same acreage as this subdivision. This project was never built.

In 1991 a 3-lot subdivision was approved on this land consisting of 2 duplex lots and one large remaining lot. Each of the duplex lots on Forest Avenue consisted of 7,077 sq. ft. and the large remaining lot currently being considered consisted of 413,988 sq. ft. (9.5 acres).

- Jan. 1998 – This proposal was brought to the attention of and discussed with the Planning staff.
- Jan. 14, 1998 – Met with Rick Knowland and Larry Ash to discuss traffic.
- Feb. 1998 – DeLuca Hoffman Associates, Inc. was hired to do a traffic analysis as requested by Mr. Ash.
- Feb. 16, 1998 – Diversified Properties, Inc. sent Mr. Larry Ash, City of Portland Traffic Engineer, a report on this project that was requested as a result of a meeting that you and I had with Mr. Ash.
- May 13, 1998 – Letters were sent to CMP, PWD, Northern Utilities and Bell Atlantic requesting comments on their ability to service 54 units; our current concept consists of 42+/- units.

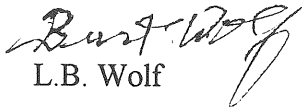
Rick Knowland
June 24, 1998
Page 2

- May 15, 1998 – Drilling and blasting specialists drilled approximately 42 test holes on this area to test for ledge.
- May 8, 1998 – Meeting with Land Use Consultants for a concept plan review.
- May 21, 1998 – Meeting with Land Use Consultants for a concept plan review.
- June 4, 1998 – Meeting with Rick Knowland to review project.
- June 16, 1998 – Meeting with Rick Knowland and David Kamila to review project.

We originally planned to submit a concept sketch to the Planning Board. When told by you that this was not permissible, we hired Land Use Consultants to provide information for an application for a 21-lot subdivision which we are submitting.

Thank you for your cooperation.

Very truly yours,


L.B. Wolf

LBW/jmy
Enclosures

Terry N. Snow, P. A.
Attorney at Law
P. O. Box 275
Cumberland Center, Maine 04021-0275

Office
294 Main Street
Cumberland, Maine

Telephone (207) 829-6363
Fax (207) 829-4481

June 24, 1998

Samuel Hoffses
City of Portland
389 Congress Street
Portland, ME 04101

Re: Permission for permits for Forest Avenue, Portland

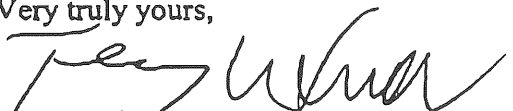
Dear Mr. Hoffses:

I am the Clerk and corporate attorney for W.A. ONE , a Maine corporation.

Diversified Properties, Inc. and/or Lloyd B. Wolf has the permission of W.A. ONE to perform tests and apply for permits with the City of Portland for the property owned on Forest Avenue, Portland by said corporation.

If you have any questions, please contact me.

Very truly yours,


Terry N. Snow

TNS:ecm



LAND USE CONSULTANTS INC

June 22, 1998

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE

Thomas N. Emery, RLA
John D. Roberts, PLS

Mr. Richard Knowland, Senior Planner
Department of Planning and
Urban Development
City Hall
389 Congress Street
Portland, ME 04101

Morrill's Court Subdivision – Concept Plan

Dear Rick:

As we discussed during our meeting last Tuesday I have prepared the attached Conceptual Plan (7 copies) of a proposed residential subdivision for Diversified Properties on the site of the formerly approved (1988) Morrill's Court Condominiums (see project history submitted under separate cover). The former project consisted of 108 dwelling units in 9 buildings. Our current proposal entails 21 lots suitable for either single family or duplex units. The project includes approximately 9 acres in the R-5 zone. We are planning to construct a public street 24-ft. wide within a 50 ft right-of-way connecting with Forest Avenue opposite the Warren Avenue intersection. A traffic study was conducted by Peter Hedrich last February based on 52 residences (42 maximum actually proposed) which was reviewed by City Engineer Larry Ash. (See attached report and city review comments.)

Our proposed access road will be designed according to City standards and will be offered to the City Council as a public way. We have two dead ends, one with a cul-de-sac and the other a "T" type turn around. We have no plans to make a through connection with any nearby residential streets however we have shown a possible alignment extending towards Broadway (a paper street) as requested for your planning review.

We are proposing to extend public sewer and water within the street and have proposed a new hydrant for fire protection. Telephone, electric and cable TV service will be underground.

A portion of our site is classified as wetlands and we will be applying for a permit from DEP and Army Corps to fill a limited area.

Stormwater will be collected by a storm drain system within the street and it will be detained before discharging to the existing stream which crosses the site and eventually enters the Forest Avenue drainage system near the Princeton Pines apartment project.

In addition to the concept plan I have also attached copies of the existing boundary survey and 3 lot subdivision of the site, a wetlands plan and the previously approved condominium plan for your reference. (7 copies each.)

LAND USE CONSULTANTS INC

We understand that this will be scheduled for a Planning Board workshop on July 14th at which time we will be present to brief the Board on our proposal, answer questions and receive feedback on issues.

Please call with any questions or comments. I look forward to meeting with you.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Kamila". The signature is fluid and cursive, with a large initial "D" and a stylized "K" at the end.

David A. Kamila, P. E.
Vice President

DAK/pp

Enclosure

cc: Burt Wolf, Diversified Properties



CITY OF PORTLAND

May 15, 1998

Mr. Burt Wolf
Diversified Properties, Inc.
P.O. Box 10127
Portland ME 04104

**Re: Forest Avenue Apartment Project
Trip Generation and Assignment**

Dear Mr. Wolf:

The proposed traffic generated relative to the above-referenced project will not significantly impact the Forest/Warren intersection provided the following conditions are met:

- 1) That the driveway to/from Forest Avenue is at least 30 feet wide with appropriate radii
- 2) That arrows be applied designating in, right turn and through
- 3) That vehicle detection be provided

Should you have any questions, please call me at 874-8894.

Sincerely,
CITY OF PORTLAND

Larry Ash
Traffic Engineer

LA:jw

pc: William J. Bray, P.E., Director of Public Works
Bruce A. Bell, Operations Manager

Forwcp.doc

DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

February 16, 1998

Mr. Larry Ash, Traffic Engineer
City of Portland
55 Portland St.
Portland, ME 04101

Re: Forest Avenue Apartment Project
Trip Generation and Assignment

Dear Larry:

DeLuca-Hoffman Associates, Inc. has been retained by Diversified Properties to evaluate traffic impacts for their proposed apartment project off of Forest Avenue. The site is located on the north side of Forest Avenue with a driveway proposed to be located opposite the signalized intersection of Warren Avenue. We would like your input regarding the extent of traffic study which will be required for the project. Therefore, we have forecasted the project trip generation and done trip assignments to aid in your determination.

Trip Generation

The project will be approximately 52 residential rental units comprised of either 26 duplexes or several larger buildings with a total of 52 units. Utilizing ITE trip generation rates from the 6th Edition for "Low-rise apartment" land use code 221, the following trip generation forecast has been prepared:

Use	Units	AM		TOTAL	PM		TOTAL			
		TRIP	TRIP		TRIP	TRIP				
Low Rise Apartment	52	6	26	32	25	13	38	327	327	654

Trip Assignment

The PM peak hour was determined to be the critical period based on traffic volume trends shown in the 1992 Clean Air Act counts for the Forest Avenue intersections with Warren, Allen and Stevens Avenues. The raw volumes for these counts which were performed in July are shown on Figure 1. These volumes were utilized to determine trip distribution to and from the site in accordance with entering volumes from Stevens Avenue, Forest Avenue East, Allen Avenue, Warren Avenue and Forest Avenue West. The resulting trip distribution and corresponding assignment are shown on Figures 2 and 3, respectively.

DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

Mr. Larry Ash
February 16, 1998
Page 2

Please review the enclosed Figures and provide your input regarding study requirements at your earliest convenience.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.



Peter A. Hedrich, P.E.
Project Engineer

PAH/sq/JN1659/Ash2-16

Enclosures

C: Mr. Jim Wolf

DeLUCA-HOFFMAN ASSOCIATES, INC.

Consulting Engineers
778 Main Street Suite 8
SOUTH PORTLAND, MAINE 04106
(207) 775-1121
FAX (207) 879-0896

JOB 1659 FOREST AVE Duplex OF _____
SHEET NO. _____ OF _____
CALCULATED BY MC DATE 2-11-98
CHECKED BY _____ DATE _____
SCALE _____

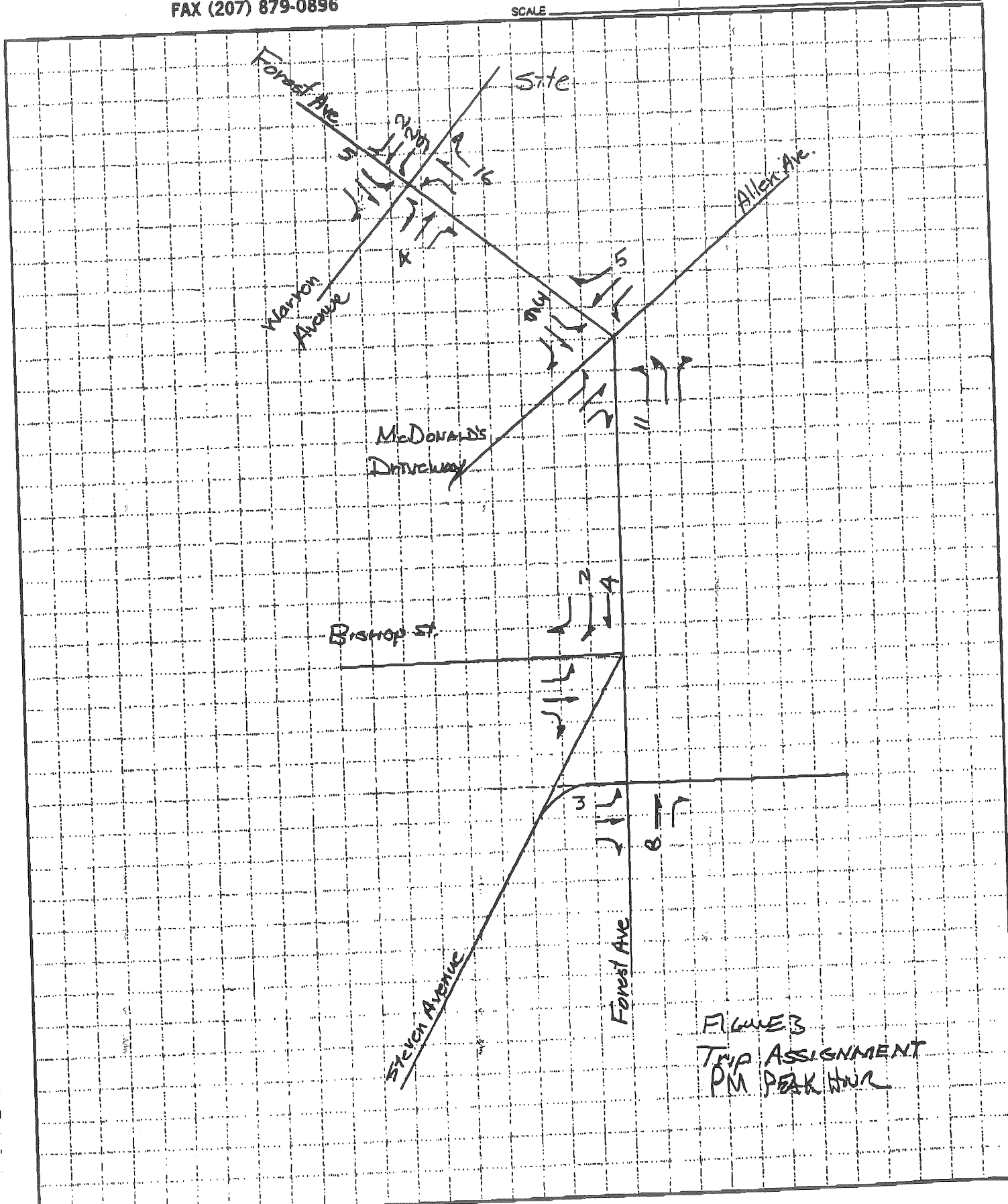


FIGURE 3
TRIP ASSIGNMENT
PM PEAK HOUR

DeLUCA-HOFFMAN ASSOCIATES, INC.

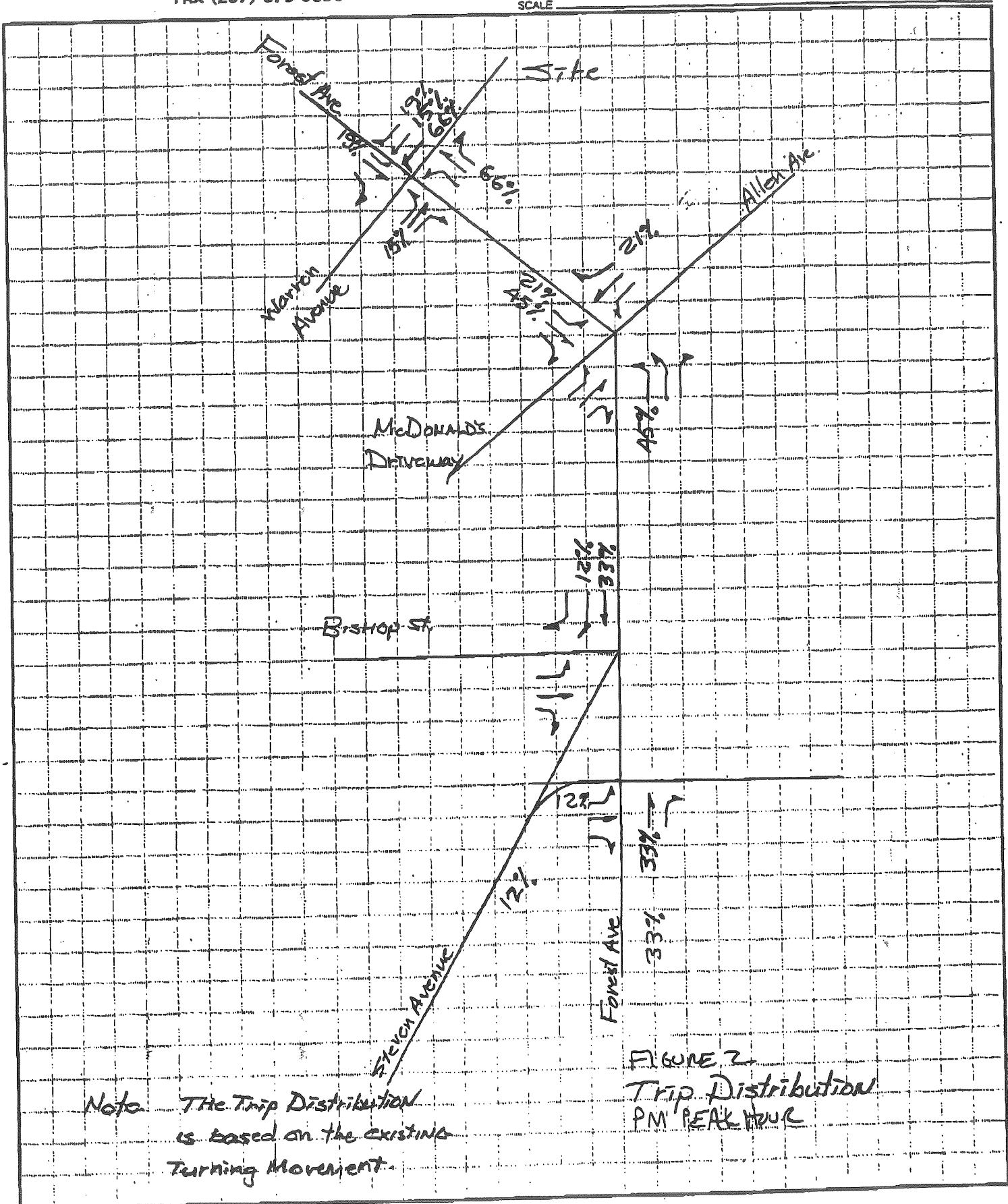
Consulting Engineers
778 Main Street Suite 8
SOUTH PORTLAND, MAINE 04106
(207) 775-1121
FAX (207) 879-0896

SHEET NO. _____ OF _____

CALCULATED BY MC DATE 2-11-98

CHECKED BY _____ DATE _____

SCALE _____



Note: The Trip Distribution is based on the existing Turning Movement.

FIGURE 2
Trip Distribution
PM PEAK HOUR

DeLUCA-HOFFMAN ASSOCIATES, INC.

Consulting Engineers
778 Main Street Suite 8
SOUTH PORTLAND, MAINE 04106
(207) 775-1121
FAX (207) 879-0896

SHEET NO. _____ OF _____

CALCULATED BY MC DATE 2-11-98

CHECKED BY _____ DATE _____

SCALE _____

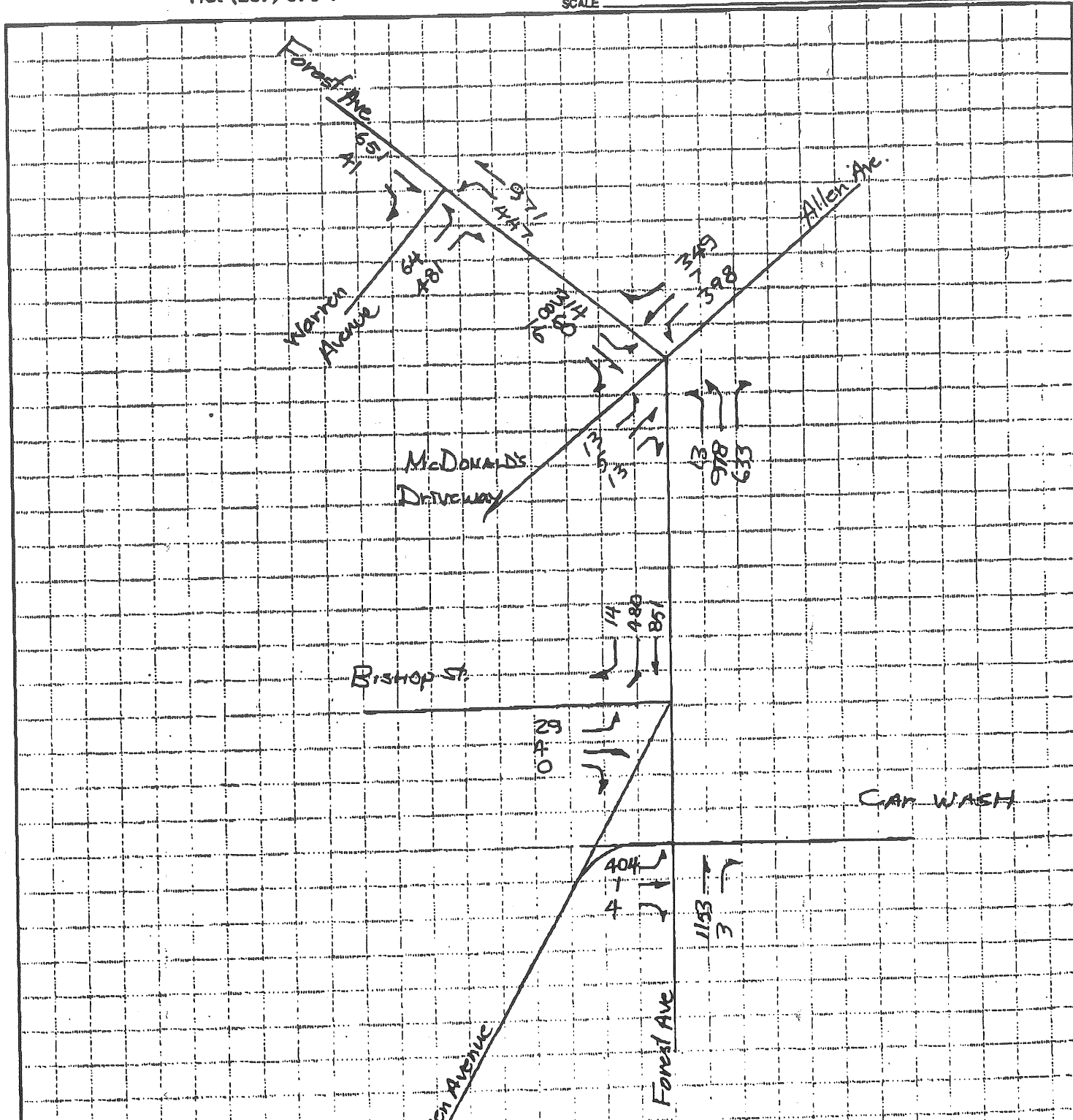


FIGURE 1
Existing Traffic Volume
1992 AM Peak Hour (16-17)
Based on the Clean Air Traffic Volume.



May 28, 1998

Diversified Properties, Inc.
Attn: Mr. L. B. Wolf
P.O. Box 10127
Portland, ME 04104

RE: Forest Avenue Project

Dear Mr. Wolf:

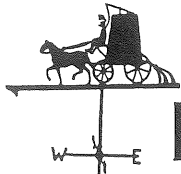
This letter is to advise you that Central Maine Power Company has sufficient single phase electrical capacity in the area to serve the proposed 54 unit development in Portland.

When plans are available, please forward them to me so that electric utilities can be coordinated for the project. If you have any further questions, please do not hesitate to call me at 791-8006.

Sincerely,

Peter C. Bartlett
Energy Services Advisor

PCB/rr



Portland Water District

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

Customer Service Hotline (207) 761-8310

(207) 774-5961

FAX (207) 761-8307

May 18, 1998

L B Wolf
Diversified Properties, Inc
PO Box 10127
Portland, Me 04104

Re: Forest Ave- 54 Unit Complex

Dear Mr Wolf

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed 54 unit complex near Forest Ave in Portland. Checking District records, I find there is a 16" water main on the short side of the street in Forest Ave. as well as a short side 8" main part way down Eleanor St. A map is enclosed indicating the water mains and hydrants in the general area of the site.

The current data from the nearest hydrant indicates there should be adequate capacity of water.

Forest Ave @ # 1319
Hydrant # 1138
Static pressure = 57 PSI
Flow = 1744GPM
Last Tested = 6/3/93

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

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator



Northern Utilities, Inc.

May 21, 1998

L.B. Wolf
Diversified Properties, Inc.
P O Box 10127
Portland ME 04104

Dear Burt:

Northern Utilities' will be able to serve the planned development off 1271 Forest Avenue, Portland, subject to the cost of gas main installation and the estimated consumption of future users.

If you have any questions regarding this matter, please contact me at 797-8002.

Sincerely,

Denise T. Lawsore
Sales Representative

Peoples Heritage Bank

One Portland Square
P.O. Box 9540
Portland, ME 04112-9540

1-800-462-8666
Tel: 207-761-8500



June 23, 1998

City of Portland
389 Congress Street
Portland, ME 04102

RE: Morrill's Court Subdivision

To Whom It May Concern:

Dr. Lloyd (Burt) Wolf has been a long-time customer of Peoples Heritage Bank over the past ten years. He has an excellent credit history and is a strong and valued customer of the Bank.

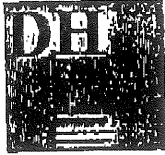
Dr. Wolf has the financial capability to finance the Morrill Court Subdivision, and the Bank is willing to consider financing for this project. Please feel free to give me a call at (207) 761-8625 with any questions you may have.

Sincerely,

A handwritten signature in black ink that reads "Dan Thornton".

Daniel P. Thornton
Group Vice President

/jmh



DELUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS
178 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- NO. 355 P. 176
- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

RECEIVED 2/19/98

FAX COVER SHEET

To: Jim Wolf
773 6875

From: Peter Hedrick

Phone: _____ Date: 2/16/98

Rec: _____ Pages: 6

- Urgent
 For Review
 Please Comment
 Please Reply
 Please Recycle

COMMENTS:

Please call with your comments/approval.

Thanks

Peter

If you do not receive all pages, please call (207) 775-1121.



DELUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

February 16, 1998

Mr. Larry Ash, Traffic Engineer
City of Portland
55 Portland St.
Portland, ME 04101

Re: Forest Avenue Apartment Project
Trip Generation and Assignment

Dear Larry:

DeLuca-Hoffman Associates, Inc. has been retained by Diversified Properties to evaluate traffic impacts for their proposed apartment project off of Forest Avenue. The site is located on the north side of Forest Avenue with a driveway proposed to be located opposite the signalized intersection of Warren Avenue. We would like your input regarding the extent of traffic study which will be required for the project. Therefore, we have forecasted the project trip generation and done trip assignments to aid in your determination.

Trip Generation

The project will be approximately 52 residential rental units comprised of either 26 duplexes or several larger buildings with a total of 52 units. Utilizing ITE trip generation rates from the 6th Edition for "Low-rise apartment" land use code 221, the following trip generation forecast has been prepared:

	Trips	6 AM	7 AM	8 AM	9 AM	10 AM	11 AM	12 PM	1 PM	2 PM	3 PM	4 PM	5 PM	6 PM
Low Rise Apartment	52	6	26	32	25	13	38	327	327	654				

Trip Assignment

The PM peak hour was determined to be the critical period based on traffic volume trends shown in the 1992 Clean Air Act counts for the Forest Avenue intersections with Warren, Allen and Stevens Avenues. The raw volumes for these counts which were performed in July are shown on Figure 1. These volumes were utilized to determine trip distribution to and from the site in accordance with entering volumes from Stevens Avenue, Forest Avenue East, Allen Avenue, Warren Avenue and Forest Avenue West. The resulting trip distribution and corresponding assignment are shown on Figures 2 and 3, respectively.

DELUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

Mr. Larry Ash
February 16, 1998
Page 2

Please review the enclosed Figures and provide your input regarding study requirements at your earliest convenience.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.


Peter A. Hedrich, P.E.
Project Engineer

PAH/sq/JN1659/Ash2-16

Enclosures

C: Mr. Jim Wolf

DeLUCA-HOFFMAN ASSOCIATES, INC.

Consulting Engineers
 778 Main Street Suite 8
 SOUTH PORTLAND, MAINE 04106
 (207) 775-1121
 FAX (207) 879-0896

JOB 1659 FOREST AVE DO FLOOR NO. 455 OF 450
 SHEET NO. _____ OF _____
 CALCULATED BY MC DATE 2-11-98
 CHECKED BY _____ DATE _____
 SCALE _____

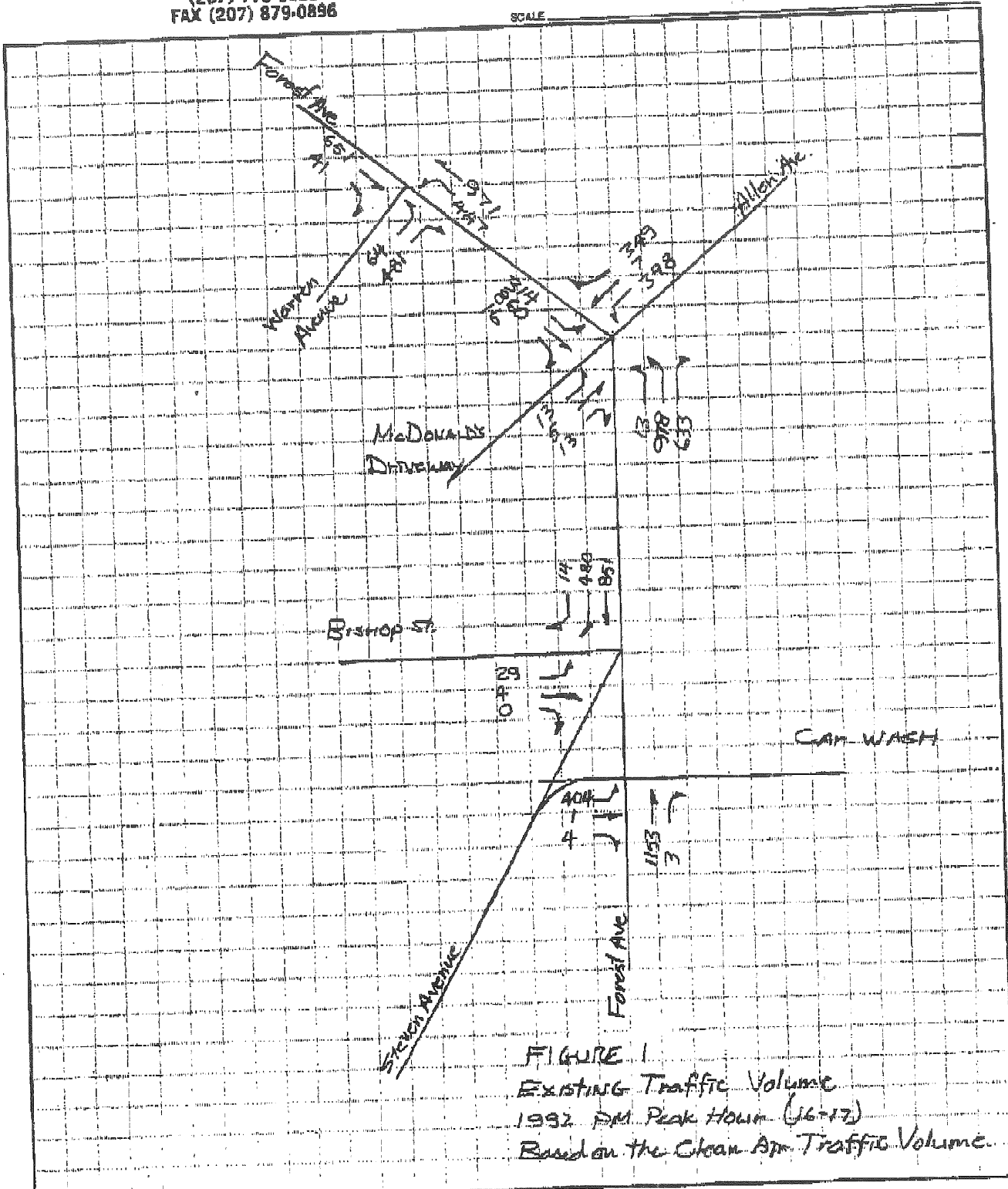
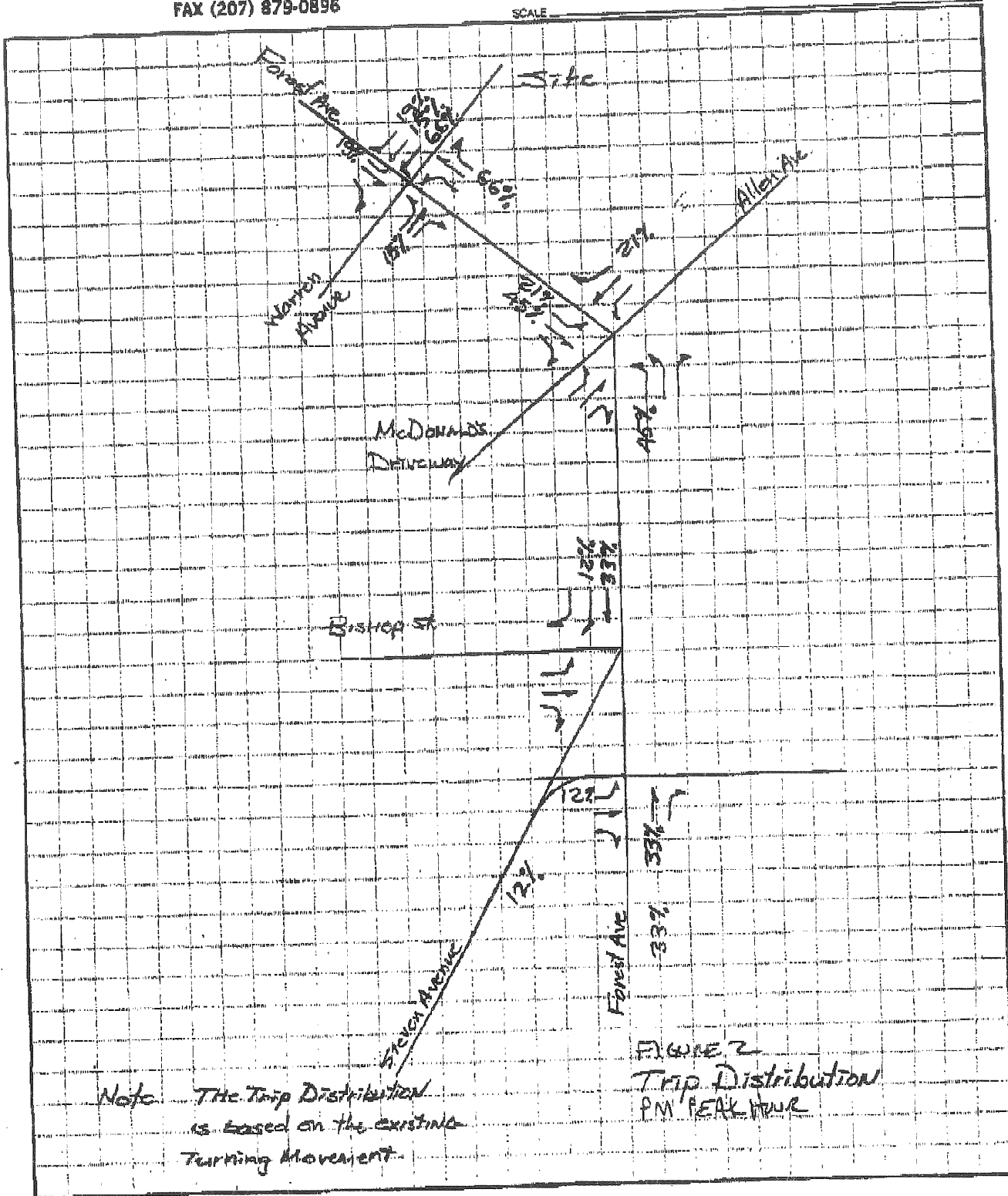


FIGURE 1
 EXISTING Traffic Volume
 1992 PM Peak Hour (16-17)
 Based on the Clean Air Traffic Volume.

DeLUCA-HOFFMAN ASSOCIATES, INC.

Consulting Engineers
778 Main Street Suite 8
SOUTH PORTLAND, MAINE 04106
(207) 775-1121
FAX (207) 879-0896

JOB 1659 Forest Ave Drive OF _____
SHEET NO. _____ OF _____
CALCULATED BY MC DATE 2-11-98
CHECKED BY _____ DATE _____
SCALE _____



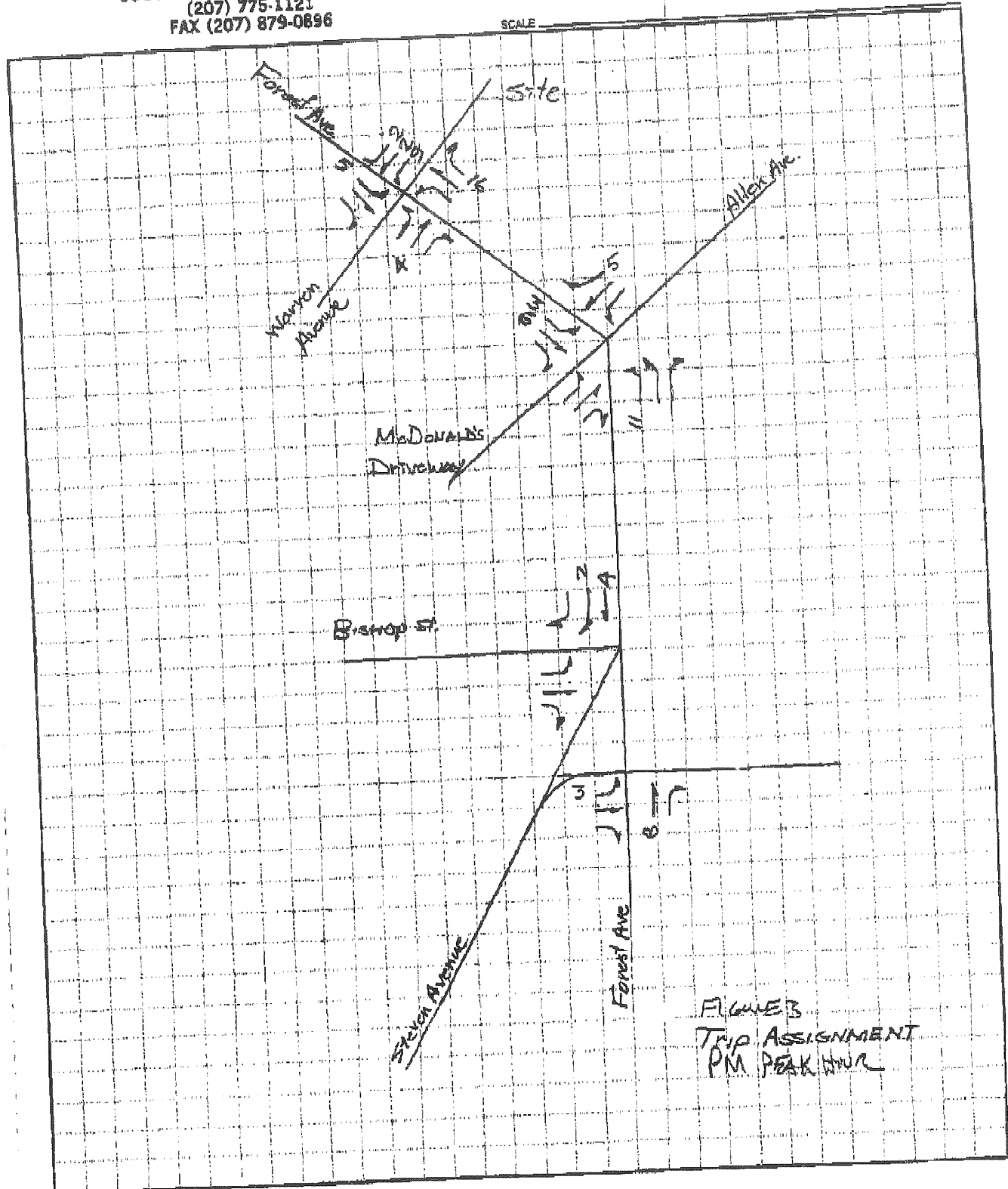
Note: Trip Distribution is based on the existing turning movement.

FIGURE 2
TRIP DISTRIBUTION
PM PEAK HOUR

DeLUCA-HOFFMAN ASSOCIATES, INC.

Consulting Engineers
778 Main Street Suite 8
SOUTH PORTLAND, MAINE 04106
(207) 775-1121
FAX (207) 879-0896

JOB: 1659 FOREST AVE DUPLEX
SHEET NO. _____ OF _____
CALCULATED BY: MC DATE: 2-11-98
CHECKED BY: _____ DATE: _____
SCALE: _____



SITE DATA

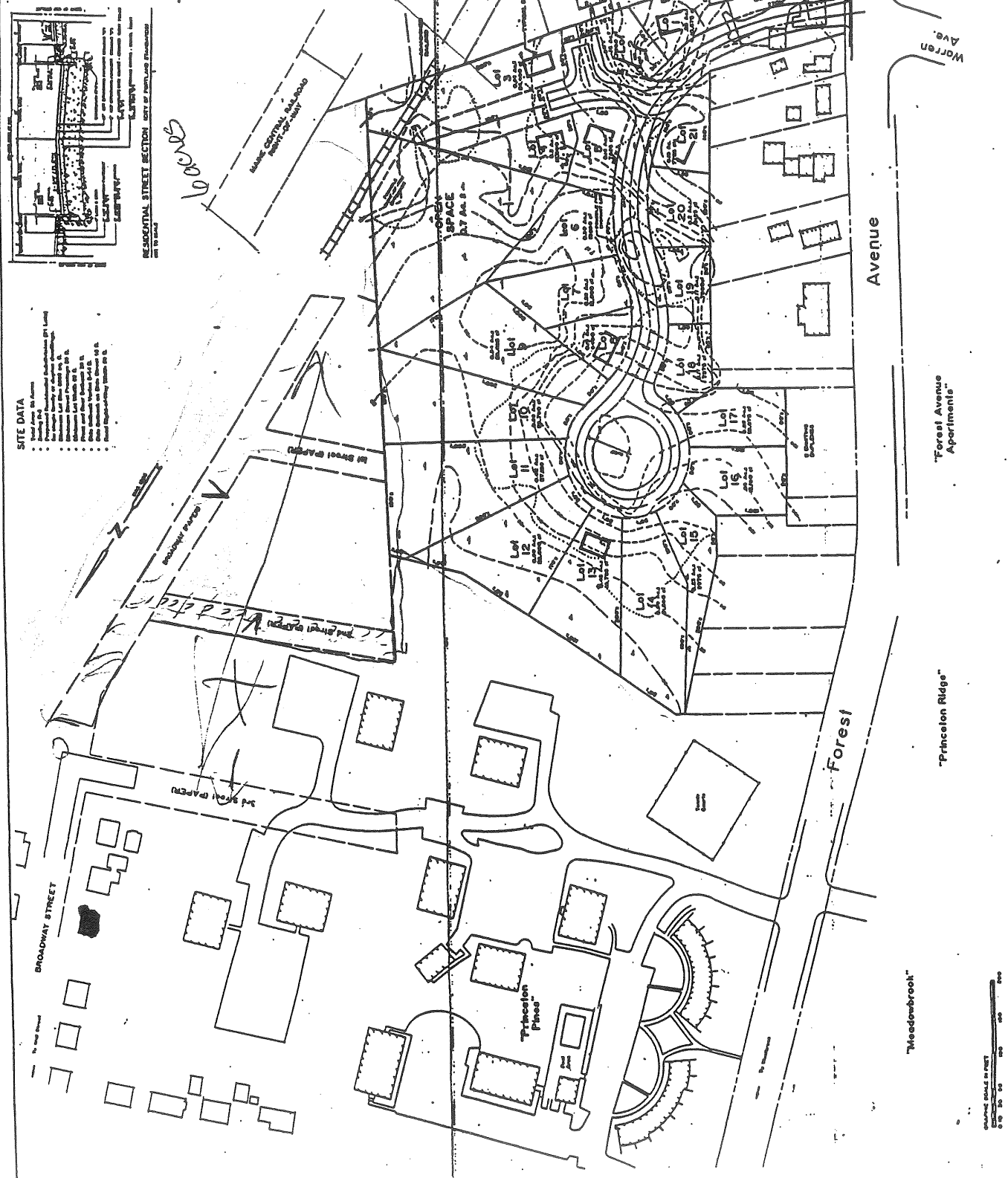
- Lot Area: 10.0 Acres
- Zoning: R-10
- Subdivision: [Name]
- [Other details]

LEGEND

- Proposed Lot
- Proposed Street
- Proposed Right-of-Way
- Proposed Easement
- Proposed Utility
- Proposed Structure
- Proposed [Other]

RESIDENTIAL STREET SECTION

SITE LOCATION MAP



Legal Notice

Legal Notice

PORTLAND CITY COUNCIL PUBLIC HEARING

Notice is hereby given that the Portland City Council will hold a public hearing Monday, July 6, 1998 at 7:30 p.m. in the City Council Chambers, City Hall, 389 Congress Street, Portland, Maine to consider a zone change from R-5 Residential to R-3 Residential in the vicinity of First St., Second St., Third St., Goodridge Ave. and Eleanor St., as shown on the vicinity map below.

Proposed zone change from
R-5 Residential to R-3 Residential



**PROPOSED ZONE CHANGE FROM
R-5 RESIDENTIAL TO R-3 RESIDENTIAL**

Further information can be obtained at the Portland Planning Department, 4th Floor, City Hall or by calling 874-8725.

Alexander Jaegerman
Chief Planner

Legal Notice

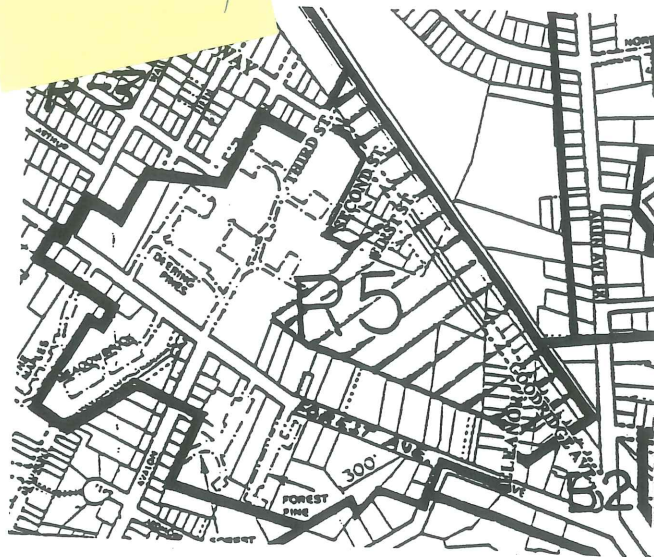
Legal Notice

PORTLAND CITY COUNCIL PUBLIC HEARING

Notice is hereby given that the Portland City Council will hold a public hearing Monday, July 6, 1998 at 7:30 p.m. in the Council Chambers, City Hall, 389 Congress Street, Portland, Maine to consider a zoning change from R-5 Residential to R-3 Residential in the vicinity of First St., Second St., Third St., and Eleanor St., as shown on the vicinity map below.

Rick Knowland

Proposed zone change from
R-5 Residential to R-3 Residential



**PROPOSED ZONE CHANGE FROM
R-5 RESIDENTIAL TO R-3 RESIDENTIAL**

Further information can be obtained at the Portland Planning Department, 4th Floor, City Hall or by calling 874-8725.

Alexander Jaegerman
Chief Planner



CITY OF PORTLAND

May 15, 1998

Mr. Burt Wolf
Diversified Properties, Inc.
P.O. Box 10127
Portland ME 04104

**Re: Forest Avenue Apartment Project
Trip Generation and Assignment**

Dear Mr. Wolf:

The proposed traffic generated relative to the above-referenced project will not significantly impact the Forest/Warren intersection provided the following conditions are met:

- 1) That the driveway to/from Forest Avenue is at least 30 feet wide with appropriate radii
- 2) That arrows be applied designating in, right turn and through
- 3) That vehicle detection be provided

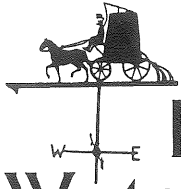
Should you have any questions, please call me at 874-8894.

Sincerely,
CITY OF PORTLAND

Larry Ash
Traffic Engineer

LA:jw

pc: William J. Bray, P.E., Director of Public Works
Bruce A. Bell, Operations Manager



Portland Water District

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

Customer Service Hotline (207) 761-8310

(207) 774-5961

FAX (207) 761-8307

May 18, 1998

L B Wolf
Diversified Properties, Inc
PO Box 10127
Portland, Me 04104

Re: Forest Ave- 54 Unit Complex

Dear Mr Wolf

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed 54 unit complex near Forest Ave in Portland. Checking District records, I find there is a 16" water main on the short side of the street in Forest Ave. as well as a short side 8" main part way down Eleanor St. A map is enclosed indicating the water mains and hydrants in the general area of the site.

The current data from the nearest hydrant indicates there should be adequate capacity of water.

Forest Ave @ # 1319
Hydrant # 1138
Static pressure = 57 PSI
Flow = 1744GPM
Last Tested = 6/3/93

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

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator



Northern Utilities, Inc.

May 21, 1998

L.B. Wolf
Diversified Properties, Inc.
P O Box 10127
Portland ME 04104

Dear Burt:

Northern Utilities' will be able to serve the planned development off 1271 Forest Avenue, Portland, subject to the cost of gas main installation and the estimated consumption of future users.

If you have any questions regarding this matter, please contact me at 797-8002.

Sincerely,

Denise T. Lawsure
Sales Representative



LAND USE CONSULTANTS INC

July 29, 1998

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE

Thomas N. Emery, RLA
John D. Roberts, PLS

Mr. Richard Knowland, Senior Planner
Department of Planning and
Urban Development
City Hall
389 Congress Street
Portland, Me 04101

Morrill's Court Subdivision

Dear Rick:

I am writing to correct a misstatement contained in my letter to you on July 22, 1998 discussing revisions to the concept plan we presented at yesterday's Planning Board Workshop.

In the next to last paragraph I stated the Owner had agreed to grant an easement for a trail crossing. This is not the case. Apparently Councilor Harlow had requested this as a way to cut off future through access via Broadway and Dr. Wolf declined.

Please call me if you wish to discuss this in more detail.

Sincerely,

David A. Kamila, P. E.
Vice President

DAK/pp

Cc; Dr. Lloyd Wolf

PGWNY

ATTACHED IS A D660
GIVEN TO MYG BY DR WOLF
FOR THE FIRST AVG.

4 Pg 120

RESIDENTIAL SUBD. COULD
YOU TAKE A LOOK AT

AJB ASSOCIATES
place of busin
State of Maine

THIS? I HAVE A
COPY OF THE PLAN YOU
CAN REFER TO

Principal
and and

For considerat

W.A. ONE, a Ma
business in Pe
of Maine

THANKU
RICK

to:

date

A certain lot or parcel of land with any improvements thereon,
situated on Forest Avenue in the City of Portland, County of
Cumberland and State of Maine, and being more particularly
described in Appendix A annexed hereto and made a part hereof.

WITNESS our hands this 20th day of December, 1990.

AJB ASSOCIATES

James J. Perkins

By: *Alan E. Wolf*

Its General Partner
NAME: WOLF

Alan E. Wolf

Its General Partner
ALAN E. WOLF

STATE OF MAINE
CUMBERLAND, SS.

December 20, 1990

Then personally appeared the above-named James H. Wolf and Alan E. Wolf,
General Partners of AJB ASSOCIATES as aforesaid and acknowledged
the foregoing instrument to be his free act and deed in his
said capacity and the free act and deed of said corporation.

Before me,

David J. Galgay Jr.
Attorney at Law/Notary Public
DAVID J. GALGAY JR.

Instr 60524 Bk 9424 Pg 120

624

QUIT CLAIM DEED WITH COVENANT

AJB ASSOCIATES, a Maine general partnership with a principal place of business in Portland, in the County of Cumberland and State of Maine

For consideration paid, GRANT with QUIT CLAIM COVENANT to:

W.A. ONE, a Maine corporation with a principal place of business in Portland, in the County of Cumberland and State of Maine

A certain lot or parcel of land with any improvements thereon, situated on Forest Avenue in the City of Portland, County of Cumberland and State of Maine, and being more particularly described in Appendix A annexed hereto and made a part hereof.

WITNESS our hands this 20th day of December, 1990.

AJB ASSOCIATES

James H. Wolf

By:

James H. Wolf
Its General Partner
JAMES H. WOLF

Alan E. Wolf

Alan E. Wolf
Its General Partner
ALAN E. WOLF

STATE OF MAINE
CUMBERLAND, SS.

December 20, 1990

Then personally appeared the above-named James H. Wolf and Alan E. Wolf, General Partners of AJB ASSOCIATES as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

David J. Galgay Jr.
Attorney at Law/Notary Public
DAVID J. GALGAY JR.

Instr 60324 Bk 9424 Pg 121

APPENDIX A

PROPERTY #1PARCEL I

A certain lot or parcel of land with the buildings thereon, located on Forest Avenue, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

BEGINNING at the northeasterly corner of the Soper lot, so-called, on said Forest Avenue; thence running in a southeasterly direction two hundred twenty-two (222) feet to land now or formerly of James Hibbs; thence by said Hibbs' land two hundred ninety-seven (297) feet to a stake; thence in a northwesterly direction two hundred twenty-two (222) feet to a stake; thence in a southwesterly direction two hundred ninety-seven (297) feet to the point of beginning; containing 65,934 square feet of land.

Being the same premises conveyed to AJB Associates by warranty deed of Robert B. Gregory and Sim-Kuen Chan Gregory, dated December 4, 1984, to be recorded in the Cumberland County Registry of Deeds in Book 6634, Page _____.

PARCEL II

A certain lot or parcel of land with the buildings thereon, located on the northeasterly side of Forest Avenue in the City of Portland, County of Cumberland and State of Maine, being bounded and described as follows:

BEGINNING on the northeasterly side of Forest Avenue at an iron pipe set at the northwest corner of property conveyed to one Paysur by deed recorded in Cumberland County Registry of deeds in Book 4116, Page 330; thence North 38° West a distance of one hundred forty-three and ninety-two hundredths (143.92) feet along said northeasterly side of Forest Avenue to an iron pipe at the southwest corner of property conveyed to one Boothby by deed recorded in said Registry in Book 3188, Page 755; thence North 52° 31' 51" East a distance of ninety-nine and twenty-four hundredths (99.24) feet along said Boothby property to an iron pipe; thence North 37° 37' 28" West a distance of twenty-three (23) feet to an iron pipe at the southeast corner of property conveyed to one Thornton by deed recorded in said Registry in Book 4527, Page 35; thence North 52° 31' 51" East a distance of ninety-nine and sixty-two hundredths (99.62) feet along said Thornton property to an iron pipe; thence South 38° 44' 13" East a distance of one hundred sixty-six and ninety-six hundredths (166.96) feet along property conveyed to Rosemont Realty Company

Instr 60524 Bk 9424 Pg 122

by deed recorded in said Registry in Book 1036, Page 208, to an iron pipe thence South 52° 31' 51" West a distance of two hundred one and sixteen hundredths (201.16) feet along said Payer property to an iron pipe being the point of beginning.

Being the same premises described in a deed from the Secretary of Housing & Urban Development to AJB Associates, dated June 7, 1984, and duly recorded in the Cumberland County Registry of Deeds in Book 6474, Page 304.

PARCEL III

A certain lot or parcel of land with any improvements thereon located in the Dearing District of the City of Portland, in the County of Cumberland and State of Maine, bounded and described as follows: BEGINNING at a point in the rear of the lot of land on Forest Avenue formerly owned by George W. York and on which his dwelling house stood at a point where the land hereby conveyed and the York land intersects; thence North 39° 22' West one hundred eight and eight tenths (108.8) feet; thence North 38° 2' West two hundred seventeen and three tenths (217.3) feet more or less to right of way, crossing right of way twenty-five (25) feet in the same direction; thence North 41° 37' West two hundred twenty-one and six tenths (221.6) feet to a point; thence North 24° 37' West two hundred twenty-two (222) feet to a point; thence turning in northeasterly direction indicated by line of posts four hundred eighty-two and four tenths (482.4) feet, more or less, to a point; thence turning South 41° West three hundred thirty-eight (338) feet to a point; thence turning North 56° 20' East two hundred twenty-three and two tenths (223.2) feet, crossing Portland, Gray and Lewiston Railroad to Maine Central Railroad; thence running parallel to Maine Central Railroad two hundred ninety-five (295) feet to a point; thence turning South 33° 37' West two hundred sixty-nine (269) feet to a point; thence turning North 37° 30' West two hundred twenty-two (222) feet to a point; thence turning South 35° 30' West two hundred ninety-six (296) feet to the place of beginning. The herein described lot containing eight (8) acres, more or less.

Also further conveying the right to use the right of way twenty-five (25) feet wide from the southwesterly side of the above described lot to Forest Avenue.

EXCEPTING from this grant all rights of the Portland, Gray and Lewiston Railroad Company which crosses the lot hereby conveyed.

Instr 60524 Bk 9424 Pg 123

PROPERTY #2PARCEL ONE:

All that land and interests in land conveyed by Central Maine Power Company to AJB Associates by deed dated March 1, 1985, recorded in the Cumberland County Registry of Deeds in Book 6700, Page 184, to which recorded deed reference is made for a complete description.

Reference is also made to a deed of Central Maine Power Company to AJB Associates dated December 3, 1985, duly recorded in said Registry of Deeds.

PARCEL TWO:

A certain lot of land situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

A strip of land 125 feet in width, extending southerly from land formerly of E. E. Parmenter, marked Lot E on a plan of Central Park, in Plan Book #9, Page 129, in the Cumberland County Registry of Deeds, to land now or formerly of W. B. Bailey, and extending easterly from a line 25 feet westerly from and parallel with the center line of the location formerly of the Portland, Gray & Lewiston Railroad to the westerly line of the location of the Maine Central Railroad, containing 4.41 acres.

Meaning and intending to convey the same premises conveyed to the Portland Water District by Central Maine Power Company, by deed dated March 4, 1954, recorded in said Registry of Deeds in Book 2171, Page 239.

Also being the same premises conveyed by Portland Water District to AJB Associates by deed dated January 2, 1985, recorded in said Registry of Deeds in Book 6700, Page 178.

PARCEL THREE:

Certain lots or parcels of land situated in the City of Portland, County of Cumberland, State of Maine, and described on the City of Portland Assessor's Plan for 1984-85, on file in the Assessor's Office, 389 Congress Street, Portland, Maine, as Rear of Forest Avenue (Broadway, First and Second Streets), lots 342-A-2 through 5 and 341-E-1 through 11, being 66,673 square feet in area, more or less. Also described as lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15, as shown on a Plan of Central Park, Portland, Maine, dated October 1901 and prepared

Instr 60524 Bk 9424 Ps 124

by Varney and Churchill, Civil Engineers, which plan is recorded in said Cumberland County Registry of Deeds in Plan Book 9, Page 129.

Reference is hereby made to a quitclaim deed from Frank C. Rodway to the City of Portland dated November 26, 1962, recorded in said Registry of Deeds in Book 2743, Page 497.

Being the same premises conveyed by deed of the City of Portland to AJB Associates dated May 17, 1985, recorded in said Registry of Deeds in Book 6780, Page 93.

PROPERTY #1

A certain lot or parcel of land, with the buildings thereon, situated on the northeasterly side of Forest Avenue, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the northeasterly sideline of Forest Avenue at the southeasterly corner of land now or formerly of Melvin Cram; thence running North 35 degrees East on the line of said Cram land twelve (12) rods to land now or formerly of Charlotte E. Wright; thence South 43 degrees East by said Wright land three and one-third (3 1/3) rods; thence South 35 degrees West to said northeasterly sideline of Forest Avenue; thence North 43 degrees West on line of Forest Avenue to the point of beginning; containing forty square rods.

Also a certain other lot or parcel of land with the buildings thereon, situated in said City of Portland adjoining the above described lot, bounded and described as follows: Beginning on the northeasterly sideline of Forest Avenue, at the southeasterly corner of the above described lot; thence running North 36 degrees East twelve (12) rods and three (3) links to other land of Wright, formerly of Benjamin Bailey; thence southeasterly by said other land of Wright three (3) rods and three (3) links; thence South 36 degrees West to the northeasterly sideline of Forest Avenue; thence westerly by said line of Forest Avenue to the point of beginning; containing one-fourth of an acre, more or less.

EXCEPTING, HOWEVER, the following parcel of land conveyed from Alfred R. Wiggin et al to Lloyd W. Jordan by deed dated February 26, 1951 (incorrectly referred to as April in previous deeds) and recorded in the Cumberland County Registry of Deeds in Book 2035, Page 228:

A certain lot or parcel of land bounded and described as follows: Beginning on the northeasterly side of Forest Avenue at a point which is the southwesterly corner of land now or

Diversified Properties, Inc.

P.O. Box 10127, Portland, ME 04104
Tel 207-773-4988 • Fax 207-773-6875

May 27, 1998

Richard Knowland
Senior Planner
City of Portland
389 Congress Street
Portland, ME 04101

RE: Forest Ave. Subdivision

Dear Rick:

Enclosed please find information pertinent to the proposed Forest Avenue subdivision of 25+/- lots as well as a tentative sketch plan.

Thank you for reviewing this at the staff meeting.

Very truly yours,



L.B. Wolf

LBW/jmy
Enclosures

**Declaration of Restrictions
MAGGIE LANE SUBDIVISION
City of Portland, Cumberland County, Maine**

This DECLARATION dated this _____ day of _____, 1999,
by MAGGIE LANE DEVELOPMENT, LLC hereinafter referred to as the Declarant.

WITNESSETH:

WHEREAS, the Declarant has established a certain twenty-one (21) lot subdivision known as Maggie Lane Subdivision, approved by the Portland Planning Board as depicted on a Plan recorded in the Cumberland County Registry of Deeds in Plan Book _____, Page ___ (the "Original Plan"), and has subjected all of said lots to these Declarations of Restrictions for Maggie Lane Subdivision to be recorded in the Cumberland County Registry of Deeds.

WHEREAS, the Declarant being about to sell and convey lots in said subdivision desires to assure to said purchasers and their heirs, successors, and assigns owning such lots, the use, benefit and enjoyment of said lots in accordance with a harmonious plan, and to this end desires that said lots in said subdivision shall be subjected to certain restrictions, reservations, servitudes, covenants, agreements and easements as hereinafter set forth.

WHEREAS, the it is the intent of the Declarant that the Subdivision be an environmentally sound development, that residences be built and constructed in accordance with sound energy conservation principles, and that the development be in ecological and aesthetic harmony with the environment and the neighborhood.

NOW THEREFORE, in consideration of these premises, the Declarant hereby declares that the property described on said Plan is and shall be held and shall be conveyed subject to the restrictions, reservations, servitudes, covenants, agreements and easements as set forth in the various clauses of this Declaration, to apply to such lots, which Declaration is hereby covenanted and agreed shall inure to the benefit of and be binding upon the Declarant, its successors, and assigns, and the purchasers of said lots, their heirs, successors and assigns, and being binding upon all the land described on said Plan, to wit:

ARTICLE A. GENERAL RESTRICTIONS

Each of the lots 1 through 21 in the Maggie Lane Subdivision shall be subject to the following covenants and restrictions which shall run with the land:

1. Residential Use: No lot shall be improved or used except for residential purposes, unless approved by the Declarant. No temporary structure, mobile homes, or tents shall be used as a residence. No lot shall be further subdivided without prior written approval of the Portland Planning Board and the Declarant. No temporary structure, house trailer, tents, shacks or carports shall be kept, maintained or stored on any part of any lot or parcel. The premises shall be used only for residential and ancillary purposes and, no commercial,

industrial, business, professional use or enterprise of any nature or description shall be carried on at the premises, unless (a) its conduct on the premises is wholly within the residence located on the lot, (b) it has no other employees on the lot, and (c) it is not advertised on the lot.

2. Primary Structure: No structure shall be erected on any lot except a detached residential dwelling building and garages and open porches, except in instances when Declarant shall give prior permission to the contrary in writing. Any barns, sheds or outbuildings of any nature shall be built of style and material similar to the dwelling structure.

3. Compliance with Ordinances: All construction activities, including the siting of buildings, shall be in accordance with all local and state laws, codes, ordinances and regulations.

4. Maintenance: All lots and buildings thereon shall be maintained in a neat, attractive manner and kept in good repair.

5. Animals: No livestock, animals or poultry, other than household pets shall be kept, maintained or allowed on any of the lots. No boarding or breeding kennels may be kept or maintained on any of the lots. Pets shall not be a nuisance and shall be kept on their owner's lot.

6. Vehicles: No house trailer, business or commercial vehicle or vehicles of similar nature shall be brought upon, or maintained or be permitted to remain on any lot except a business vehicle normally used by a lot owner in his or her occupation. No unregistered or inoperable motor vehicles or trailers of any nature may be kept upon any lot unless such vehicle is stored in a garage or other enclosed structure. No tractor trailers may be kept on any lot. No motor homes, house trailers, recreational vehicles, camping trailers or similar vehicles shall be permitted or maintained on any lot, unless the same are stored completely within a garage.

7. Nuisances: No owner of a lot shall do or permit to be done any act upon the lot which may be, or is, or may become a nuisance as defined by state or local law, ordinance or regulation.

8. Construction: When the construction of the buildings on a lot is once begun, work thereon must proceed diligently and must be completed within a reasonable time. All houses and other structures shall be completed on the exterior within one (1) year from start of construction, including two coats of paint, stain or varnish on any exterior wood surface. Exterior walls must be finished with approved siding materials compatible with the neighborhood. No building shall be occupied during construction. The prohibitions contained herein shall not be construed to prevent the use of trailers, vehicles or temporary structures during the period of actual construction in connection with said construction.

9. Architectural Review: Prior to the construction of any building, the lot owner shall submit to Declarant the following: (a) a site plan showing the location on the lot of the

dwelling, the garage, the driveway, and all walks, patios, landscaping and any proposed tree cutting, (b) floor plans for the dwelling(s) and (c) elevation plans showing all facades of all buildings on the lot. Declarant shall approve such plans provided that construction in accordance with such plans shall not be detrimental to the Maggie Lane Subdivision.

10. Detention Pond: The Maggie Lane Homeowners Association will be responsible for the maintenance and operation of the detention basin. The following operation and maintenance procedures are hereby established as the minimum standards by the City of Portland:

- a. Inspect inlet and outlet piping on a weekly basis from March to November, all other times on a biweekly basis, to ensure that flow structures are not blocked.
- b. Remove sediment from, plunge pool when sediment has accumulated to within 6 inches of the outlet invert, but not less than annually.
- c. Inspect riprap plunge pool and spillway annually for evidence of loose rocks or foreign matter and repair as necessary.
- d. Inspect berm annually for evidence of sloughing and repair as necessary.

11. Reservation of Rights by the Declarant: The Declarant has reserved the right for itself and its successors and assigns, to use such streets and ways as shown on the Plan of Maggie Lane for purposes of ingress and egress by pedestrians or vehicles and/or the installation of utilities, to other property of Declarant adjacent to Maggie Lane Subdivision and for the continuation of ways and/or utilities to said adjacent property.

12. Signs: No signs or advertising devices, other than temporary signs less than three square feet in size, will be allowed on any lot or parcel of land without the prior written consent of Declarant. The Declarant may erect signage to identify the subdivision.

13. Trash: No lot shall be used or maintained as a dumping ground for rubbish, trash, junk, cuttings or other refuse. Trash, garbage or other waste shall be kept in sanitary containers. Such containers shall not be visible from the street or from any other lot, except for limited periods coincident with trash collection.

14. Miscellaneous: Clotheslines and drying racks shall be screened or located so as not to be visible from any point on public roadways or adjacent lots.

15. Antennas: No Antennas or satellite dishes shall extend beyond the roof by more than two (2) feet, and there shall be no satellite dish antennas visible from road.

16. Curbcuts: Other than for a driveway leading solely to a garage on a lot in the Subdivision, no curbs on any street in the Subdivision shall be cut without the prior written consent of Declarant and the City of Portland. No streets, roads, private ways, or other thoroughfares shall be installed, constructed, or made on or over any lot in the Subdivision other than a driveway leading solely to a garage on said lot, without the consent of the Declarant.

17. Surface Water: No owner of a lot, his agents or employees shall alter the natural course of surface water on any lot in any way which would materially alter the natural flow of such water across any other lot unless such alteration is approved by the owners of all lots affected. This Paragraph shall not be construed to prevent the proper improvement of maintenance of drainage easements shown on said Plan.

18. Restrictive Covenant and Negative Easement: Each of the lots is subject to the Drainage Maintenance Agreement and the Emergency Access Lane Maintenance Agreement, which were incorporated in the approval process by the Declarant the City of Portland Planning Board.

ARTICLE B. HOMEOWNERS ASSOCIATION

1. Association: Every owner of a lot shall be a member of the Maggie Lane Homeowners Association. Membership shall be appurtenant to and may not be separated from lot ownership. All Owners shall be entitled to one vote for each lot owned. The Association shall maintain any and all facilities used or available for use in common by all members of the corporation (hereinafter referred to as "common areas") in a reasonable state of repair.

2. By-Laws: Subsequent to the date of this Declaration and the recording thereof, Maggie Lane Homeowners Association, a nonprofit and nonstock corporation, shall be duly organized under the laws of the State of Maine. The Association shall be the governing body for all of the Lot owners with respect to the administration, maintenance, repair and replacement of the property as provided by this Declaration and By-Laws.

3. Assessments: The Declarant, for each Lot owned within the Subdivision, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided.

Each Lot owner shall pay annually to the Owners' Association, or its authorized representative, his or her proportionate share of the expense of maintaining the Detention Pond, the Emergency Access and Maggie Lane (until since time as Maggie Lane is accepted as a public way by the City of Portland). In addition, the Maggie Lane Homeowners Association shall be responsible for all other expenses deemed necessary by the Declarant, including but not limited to the cost of maintaining insurance and the cost to maintain and operate the common lights in the subdivision. Such proportionate share of expenses shall be evenly prorated for each Lot.

The annual budget shall be prepared by the Board of Directors and ratified by the Lot Owners in accordance with the By-Laws of Maggie Lane Homeowners Association.

In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying the cost of maintaining the common space, provided that any such assessment shall

have the assent of two-thirds of the votes of members who are voting in person or by proxy at a meeting duly called for this purpose.

The annual assessments provided for herein shall commence upon the sale of the first lot. Until such time as Maggie Lane is accepted by the City of Portland, the Maggie Lane Homeowners Association shall be responsible for repairing and maintaining Maggie Lane, including without limitation the obligation to promptly remove snow from said Road. The Board of Directors shall fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period. Written notice shall be sent to every Owner subject thereto.

4. Assessment Lien: Assessments and other proper charges authorized and billed by the Association shall be a charge on the Lot and shall be a continuing lien upon the lot upon which such assessment is made. If the assessment to the Lot Owner is not paid within thirty (30) days after the due date, then said assessment shall become delinquent and shall, together with interest at the rate of two percent (2%) per month, or any portion thereof, costs of collection and reasonable attorneys' fees, become a continuing lien on the Lot owned by the delinquent Lot Owner which lien shall bind the lot, with the buildings and improvements thereon, as well as the delinquent Lot Owner, heirs, devisees, successors, personal representatives and assigns. Said lien may be enforced in the same manner as a lien for assessments against condominium units provided in the Maine statutes, as the same may be amended. Said lien for unpaid assessments shall be prior to all of the liens and encumbrances on the lot other than mortgages recorded before the date on which the assessment which is sought to be enforced becomes delinquent and liens for real estate taxes and other governmental/municipal assessments or similar charges against the Lot; provided, however, that any such lien shall not be subject to the provisions of 14 M.R.S.A. Section 4651 and 18-A M.R.S.A. part 2, as they or their equivalents may be amended. All such charges in addition to being a lien, shall also constitute the personal liability of the owner of the Lot so assessed at the time of the assessment.

ARTICLE C. GENERAL PROVISIONS

1. Binding Effect: Each of the provisions set forth in Article A of this Declaration shall continue and be binding for a period of forty (40) years from the date hereof, subject to change from time to time, as provided below. Until such time as Declarant owns less than three of the lots in Maggie Lane Subdivision, Declarant retains the right to amend the provisions set forth in Article A, thereafter, any said changes shall require the consent of sixty-six percent (66%) of the lot owners.

2. Rights of Declarant: The Declarant shall be Maggie Lane Development, LLC, or their assigns and or any successor to Maggie Lane Development, LLC, who own three (3) or more lots upon which residences have not been erected. The Declarant reserves the right until the construction, marketing and sale of all lots is completed to:

a) Until such time as Declarant owns less than three of the lots in Maggie Lane Subdivision, Declarant retains the right to waive, change or cancel all or any of the size, number and location of lots, restrictions, covenants, easements, drainage easements, road right-of-way, layout and location of any lot; thereafter, any said changes shall require the consent of sixty-six percent (66%) of the lot owners. The change or changes shall be effective upon the recording of any amendment to this Declaration and/or the filing of a modified subdivision plan indicating the changes made.

b) Locate on the premises, even though not depicted on the Plan, and grant and reserve easements and rights of way for the installation, maintenance, repair, replacement and inspection of utility lines, wires, pipes, conduits and facilities.

c) Connect with and make use of utility lines, wires, pipes and conduits, located on the property, for construction and sale purposes, provided that the Declarant shall be responsible for the cost of the service so used.

d) Place "For Sale" signs or other signs to aid in marketing of the lots and dwellings thereon.

e) Appoint and remove the officers of the Association and members of the executive board and veto any action of the Association or the executive board, in accordance with the provisions of the By-Laws. With the exception of the Architectural Review (Article A(9)), the Declarant shall relinquish all special rights expressed or implied through which it may directly or indirectly control, direct, modify, or veto any action of the Association, its Board of Directors or the majority of Lot Owners, and control of the Association shall pass to the Lot Owners not later than the earlier of the following date: the date on which sixty-six (66) percent of the lots have been conveyed to purchasers, or five (5) years from the date of conveyance of the first Lot to a purchaser, or seven (7) years from the date of recording hereof. The requirements of this paragraph shall not affect the Declarant's rights, as a Lot Owner, to exercise the votes allocated to Lots owned by the Declarant. Control of the Architectural Review, outlined in Article A above, shall pass from the Declarant to the Lot Owners on the date which sixty-six (66) percent of the lots have been conveyed to purchasers. This paragraph shall not be amended without the consent of the Declarant.

3. Enforcement: These covenants, easements and restrictions are posed as part of a general scheme for the protection and benefit of the Declarant and each subsequent owner of a lot in the Subdivision.

The provisions herein set forth shall run with the land and bind Declarant, its successors, grantees and assigns, and all parties claiming by, through, or under them. Declarant, or its successor or assign, the City of Portland and each owner or owners of any of the above land from time to time shall have the right, but not the obligation, jointly and separately to sue for and obtain a prohibitive or mandatory injunction to prevent the breach of, or to enforce the observance of, the provisions above set forth, or any of them, in addition

to the right to bring an ordinary legal action for damages. In no event shall the failure of Declarant, or its successor or assign, and such owners to enforce any of the provisions herein set forth as to a particular violation be deemed to be a waiver of the right to do so as to any continuing or subsequent violation.

4. Evidence of Compliance: Any consents making changes permitted above shall be effective only if expressed in a written instrument or instruments executed and acknowledged by each of the consenting owners and recorded in the Cumberland County Registry of Deeds. Upon and after the effective date of any such change or changes, it or they shall be binding upon the lots subject to this Declaration and all persons then owning said lots in the Maggie Lane Subdivision and shall run with the land and bind all persons claiming, by through or under any one or more of them.

5. Separate Provisions: If any part or provision of this Declaration shall be held invalid or unenforceable by a Court of Law, such holding shall not impair, invalidate or otherwise affect the remainder of this Declaration, which shall remain in full force and effect.

IN WITNESS WHEREOF, Lloyd B. Wolf, Its Member, has caused this instrument to be signed and sealed, this _____ day of February, 1999.

MAGGIE LANE DEVELOPMENT, LLC

Lloyd B. Wolf

STATE OF MAINE
CUMBERLAND, SS.

February 4, 1998

Then personally appeared the above-named Lloyd B. Wolf., of Maggie Lane Development, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Maggie Lane Development, LLC.

Before me,

Notary Public/Attorney at Law

Diversified Properties, Inc.

*P.O. Box 10127, Portland, ME 04104
Tel 207-773-4988 • Fax 207-773-6875*

February 9, 1999

TO: Rick Knowland

FROM: Burt Wolf

RE: Maggie Lane Subdivision

Enclosed please find 3 copies each of the Declaration of Restrictions for Maggie Lane Subdivision and the By-Laws of Maggie Lane Homeowners Association.

It is my understanding that you will deliver 1 copy of each document to Penny Littell.

If you have any questions please contact me.

Thank you for your cooperation.

From: William Bray
To: Rick Knowland
Date: Thu, Aug 13, 1998 6:18 AM
Subject: Dr. Wolf's Broadway Sub-Division

Rick, the Public Works Department under no condition would agree to provide the required maintenance on the proposed emergency lane to this project. Further, having a great deal of personal experience with this parcel of property, I would suggest that everyone pay careful attention to the sight distance requirements of any roadway intersecting Forest Avenue west of Warren Avenue. I know quite well that there is major vertical curve in Forest Avenue that limits sight distance.

CC: Anthony Lombardo, Bruce Bell, Katherine Staples...

From: Penny Littell
To: ALEX JAEGERMAN, Rick Knowland
Date: Wed, Oct 7, 1998 10:47 AM
Subject: Morrill's Court

I spoke with Terry Snow, the Wolf's attorney re obtaining the final easement and an approved and recorded plat for the restrictive easement along the one border of the subdivision which is closest to Broadway and Third. He advised the Wolf's that unless this was accomplished before the 13th the Planning Board would be unlikely to approve the subdivision because they would require a second means of access. It appears the Wolf's are holding off doing that because of the outstanding issue of the cul-de-sac. Terry Snow claims "this project won't go forward without the cul-de-sac." I have reviewed the Ordinance and the City Standards. The Ordinance does say "all dead end streets shall provide for a **cul-de-sac** or, in the case of a dead end street which will be extended, a temporary turn around at the end of the street, subject to the approval of public works." I acknowledge that the Standards say "Dead end streets shall be provided with a turnaround as shown on Figure I-6 "Typical Turnaround Detail." However, figure I-7, entitled "Residential Street Cul-de-sac" does provide the configuration of a cul-de-sac. I think a legitimate question raised by the applicant is that because this street "will never be extended" then the Ordinance allows for a cul-de-sac. To buttress that they will point to Figure I-7 to state their proposed cul-de-sac conforms to the requirements of the City's standards for the same. Moreover, the Ordinance states in Section 14-498 (a) that the technical & design standards must be consistent with the provisions of 14-498.

Are there circumstances where a cul-de-sac is permitted? Does the Public Works Department take a position on this? It may be that we need to amend the ordinance to eliminate the provision which allows for cul-de-sacs in any circumstances. Let me know your thoughts.

CC: Gary Wood

City of Portland, Maine Planning Department

City Hall
389 Congress Street, 4th Floor
Portland, Maine 04101
Fax Number: 756-8258

FAX TRANSMISSION COVER SHEET

TO: BURT WOLF
AL PALMON

COMPANY: _____

FAX #: 773-6875
657-6912

FROM: RICK KNOWLAND

OF PAGES: 4

DATE: 9-30-98

RE: EXCERPT OF TECHNICAL AND DESIGN
STANDARDS AND GUIDELINES REGARDING TYPICAL TURNAROUND
DETAILS.

If you do not receive all of the pages, please call 874-8721 or 874-8719.

OFFICE COPY

CITY OF PORTLAND, MAINE



**TECHNICAL AND DESIGN
STANDARDS AND GUIDELINES**

Adopted: September 1987
Amended: August 1992
July 1994

SECTION I

STREET DESIGN, ALIGNMENT AND GRADE STANDARDS

1. INTENTION

These standards are intended to provide for safe and sufficient vehicular and pedestrian circulation on roadways and driveways in the City of Portland, and to ensure durability and sound engineering practice in the design and development of such roadways and driveways.

2. HORIZONTAL ALIGNMENT OF STREETS

The Horizontal Alignment of Streets proposed in all subdivisions shall conform to the standards as outlined as follows:

- A. When tangent centerlines deflect from each other, except at intersections, they shall be connected by a centerline curve having a minimum radius of one hundred and ten (110) feet.
- B. Between reverse curves, where the radius of one or both curves is less than two hundred (200) feet, there shall be a tangent section of centerline not less than one hundred (100) feet in length.
- C. Streets intersecting an arterial route shall do so at a ninety degree (90°) angle. All streets intersecting collector or residential streets shall not vary from ninety degrees (90°) by more than fifteen degrees (15°).
- D. At street intersections, the right-of-way lines shall be rounded by a circular arc having a minimum radius of ~~twenty (20)~~ ten (10) feet. A greater radius may be required for streets intersecting at an angle other than ninety degrees (90°).
- E. Dead end streets shall be provided with a turnaround *as shown in Figure I-6 Typical Turnaround Detail*. ~~having an outside paved roadway diameter of one hundred and twelve (112) feet and a streetline diameter of not less than one hundred and thirty (130) feet. Where any subdivision includes a dead end street, not designed to be so permanently, the subdivider shall make temporary provisions for a turnaround as the City Engineer may deem necessary.~~
- F. Street intersections with more than four (4) legs shall be prohibited.
- G. A minimum stopping sight distance on horizontal curves shall be as stated in the latest American Association of State Highway & Transportation Officials (AASHTO) Handbook, a copy of which is on file at the City Engineer's office for public inspection.
- H. Minimum centerline offsets of adjacent intersections shall be as follows unless, in the opinion of the City Engineer, a lesser length is necessitated by local conditions.

SECTION I — STREET DESIGN STANDARDS

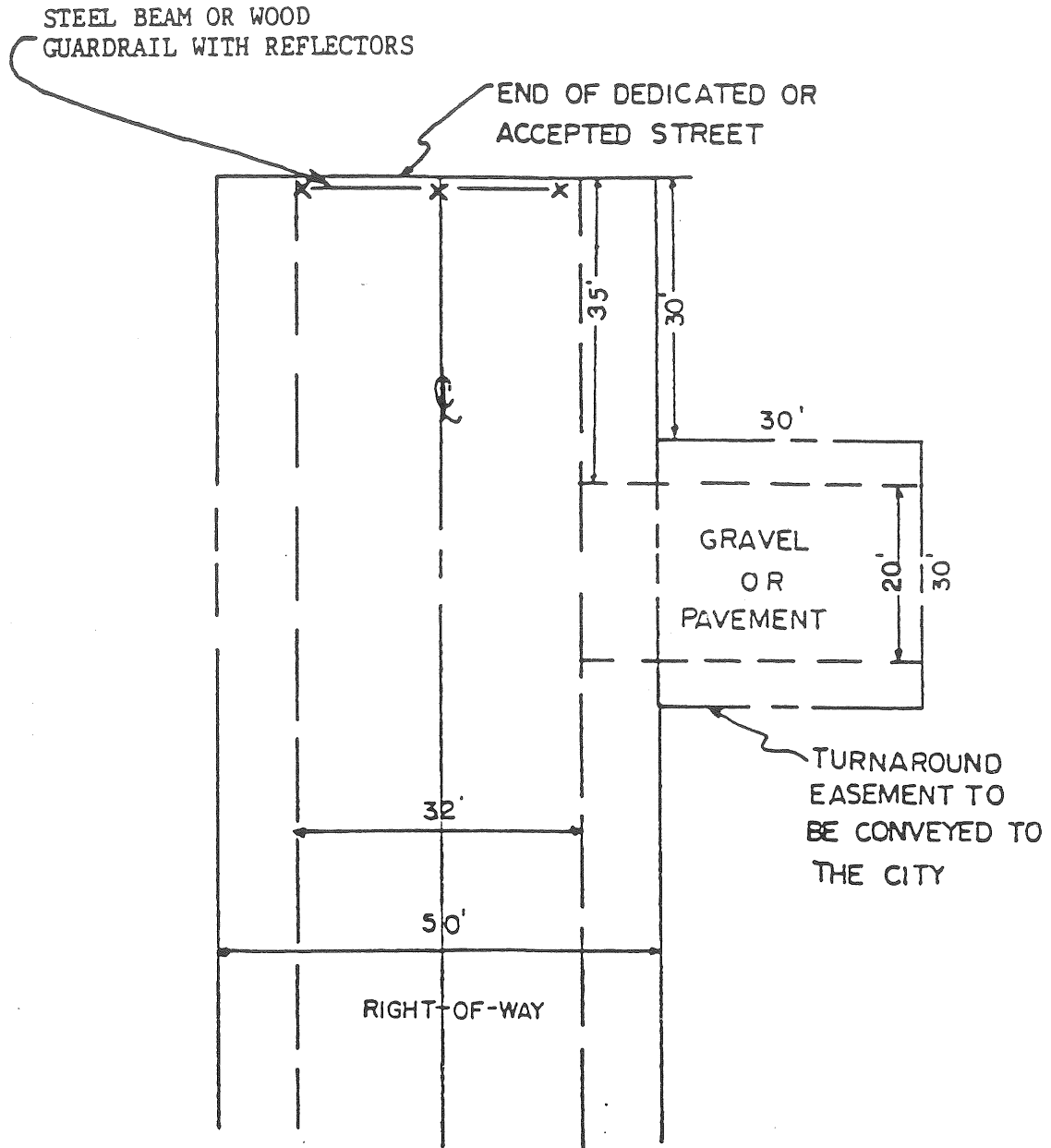


FIGURE I - 6
TYPICAL TURNAROUND DETAIL

Fire Department



Joseph E. Thomas, Jr.
Chief of Department

CITY OF PORTLAND

Mr. Richard Knowland, City Planner
389 Congress Street
Portland, Maine 04101

July 30, 1998

Ref: Forest Avenue at Warren Avenue Subdivision

Dear Richard Knowland,

After reviewing the Public Safety Standards for emergency access lanes, it has become apparent that the proposed subdivision on Forest Avenue at Warren Avenue must either provide an access maintenance agreement or other suitable document to the Corporation Council, or build a second access road, to city standards, from the subdivision.

Because the street will be an accepted city street, once the project is complete, it is only reasonable to assume there will be no responsibility of the contractor to maintain this access road. If the City of Portland is going to be responsible to maintain this access road, it should be build to city street standards to facilitate fire apparatus and plowing equipment.

Neither fire codes or building codes can require a sprinkler system in a single or two family building. If Corporation Council can assure me that sprinkler systems can be made a requirement for every building in the subdivision, by planning board conditions, and a means to enforce this requirement is available, then this would satisfy the Public Safety Standard requirements.

Please feel free to contact me at 874-8405 if you have any questions or comments.

Sincerely,

Robert M. Thompson, Lieutenant
Portland Fire Department
Fire Prevention Bureau

**GORRILL-PALMER
CONSULTING ENGINEERS, INC.**
P.O. Box 1237
GRAY, MAINE 04039

*Rick
FYI
AL*

**LETTER OF
TRANSMITTAL**

8

**(207) 657-6910
FAX (207) 657-6912**

TO Tony Lombardi
Portland Public Works
Portland ME

JOB NUMBER/PHONE 98019	DATE 10/6/98
ATTENTION Tony Lombardi	
RE: Morrill's Court	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items.

Shop drawings Prints Plans Specifications Samples

Copy of letter Change order Other:

COPIES	DATE	NUMBER	DESCRIPTION
1			Letter to Rick Knowland Dated 10-5-98
1			Revised Prints Of Drawings 1 And 2

THESE ARE TRANSMITTED as checked below:

For your approval Approved as submitted Resubmit _____ copies for approval

For your use Approved as noted Submit _____ copies for distribution

As requested Returned for corrections Return _____ corrected prints

For review and comment Other

FOR BIDS DUE/DATE: 10/6/98 PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO *Steve Bushey*

SIGNED *AL*

**GORRILL-PALMER
CONSULTING ENGINEERS, INC.**

P.O. Box 1237
GRAY, MAINE 04039

**(207) 657-6910
FAX (207) 657-6912**

TO Rick Knowland
Planning Department
Portland City Hall
389 Congress Street
Portland ME 04101-3503

**LETTER OF
TRANSMITTAL**

9

JOB NUMBER/PHONE	DATE
98019	10/6/98
ATTENTION	
Rick Knowland	
RE:	
Morrill's Court	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items.

- Shop drawings Prints Plans Specifications Samples
 Copy of letter Change order Other:

COPIES	DATE	NUMBER	DESCRIPTION
1			Reduced Originals Of Drawings 1 & 2

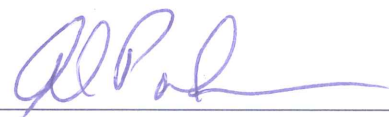
THESE ARE TRANSMITTED as checked below:

- For your approval Approved as submitted Resubmit copies for approval
 For your use Approved as noted Submit copies for distribution
 As requested Returned for corrections Return corrected prints
 For review and comment Other
 FOR BIDS DUE/DATE: 10/6/98 PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO

SIGNED



If enclosures are not as noted, please notify us at once.

City of Portland Planning Department

389 Congress Street, 4th Floor
Portland, ME 04101
207-874-8721 or 207-874-8719
Fax: 207-756-8258

FAX TRANSMISSION COVER SHEET

Date: 3-17-99

To: AL PALMER

From: RICK KNOWLAND

Fax: 657-6912

Re: _____

UPDATED STAFF COMMENTS

YOU SHOULD RECEIVE 3 PAGE(S),
INCLUDING THIS COVER SHEET.
IF YOU DO NOT RECEIVE ALL THE PAGES,
PLEASE CALL 207-874-8721 or 207-874-8719.

3-17-99

TO: AL PALMEN

FROM: RICK KNOWLAND

RE: MAGGIE LANG

1. DIVERGENT PROPERTIES IS THE OFFICIAL APPLICANT OF RECORD, NOW THE PLAN SAYS MAGGIE LANG DEVELOPMENT, LLC. THIS NEEDS TO BE CLARIFIED
2. THE GATE DETAIL SHOULD REFERENCE A LOCKED GATE WITH A KNOX BOX
3. DETENTION BASIN SHOULD BE DESIGNED AS SELF-SUFFICIENT AS POSSIBLE
4. WE WANT A GRADING PLAN FOR EACH LOT, SHOWING BUILDING ELEVATIONS, DRAINAGE ARROWS AND PERCENT SLOPE
5. THE FIRE LANE AGREEMENT SHOULD BE REFERENCED AND ATTACHED TO THE HOMEOWNERS ASSOCIATION
6. ON TREATMENT OF CUL-DE-SAC, NO LAWN, USE BANK AND MULCH, ONE OR TWO TREES SHOULD BE PLANTED IN THE MIDDLE. THIS COMMENT

UPDATED MY 3-15-99 LETTER.

7. IF TRANSFORMERS ARE ON PRIVATE PROPERTY, SHOULD SHOW EASEMENTS

8. SHOW FULL EXTENT OF ^{WETLAND} FILLING. ITS NOT CLEAR WHAT YOUR PERMIT COVERS. PLEASE EXPLAIN.

9. UTILITIES ARE NOT SHOWN TIGING INTO FORDST AVE.

10. Comment 20 of 3-15-99 letter, YOU DRAINAGE EASEMENT NEEDED ON LOTS 15 and 21,

11 HAVE YOU CONSIDERED MAKING THE EMERGENCY LANE A REGULAR ROADWAY ONLY PERHAPS ONE-WAY, AS A SUBSTITUTE FOR THE HOMEOWNERS ASSOC. FIRE LANE? I WILL BE CONTACTING CARRY ASH ABOUT THIS OPTION

12 WE REMAIN CONCERNED ABOUT THE LIABILITY OF A HOMEOWNERS ASSOCIATION MANAGING THE FIRE LANE AND DETENTION POND.

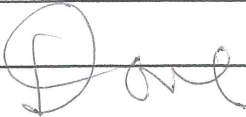
13 TONY COMBARDES COMMENTS WILL BE FORWARDED TO YOU SHORTLY.

City of Portland Planning Department

389 Congress Street, 4th Floor
Portland, ME 04101
207-874-8721 or 207-874-8719
Fax: 207-756-8258

FAX TRANSMISSION COVER SHEET

Date: 3-25-99

To: AL PALMER 

From: R. KNOWLSON

Fax: 657-6912

Re: MEMO FROM TONY LOMBARDO OF PUBLIC
WORKS ON MAGGIE LONG

YOU SHOULD RECEIVE 2 PAGE(S),
INCLUDING THIS COVER SHEET.
IF YOU DO NOT RECEIVE ALL THE PAGES,
PLEASE CALL 207-874-8721 or 207-874-8719.

From: William Bray
To: Rick Knowland
Date: Tue, Apr 6, 1999 12:41 PM
Subject: Re: wolf project near morrills corner

Rick, I have no interest in this idea. It should either be a private road or a public street. Not a combination. My answer is no

>>> Rick Knowland 04/06 12:39 PM >>>

sometime ago, i posed a question concerning your interest in maintaining a private firelane for the wolf project near morrills corner. your response was "no". yesterday i received a request to ask you another question concerning the project. what if the firelane became a roadway with a public easement given to the city? the actual width of the roadway would be somewhere between 20 to 24 feet. the roadway would be one-way in only from forest ave. also, would your answer change if the developer gave us a sum of money upfront that could earn interest over time to compensate the city for the plowing? tony lombardo has a copy of the latest plan so you will probably want to talk to him about this since they are proposing to do some off-site infrasstructure. this is going to the planning board on April 13th.

CC: Larry Ash

From: Gaylen McDougall
To: RWK, RMT
Date: Thu, Jan 14, 1999 2:52 PM
Subject: Morrill Corner Project-wolfe

I have reviewed the latest prints for the above project. The fire department approves Mr. Wolfes' emergency entrance @ 1319 Forest Ave thru lot 14.
Mac

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Chair Carroll and Members of the Portland Planning Board

FROM: Richard Knowland, Senior Planner

DATE: July 28, 1998

SUBJECT: Diversified Properties Residential Subdivision in the Vicinity of 1271 Forest Avenue

Diversified Properties requests workshop review for a 21-lot residential subdivision in the vicinity of 1271 Forest Avenue. The site is located on a parcel of nine acres and is zoned R-5 Residential. The applicant or his associated companies owns an additional seven acres abutting this site and Broadway. See Attachments A and B for the subdivision plan and background information.

In 1988, the Planning Board approved a 108-unit apartment project for this site. See Attachment C. Nine (9) buildings were proposed, with twelve (12) apartments per building. The approval for this project lapsed.

The application indicates that single family houses or duplexes will be built on the lots, which means there could be from 21 to 42 dwelling units in this development. However, five of the lots are large enough to accommodate a three-family dwelling, while two lots could accommodate a four-family dwelling. Lot sizes range from 6,400 sq. ft. to 27,125 sq. ft.

The applicant will construct the roadway and infrastructure improvements but will sell the lots to others who will construct the houses.

Traffic - Forest Avenue

The site is just north of Morrill's Corner. Fortunately, the subdivision's roadway to Forest Avenue lines up with a traffic light at the intersection of Forest Avenue and Warren Avenue. A traffic analysis (dated 2-16-98) was submitted by Peter Hedrich of DeLuca-Hoffman (see Attachment D.) Comments from Larry Ash, City Traffic Engineer, are attached (see Attachment E.)

The proposed access onto Forest Avenue is at 1271 Forest Avenue, which will require removal of an existing residence.

Internal Circulation

The roadway is dead ended with a cul-de-sac. The internal roadway is about 900 feet long. It will be built as a public street with a pavement width of 24 feet and sidewalks on both sides of the roadway. The cul-de-sac will need to be redesigned with a turnaround, since the Technical and Design Standards and Guidelines revised in 1994 eliminated cul-de-sacs as an acceptable turnaround.

unless they receive a
waiver

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Chair Carroll and Members of the Portland Planning Board
FROM: Richard Knowland, Senior Planner
DATE: October 13, 1998
RE: Diversified Properties Residential Subdivision in the Vicinity of 1271 Forest Avenue

Diversified Properties requests workshop review for an 18 lot subdivision in the vicinity of 1271 Forest Avenue. The site is located on a parcel of nine acres and is zoned R-5 Residential. This application was reviewed at the Board's July 28th workshop. It is expected that a third workshop may be needed prior to the scheduling of a public hearing. The subdivision plan and background information are shown on Attachments A and B. A copy of the July 28th staff memo is attached.

This memo is intended to outline issues presented in the earlier staff memo as well as updated staff comments. Since the last workshop, the number of lots has been reduced from 21 to 18. The layout of the lots has changed somewhat from the earlier plan given the reduction of lots.

The street (Maggie Lane) is proposed as a public street (24 feet wide) with granite curbs and sidewalks on both sides of the street. The applicant will construct the roadway and infrastructure improvements but will sell the lots to others who will construct the houses.

Lot Sizes and Density

The lot sizes range from 7,654 sq. ft. to 28,568 sq. ft. Lot 4 (59,469 sq. ft.) is labeled as open space although there is no documentation of any deed restrictions on this lot.

It is not clear from the plan what the ultimate density of this development will be. The R-5 zone allows single, two-family and multi-plex uses. It appears that a variety of two to four family units are proposed.

The plan should definitively indicate how many units are proposed on each lot for two reasons, (1) an increase in the number of dwellings could affect the amount of wetland disturbed and (2) we need to know how many units are proposed because it affects the buildout density relative to the Fire Department access standards (see below).

Fire Access

A note on the plan states the following:

The emergency gravel drive shall be constructed from Maggie Lane to Forest Avenue at such time that the 35th unit is constructed as part of the subdivision. The emergency gravel drive would be maintained by the owner of lot 14.

Staff remains concerned about the applicant's proposal for a fire lane. Unlike an apartment or condominium complex, which has centralized ownership or management of property, the applicant's proposal features individually owned lots. We question whether it is appropriate or realistic to expect the owner of lot 14 to be the fire lane maintenance entity for the subdivision. The fire lane is 270 feet long and 16 feet wide.

As the Board is aware, the public safety standards of the Technical and Design Standards and Guidelines require two access roads, or a single access road and an emergency access lane for residential developments of this size (35 dwellings or more.) This requirement may be modified if all residential units are provided with an approved sprinkler system.

Staff sees two options regarding this issue:

1. Applicant agrees that all dwellings within the development have an approved NFPA #13d sprinkler system.
2. Limit the number of dwellings within this subdivision to 34 dwellings since the fire lane proposal appears unrealistic.

William Bray, Director of Public Works, has indicated concern with a fire lane at the proposed location because "there is a major vertical curve in Forest Avenue that limits sight distance."

Access to Broadway Area

A note on the plan along the northerly property line states, "10' easement shall not be crossed for purposes of connecting a City street through to intersection at Broadway and Third Street."

The City Administration has negotiated the above agreement with the developer to limit street access from this property to Broadway. Although the agreement would limit roadway connections to Broadway, the Board should discuss whether it is desirable to have a pedestrian/bikeway connection to Broadway per the Transportation Plan.

Open Space

Although this development is a subdivision with a public street, lot #6 is labeled as open space. If this remains as part of the plan, documents will need to be submitted confirming ownership and responsibilities. Most of this parcel is wetland.

Wetland Impact on Lots

The majority of the lots have wetlands on them. We requested that the plan show building envelopes as well as the areas of wetland filling. See site plan. Staff believes the full extent of anticipated filling should be shown on the plan since subdivision residents will want a useable backyard and the plan should anticipate this up-front. A note on the plan indicates "the actual buildout of the lots may vary from this plan with respect to the number of units, building location, building size and driveway location."

Drainage and Grading

Like all residential subdivisions, drainage is an important issue. Impacts on abutting properties as well as internal drainage concerns needs to be addressed. A drainage plan will need to be submitted. A grading plan for each lot needs to be submitted along with the building sill elevations and lowest building opening elevations as required for all subdivisions.

Cul-de-sac

The applicant is proposing to dead-end the street with a cul-de-sac. Staff's initial reaction was that a cul-de-sac would require a waiver from the Board, since the Technical and Design Standards and Guidelines (Section I(2)(2) appears to require a t-turnaround rather than a cul-de-sac. (See Attachment F of previous memo.) This standard was revised by the Board in 1996.

However, sec. 14-498(b)(6) of the Subdivision Ordinance states, "all dead-end streets shall provide a cul-de-sac or, in the case of a dead-end street which will be extended, a temporary turn-around at the end of the street"

These two sections are not consistent. Corporation Counsel has reviewed the language of the ordinance and indicates the cul-de-sac standard should apply. A technical amendment should be drafted in the future to address this oversight.

Building Design

At the last workshop, the applicant submitted photos of the building designs he anticipates being built at the subdivision. The duplex dwellings appeared to be similar to the DeRice duplex model. The four-unit building design (see previous report), staff questions whether it will meet the design review standards of Sec. 14-526(15) for multiple-unit buildings.

Attachments

- A) Subdivision Plans
- B) Background Information



PO Box 1237
22 Shaker Rd.
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: Gor-PalCE@MSN.com

October 6, 1998

Mr. Richard Knowland, Senior Planner
Planning Dept.
Portland City Hall
389 Congress Street
Portland, ME 04101

RE: Revised Sketch Plan
Morrills Court
Portland, ME

Dear Rick:

This letter is intended to respond to the staff comments regarding the Morrills Court Subdivision Plan which were outlined in your letter of September 29, 1998. For your convenience, each of your comments are repeated below, followed by our response:

Comment #1:

"If Diversified Properties is the applicant, is there a written document that indicated Diversified Properties is the authorized agent for the other corporate owner?"

Response: A letter from Terry Snow to Sam Hoffses addressing this issue is included as Attachment #1 of this letter.

Comment #2:

"We question whether the proposed fire lane is workable. Fire lanes may work in condominium or apartment projects because there is either centralized ownership or a managing agent who performs a wide range of management functions on a daily basis. These elements are not present in individual ownership of lots such as your proposal.

We see two alternatives. Install sprinkler systems in all the dwellings, if you want 35 or more dwellings; or cap the total number of dwellings in the development at 34 units, to meet the regulations regarding fire access. In any event, each lot should be assigned a maximum number of dwellings on the sub-division plan, so it is clear how many dwellings are proposed in the subdivision."

Response: The maximum number of units which can be accommodated in this subdivision is 37, but the number may be 34 or less, depending on how the lots are actually developed. Gorrill-Palmer Consulting Engineers, Inc. proposes the following condition of approval be considered: No more than 34 lots can be developed without a fire lane access or sprinkler systems for the remaining units. Prior to construction of a fire lane access, the applicant shall submit a detailed plan showing the location and design of the fire lane for approval by the Planning Board.

Mr. Richard Knowland
October 6, 1998
Page Two

Comment #3:

"The density requirements for the R-5 multiplex is 6,000 sq. ft. per dwelling. Lots #13 and #14 do not meet this standard."

Response: A revised plan dated 10/5/98 has been prepared showing the limits of fill, and the area of wetlands, which will be disturbed by the building envelopes. Per our discussions, the sill elevation and drainage will be shown on the preliminary subdivision plan.

Comment #4:

"The plan does not specify where the wetlands will be disturbed, where regrading will take place nor a drainage plan. The plan should be revised reflecting a grading and drainage plan for each lot. A building envelope should be incorporated into each lot. As in the Boca Run subdivision, we will also need building sill elevations and lowest building opening elevations."

Response: A revised plan drafted 10-5-98 has been prepared showing the limits of fill and the area of wetlands, which will be disturbed by the building envelope. Per our discussions, the sill elevation and drainage will be shown on the preliminary subdivision plan.

Comment #5:

"A cul-de-sac will require a waiver request from the Planning Board. See sec. 14-506 of the subdivision ordinance. The present standard requires a t-turnaround for dead-end roads. It was suggested that perhaps a t-turnaround could be used without losing lots, by shaping the right-of-way in the form of a cul-de-sac while building only a t-turnaround. Perhaps this would create enough street frontage for your lots. I don't know if this works, but you may want to have your consultant do a quick sketch to see if it's feasible."

Response: Gorrill-Palmer Consulting Engineers, Inc. understanding from the ordinance, was that cul-de-sacs were allowed on streets which would not be extended in the future.. This understanding is based on Section 14-49E, paragraph b6, which states, "All dead-end streets shall provide for a cul-de-sac, or in the case of a dead-end street which will extended, a temporary turn-around at the end of the street, which will be subject to the approval of the public works authority." Paragraph 2E of Section 1, of the Technical and Design Standards and Guidelines does state, "Dead-end street shall be provided with a turn-around as shown on Figure 1-6 Typical Turn-around Detail." However, Figure I-7 presents a detail for residential street cul-de-sac is allowed for residential streets provided they are not to be extended and Figure I-6 would apply for non residential streets and residential streets which will be extended.

Comment #6:

"Several lots, such as lots #1, #16, #17 and #18, will need to have their driveways extended, such that parking spaces are not in the front yard. Note sec. 14-338, which states "...parking shall be prohibited in the front yard of lots containing two (2) or more dwelling units, except within one (1) driveway on the lot."

Mr. Richard Knowland
October 6, 1998
Page Three

Response: The ordinance allows only one driveway to have parking within the front yard. Where two driveways are shown on one lot, the plans have been revised to eliminate parking within the front yard on the second driveway.

Comment #7:

"A note on the plan should indicated that all driveways shall be paved."

Response: A note has been added to the plan stating that all driveways shall be paved.

Comment #8:

"Are sidewalks proposed on both sides of the street? If not, a waiver will be required from the Planning Board. See sec. 14-506"

Response: A typical cross section has been added to the plan showing sidewalks on both sides of Maggie Lane.

Comment #9:

"We have not received any street cross-sections, profiles or engineering information on the proposed street."

Response: A typical cross section has been added to the plan. The profile as well as other appropriate information will be shown on the preliminary subdivision plan.

Comment #10:

"We have previously discussed the possibility of a pedestrian/bike walkway to Broadway from your internal roadway. Although a restrictive easement precluding a street connection to Broadway is anticipated, a walkway easement should be considered."

Response: Diversified Properties is willing to consider granting an easement to the City for a walkway. Construction of the walkway and permitting would be the responsibility of the City. A walkway would appear to be more applicable to the bacck acreage rather than the property currently under consideration.

Comment #11:

"It is suggested that you consider a workshop later than the one tentatively scheduled for October 13th. There is particular concern that without adequate information on wetland disturbance, grading changes, and drainage information for each lot (see comment #4), it would be counterproductive, given the lack of information on these items."

Response: Gorrill-Palmer Consulting Engineers, Inc. has shown sufficient information on the sketch plan for the Planning Board to give us direction on the project. We recognize that additional design information will need to be included in the preliminary subdivision plan.

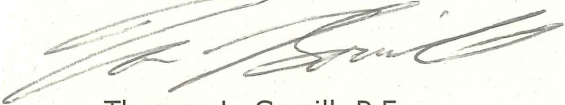
Mr. Richard Knowland
October 6, 1998
Page Four

In response to an earlier comment by your office, we have enclosed the specification on blasting for the project as Attachment #2.

We appreciate the opportunity to respond to your preliminary review comments and look forward to discussing the project further with you and the Planning Board on the October 13th.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Thomas L. Gorrill, P.E.
President

Enc: Attachments 1 & 2

cc: Mr. Burt Wolf, Diversified Properties
Mr. Terry Snow, Esq.

TLG:pjb:98019:Know10-6

ATTACHMENT 1

Terry N. Snow, P. A.

Attorney at Law

P. O. Box 275

Cumberland Center, Maine 04021-0275

B-5

Office

294 Main Street
Cumberland, Maine

Telephone (207) 829-6363

Fax (207) 829-4481

June 24, 1998

Samuel Hoffses
City of Portland
389 Congress Street
Portland, ME 04101

COPY

Re: Permission for permits for Forest Avenue, Portland

Dear Mr. Hoffses:

I am the Clerk and corporate attorney for W.A. ONE , a Maine corporation.

Diversified Properties, Inc. and/or Lloyd B. Wolf has the permission of W.A. ONE to perform tests and apply for permits with the City of Portland for the property owned on Forest Avenue, Portland by said corporation.

If you have any questions, please contact me.

Very truly yours,



Terry N. Snow

TNS:ecm

ATTACHMENT 2

BLASTING

Overview

For developments which require blasting of rock, a blasting plan is required by the City of Portland addressing methods to control adverse effects from ground vibration, airblast and flyrock.

Contingency Plan

If blasting is necessary at a location, a preblast survey and blasting plan would be required to be prepared by the contractor. A written report of the preblast survey and blasting plan would be provided to the owner and would be available for review by the City of Portland. The scope of the preblast survey and blasting plan will be required to conform to the following specifications:

- ◆ All structures within a minimum distance of 500 feet from any blasting activity shall be surveyed as part of the preblast survey. The extent in excess of the 500 foot minimum that structures would be surveyed shall be determined by the Contractor.
- ◆ A blasting plan shall be prepared which addresses:
 - Airblast limits
 - Ground Vibrations
 - Maximum peak particle velocity
- ◆ The blasting plan shall meet criteria established in Chapter 3 (Control of Adverse Effects) in the Blasting Guidance Manual of the United States Department of the Interior Office of Surface Mining Reclamation and Enforcement.
- ◆ Technical specifications for blasting should require the maximum peak particle velocity of ground vibration (in any of the three components of particle velocity) for above ground, residential structures not to exceed the following limits:

Type of Structure	Peak Particle Velocity	
	Frequencies Below 40 HZ	Inches per Second Frequencies 40HZ Or Greater
Modern Construction-Drywall Interiors	0.75	2.0
Older Construction-Plaster on Wood Lath	0.50	2.0

In addition, specifications for blasting work should require peak air overpressures to be less than 128 decibels measured at the location of the nearest structure considering wind direction, and for protection against flyrock.

In no case should blasting occur within 24 hours after concrete placement; no blasting should be allowed within 20 feet of newly placed concrete.

- ◆ Blast monitoring should be undertaken during rock excavation activities to confirm and document that the above criteria are complied with.

In addition to the above referenced items, all blasting would be required to conform with:

- A. Blasting shall be performed only after approval has been given by the Owner for such operations. A preblast survey must be completed prior to any blasting. A copy of the preblast survey and blasting plan prepared by the Contractor shall be submitted to the Owner prior to the Owner's authorization for blasting.
- B. All Blasting shall be performed in accordance with all pertinent provisions of the "Manual of Accident Prevention in Construction," issued by the Associated General Contractors of America, Inc., of the "Construction Safety Rules and Regulations," as adopted by the State Board of Construction Safety, Augusta, Maine, and the Maine Department of Transportation "Standard Specifications" Section 107.12, Use of Explosives. Blasting through the over burden will not be allowed.
- C. The Contractor shall provide the Owner with a blasting log for the work. The blasting log shall contain the following information:
 1. Location
 2. Time and Date
 3. Number of Holes
 4. Amount and Type of Explosives Used Per Hole
 5. The names of persons, companies, corporations and public utilities that own, lease, or occupy property structures in proximity to the site of the work, who have been contacted and notified of the Contractor's intention to use explosives.
- D. Drilling equipment will be equipped with suitable dust control apparatus, which must be kept in repair and used during all drilling operations.

The Applicant will require the general contractor of his blasting contractor conduct this work. By requiring the preblast survey to be conducted in this manner, the applicant does not become involved in liability for errors and omissions in the survey.

Conclusion

In the event that blasting becomes necessary, the Applicant has provided information relative to the preblast survey and blasting plan which would be prepared by the contractor prior to the blasting being conducted.

B-8



PO Box 1237
22 Shaker Rd.
Gray, ME 04039

Traffic and Civil Engineering Services

207-657-6910
FAX: 207-657-6912
E-Mail: Gor-PalCE@MSN.com

October 5, 1998

Mr. Rick Knowland, Planner
City of Portland Planning Department
389 Congress Street
Portland, ME 04101

Subject: Morrill's Court
Anticipated Wetland Fills and Building Envelopes

Dear Rick,

As requested during our telephone conversation last week, enclosed please find revised plans for the above referenced project. The revisions include:

- ◆ Modifying Lots 13 & 14 to duplex units.
- ◆ Modifying the width of the gravel emergency drive to 16' and shifting the emergency drive so that it is constructed on lot 14 within the limits of the subdivision.
- ◆ Addition of sidewalks on both sides of the roadway and addition of a typical cross section.
- ◆ Depiction of typical building envelopes and limits of wetland fill on the Schematic Development Plan. During our discussions, you expressed concern regarding the usable yard area for the lots requiring wetland fills. It should be noted in reviewing these envelopes/wetland fill limits that all lots with the exception of Lot # 5 result in an upland/filled wetland area which exceeds 6,000 s.f., the minimum lot size in this zoning district. Lot # 5 results in an upland/filled wetland area of approximately 5,250 s.f.

Our office is separately preparing a response letter with regards to your comments dated September 29, 1998 and anticipate submittal of this letter later this week along with 11" x 17" reductions of the revised plans. Please do not hesitate to contact this office with any questions.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.

Alton M. Palmer, P.E.
Vice President

AMP/amp/JN 98019/Knowland 10-5-98

Enc.

Copy: Burt Wolf, with enclosures

September 22, 1998

Mr. Richard Knowland
Senior Planner
Portland City Hall
389 Congress Street
Portland, Maine 04101-3503

Re: Sketch Plan Submission
Morrills Court

Dear Rick,

On behalf of Diversified Properties, Inc., Gorrill-Palmer Consulting Engineers, Inc. is pleased to submit seven copies of a revised sketch plan for review by Staff and the Portland Planning Board. It is our understanding that a workshop has been scheduled for October 13th.

The project, known as Morrills Court, consists of 18 lots with access provided from Forest Avenue opposite the signalized intersection with Warren Avenue. The site is located on nine acres and is zoned residential. The project was last reviewed by the Staff and Planning Board at the July 28th workshop at which time a total of 21 residential lots were proposed.

Traffic

The project's driveway has been aligned with Warren Avenue to minimize impact of the project on the adjacent street system. A traffic analysis dated 2-16-98 completed by DeLuca Hoffman Associates, Inc. was submitted to the Staff as part of the previous workshop submittal.

Internal Access

The 900 foot long internal roadway will be constructed to City standards for a public street with a paved width of 24 feet and sidewalks on both sides of the roadway. A cul-de-sac is proposed for the site since no future access to Broadway will ever occur. It is our understanding that the planning Department supports construction of the cul-de-sac.

Internal Layout

The lots have been laid out to conform to City standards. In laying out the lots, we have developed a potential buildout of each lot within the subdivision to demonstrate the developability of the various lots. The actual buildout of the lots may vary from this plan with respect to the number of units, building location, building size, and driveway location. A conceptual buildout plan for each lot accompanies the subdivision sketch plan.

Fire Access

The Ordinance requires that a subdivision with more than thirty-four lots have a secondary means of emergency access. In the event that the number of units constructed exceeds thirty-four lots, then an additional access will be constructed off Forest Avenue for emergency vehicles. While the sight lines associated with this access are limited for exiting traffic, the driveway is not proposed for general use and should be acceptable for the infrequent use proposed. This access is only proposed to be constructed if and when the number of units exceeds 34.

Mr. Richard Knowland
September 22, 1998
Page 2

Sewer Service

Gorrill-Palmer Consulting Engineers, Inc. has determined that gravity service to the site is not a feasible alternative due to the grade differential involved. A pump station is proposed to meet City standards, and we are currently working with City Staff on the specification and location of the pumping station.

Drainage

Gorrill-Palmer Consulting Engineers, Inc. is currently designing the stormwater system. If it is determined that on-site storage is required on the site, it is our intent to utilize oversized underground pipes for this storage within the roadway right-of-way. Additional information on this issue will be presented at the workshop.

Wetlands

The proposed plan results in filling less than 25,000 s.f. of wetlands.

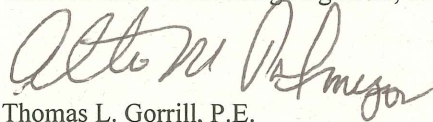
Blasting

Blasting may be necessary to complete the construction of the project. If blasting is necessary all state and local regulations will be followed. A copy of the Pre-Blast Survey requirements will be provided with the Preliminary Subdivision Submission.

Gorrill-Palmer Consulting Engineers, Inc. looks forward to working with the City on this Project. Should you have any questions, please contact me.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Thomas L. Gorrill, P.E.
President

TLG/ams/JN 98019/Knowland 9-22



CITY OF PORTLAND

March 15, 1999

Mr. Al Palmer
Gorrill - Palmer Consulting Engineers
P.O. Box 1237
22 Shaker Road
Gray, ME 04039

Dear Al:

This letter is intended to summarize staff comments on the Maggie Lane subdivision plan.

1. Memo from Tony Lombardo, previously distributed to you.
2. Memo from Jim Wendel, previously distributed to you.
3. Emergency lane needs to be labeled clearly on the plan and recording. The perimeter of the fire lane is not clear. Should reference that the fire lane is privately owned and shall be maintained by the Maggie Lane Homeowners Association.
4. Street cross-section needs to be shown on the recording plat.
5. Need to label clearly and explain the building windows.
6. Boundaries of detention basin and drainage easement needs to be shown on the recording plat.
7. Location of utility easements not clear.
8. How many dwelling units are going to be on each lot? Otherwise we don't know definitely if you meet the fire access standard?
9. On lots 9, 10 and 11 indicate the dimension along lot lines from street line to drainage area on recording plat and plan.
10. Drainage detention basin needs to be shown on the recording plat and plan with language that it is privately owned and shall be maintained by the Maggie Lane Homeowners Association. Also, reference maintenance schedule.
11. Add a note to the plan stating: Each lot shall require the submission of a site plan for review and approval prior to the issuance of a building permit, and shall be subject to review pursuant to Article V of Chapter 14 of the Portland City Code.

12. Label private drainage easements as such.
13. Mr. Caswell had indicated a concern with the distance between Maggie Lane with his driveway. Have you considered providing a driveway opening for his property off Maggie Lane?
14. Sheet 4B states "existing signalization to be modified to accommodate 4th leg of intersection." Please explain what improvements these will be and who would be responsible for making them. (I'm assuming the developer?)
15. Submission of easements and fire lane maintenance provision.
16. Sheet 8 . . . Gate detail should have reflectors. Also signs should be placed near the fire lane and near the gate, stating "no parking fire lane."
17. Treatment of cul-de-sac . . . lawn and tree.
18. On sheet #5, lot 9 the words "drainage easements are in the wrong place."
19. Fire lane . . . width, cross-section of construction materials should be shown.
20. Sheet 5, culvert by station 14. Is there a need for a drainage easement?
21. What is the depth of stormwater detention basin? How long will there be water after a storm?
22. Street lighting may need to be staggered.
23. Normally we require site plans with grading and elevations shown on each lot for subdivisions. Please explain why this wasn't done with this plan?
24. Do you have a sewer capacity letter from Public Works?
25. Tree note is not correct on the recording plat. Please use the following:

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

Private drainage easements: Tree clearing, construction of buildings, filling, regrading, or other obstructions shall be prohibited within the private drainage easements, unless approved in writing by the City of Portland Planning Department under site plan review.
27. On lot #15, show typical site plan with building and parking so we know that lot #15 parking will not block the fire lane.

28. Are certain lots going to have common driveways, if so which ones?
29. Type of street lighting fixtures, pole and height.
30. Please clarify wetland permitting. What is the total land area of the wetlands to be filled? Does it include all of the crosshatch area? We need to develop a note such that if someone fills beyond what you have permitted, they are on notice that they need to amend the DEP permit for this subdivision.
31. The development of a detention basin for a subdivision (with public streets) is unusual. I can think of only one other subdivision where this has happened. You will need to fully document the reason you choose this option.

These are the staff comments to date. I will forward others as they become available. Staff meets this Wednesday so I would anticipate more comments from that meeting.

Sincerely,



Richard Knowland
Senior Planner

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Jim Wendel, Development Review Coordinator
Anthony Lombardo, Project Engineer
Penny Littell, Corporation Counsel



CITY OF PORTLAND

March 15, 1999

Mr. Al Palmer
Gorrill - Palmer Consulting Engineers
P.O. Box 1237
22 Shaker Road
Gray, ME 04039

Dear Al:

This letter is intended to summarize staff comments on the Maggie Lane subdivision plan.

1. Memo from Tony Lombardo, previously distributed to you.
2. Memo from Jim Wendel, previously distributed to you.
3. Emergency lane needs to be labeled clearly on the plan and recording. The perimeter of the fire lane is not clear. Should reference that the fire lane is privately owned and shall be maintained by the Maggie Lane Homeowners Association.
4. Street cross-section needs to be shown on the recording plat.
5. Need to label clearly and explain the building windows.
6. Boundaries of detention basin and drainage easement needs to be shown on the recording plat.
7. Location of utility easements not clear.
8. How many dwelling units are going to be on each lot? Otherwise we don't know definitely if you meet the fire access standard?
9. On lots 9, 10 and 11 indicate the dimension along lot lines from street line to drainage area on recording plat and plan.
10. Drainage detention basin needs to be shown on the recording plat and plan with language that it is privately owned and shall be maintained by the Maggie Lane Homeowners Association. Also, reference maintenance schedule.
11. Add a note to the plan stating: Each lot shall require the submission of a site plan for review and approval prior to the issuance of a building permit, and shall be subject to review pursuant to Article V of Chapter 14 of the Portland City Code.

12. Label private drainage easements as such.
13. Mr. Caswell had indicated a concern with the distance between Maggie Lane with his driveway. Have you considered providing a driveway opening for his property off Maggie Lane?
14. Sheet 4B states "existing signalization to be modified to accommodate 4th leg of intersection." Please explain what improvements these will be and who would be responsible for making them. (I'm assuming the developer?)
15. Submission of easements and fire lane maintenance provision.
16. Sheet 8 . . . Gate detail should have reflectors. Also signs should be placed near the fire lane and near the gate, stating "no parking fire lane."
17. Treatment of cul-de-sac . . . lawn and tree.
18. On sheet #5, lot 9 the words "drainage easements are in the wrong place."
19. Fire lane . . . width, cross-section of construction materials should be shown.
20. Sheet 5, culvert by station 14. Is there a need for a drainage easement?
21. What is the depth of stormwater detention basin? How long will there be water after a storm?
22. Street lighting may need to be staggered.
23. Normally we require site plans with grading and elevations shown on each lot for subdivisions. Please explain why this wasn't done with this plan?
24. Do you have a sewer capacity letter from Public Works?
25. Tree note is not correct on the recording plat. Please use the following:

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

Private drainage easements: Tree clearing, construction of buildings, filling, regrading, or other obstructions shall be prohibited within the private drainage easements, unless approved in writing by the City of Portland Planning Department under site plan review.
27. On lot #15, show typical site plan with building and parking so we know that lot #15 parking will not block the fire lane.

28. Are certain lots going to have common driveways, if so which ones?
29. Type of street lighting fixtures, pole and height.
30. Please clarify wetland permitting. What is the total land area of the wetlands to be filled? Does it include all of the crosshatch area? We need to develop a note such that if someone fills beyond what you have permitted, they are on notice that they need to amend the DEP permit for this subdivision.
31. The development of a detention basin for a subdivision (with public streets) is unusual. I can think of only one other subdivision where this has happened. You will need to fully document the reason you choose this option.

These are the staff comments to date. I will forward others as they become available. Staff meets this Wednesday so I would anticipate more comments from that meeting.

Sincerely,



Richard Knowland
Senior Planner

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Jim Wendel, Development Review Coordinator
Anthony Lombardo, Project Engineer
Penny Littell, Corporation Counsel

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Chair Carroll and Members of the Portland Planning Board

FROM: Richard Knowland, Senior Planner

DATE: July 28, 1998

SUBJECT: Diversified Properties Residential Subdivision in the Vicinity of 1271 Forest Avenue

Diversified Properties requests workshop review for a 21-lot residential subdivision in the vicinity of 1271 Forest Avenue. The site is located on a parcel of nine acres and is zoned R-5 Residential. The applicant or his associated companies owns an additional seven acres abutting this site and Broadway. See Attachments A and B for the subdivision plan and background information.

In 1988, the Planning Board approved a 108-unit apartment project for this site. See Attachment C. Nine (9) buildings were proposed, with twelve (12) apartments per building. The approval for this project lapsed.

The application indicates that single family houses or duplexes will be built on the lots, which means there could be from 21 to 42 dwelling units in this development. However, five of the lots are large enough to accommodate a three-family dwelling, while two lots could accommodate a four-family dwelling. Lot sizes range from 6,400 sq. ft. to 27,125 sq. ft.

The applicant will construct the roadway and infrastructure improvements but will sell the lots to others who will construct the houses.

Traffic - Forest Avenue

The site is just north of Morrill's Corner. Fortunately, the subdivision's roadway to Forest Avenue lines up with a traffic light at the intersection of Forest Avenue and Warren Avenue. A traffic analysis (dated 2-16-98) was submitted by Peter Hedrich of DeLuca-Hoffman (see Attachment D.) Comments from Larry Ash, City Traffic Engineer, are attached (see Attachment E.)

The proposed access onto Forest Avenue is at 1271 Forest Avenue, which will require removal of an existing residence.

Internal Circulation

The roadway is dead ended with a cul-de-sac. The internal roadway is about 900 feet long. It will be built as a public street with a pavement width of 24 feet and sidewalks on both sides of the roadway. The cul-de-sac will need to be redesigned with a turnaround, since the Technical and Design Standards and Guidelines revised in 1994 eliminated cul-de-sacs as an acceptable turnaround.

unless they receive a waiver

The Transportation Plan recommends that streets be connected rather than dead ended so there are multiple paths of travel to get to destinations within and between neighborhoods by foot and bicycle, as well as auto.

Sec. 14-498(e) of the subdivision ordinance states "the proposed street layout shall be coordinated with the street system of the surrounding areas. All streets must provide for the continuation or appropriate projection of streets in surrounding areas and provide means of ingress and egress for surrounding acreage tracks."

A potential street connection is shown between lots #3 and #4. This would provide future access to the applicant's additional seven acres off Broadway. This potential connection needs to be clearly labeled on the plan, and should not be shown as an easement across lots #3 and #4.

Fire Access Issues

Assuming that two-family dwellings are built on each lot, there will be 42 or more housing units with one roadway into the development. The public safety standards of the Technical and Design Standards require that two access roads or a single access road and an emergency access lane be provided for residential developments of this size. The Technical and Design Standards and Guidelines normally require two means of access for developments of this size (see Attachment F.) However this requirement may be modified if all residential units are provided with an approved sprinkler system designed in accordance to NFPA #13D. This standard allows up to 67 dwellings with one roadway. A revised plan submitted on Friday shows a fire lane to Forest Avenue.

The applicant would appear to have the following options:

1. Agree that all dwelling units within the development shall have an approved NFPA #13D sprinkler system.
2. Create a second access to Forest Avenue.
 - A. Acquire additional land so that the proposed public street could be looped to Forest Avenue rather than dead-ended. The applicant did have additional land on Forest Avenue (see original plan, Attachment C), but this property was sold.
 - B. Construct a fire lane. The revised plan shows a fire lane between lots 17 and 18 over a 25-foot easement to Forest Avenue. This option, however, poses some questions. Fire lanes need to be maintained and snowplowed on an ongoing basis. Unlike an apartment or condominium complex, which have centralized ownership or management of property, the applicant's proposal features individually owned lots. Whether a homeowners' association will realistically function solely for the purpose of maintaining a fire lane is an open question.

Open Space

Although this development is a subdivision with a public street, a .7 acre open space area is shown on the plan (lot #6.) If this remains as part of the plan, documents will need to be submitted confirming ownership and responsibilities. The applicant has indicated that this land will likely be absorbed into the remaining lots and/or into the rear parcel.

Wetlands

Attachment A-2 shows the presence of a significant amount of wetlands on the property. The applicant should verify the extent of wetland alterations and what type of permit will be required. Also building windows should be provided to clarify the buildable area of the lots.

Drainage

Like all residential subdivisions, drainage is an important issue. Impacts on abutting properties as well as internal drainage concerns need to be addressed. The applicant is expected to present a drainage concept plan at the workshop. More details will need to be submitted prior to the public hearing.

Zone Change Proposal

Councilor Harlow has proposed a zone change for this site from R-5 to R-3. A public hearing with the City Council was scheduled in July but it was tabled. The zone change was drafted to be retroactive to May 28, 1998, which predates this subdivision application.

If this zone change were approved, the primary affect would be to limit the development to single-family houses, since two-family and three-family units are not allowed in the R-3 zone. Only one of the lots (lot #15) is less than the R-3 lot size. However, the lot width requirement of the R-3 zone (75 feet) would require several lots to be reconfigured.

- A. Subdivision Plan
- B. Background Information
- C. 1988 Plan
- D. Traffic Report
- E. City Traffic Engineer Comments
- F. Technical and Design Standards and Guidelines

MAGGIE CONO

J.P. one side of road parking

- applicant name

- lock box

- fire lane agent attached to driveway

- we don't want to do this

* talk to Lewis A. access

deductible basin should be as self-sufficient as possible

* do a grading plan with flow arrows
ground to drain percentage slope

✓ cement transform

✓ show extent of fill in

✓ no lawn two trees

Common use prep

tie into utilities



CITY OF PORTLAND

March 15, 1999

Mr. Al Palmer
Gorrill - Palmer Consulting Engineers
P.O. Box 1237
22 Shaker Road
Gray, ME 04039

Dear Al:

This letter is intended to summarize staff comments on the Maggie Lane subdivision plan.

1. Memo from Tony Lombardo, previously distributed to you.
2. Memo from Jim Wendel, previously distributed to you.
3. Emergency lane needs to be labeled clearly on the plan and recording. The perimeter of the fire lane is not clear. Should reference that the fire lane is privately owned and shall be maintained by the Maggie Lane Homeowners Association.
4. Street cross-section needs to be shown on the recording plat.
5. Need to label clearly and explain the building windows.
6. Boundaries of detention basin and drainage easement needs to be shown on the recording plat.
7. Location of utility easements not clear.
8. How many dwelling units are going to be on each lot? Otherwise we don't know definitely if you meet the fire access standard?
9. On lots 9, 10 and 11 indicate the dimension along lot lines from street line to drainage area on recording plat and plan.
10. Drainage detention basin needs to be shown on the recording plat and plan with language that it is privately owned and shall be maintained by the Maggie Lane Homeowners Association. Also, reference maintenance schedule.
11. Add a note to the plan stating: Each lot shall require the submission of a site plan for review and approval prior to the issuance of a building permit, and shall be subject to review pursuant to Article V of Chapter 14 of the Portland City Code.

12. Label private drainage easements as such.
13. Mr. Caswell had indicated a concern with the distance between Maggie Lane with his driveway. Have you considered providing a driveway opening for his property off Maggie Lane?
14. Sheet 4B states "existing signalization to be modified to accommodate 4th leg of intersection." Please explain what improvements these will be and who would be responsible for making them. (I'm assuming the developer?)
15. Submission of easements and fire lane maintenance provision.
16. Sheet 8 . . . Gate detail should have reflectors. Also signs should be placed near the fire lane and near the gate, stating "no parking fire lane."
17. Treatment of cul-de-sac . . . lawn and tree.
18. On sheet #5, lot 9 the words "drainage easements are in the wrong place."
19. Fire lane . . . width, cross-section of construction materials should be shown.
20. Sheet 5, culvert by station 14. Is there a need for a drainage easement?
21. What is the depth of stormwater detention basin? How long will there be water after a storm?
22. Street lighting may need to be staggered.
23. Normally we require site plans with grading and elevations shown on each lot for subdivisions. Please explain why this wasn't done with this plan?
24. Do you have a sewer capacity letter from Public Works?
25. Tree note is not correct on the recording plat. Please use the following:

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

Private drainage easements: Tree clearing, construction of buildings, filling, regrading, or other obstructions shall be prohibited within the private drainage easements, unless approved in writing by the City of Portland Planning Department under site plan review.
27. On lot #15, show typical site plan with building and parking so we know that lot #15 parking will not block the fire lane.



CITY OF PORTLAND

March 15, 1999

Mr. Al Palmer
Gorrill - Palmer Consulting Engineers
P.O. Box 1237
22 Shaker Road
Gray, ME 04039

Dear Al:

This letter is intended to summarize staff comments on the Maggie Lane subdivision plan.

1. Memo from Tony Lombardo, previously distributed to you.
2. Memo from Jim Wendel, previously distributed to you.
3. Emergency lane needs to be labeled clearly on the plan and recording. The perimeter of the fire lane is not clear. Should reference that the fire lane is privately owned and shall be maintained by the Maggie Lane Homeowners Association.
4. Street cross-section needs to be shown on the recording plat.
5. Need to label clearly and explain the building windows.
6. Boundaries of detention basin and drainage easement needs to be shown on the recording plat.
7. Location of utility easements not clear.
8. How many dwelling units are going to be on each lot? Otherwise we don't know definitely if you meet the fire access standard?
9. On lots 9, 10 and 11 indicate the dimension along lot lines from street line to drainage area on recording plat and plan.
10. Drainage detention basin needs to be shown on the recording plat and plan with language that it is privately owned and shall be maintained by the Maggie Lane Homeowners Association. Also, reference maintenance schedule.
11. Add a note to the plan stating: Each lot shall require the submission of a site plan for review and approval prior to the issuance of a building permit, and shall be subject to review pursuant to Article V of Chapter 14 of the Portland City Code.

12. Label private drainage easements as such.
13. Mr. Caswell had indicated a concern with the distance between Maggie Lane with his driveway. Have you considered providing a driveway opening for his property off Maggie Lane?
14. Sheet 4B states "existing signalization to be modified to accommodate 4th leg of intersection." Please explain what improvements these will be and who would be responsible for making them. (I'm assuming the developer?)
15. Submission of easements and fire lane maintenance provision.
16. Sheet 8 . . . Gate detail should have reflectors. Also signs should be placed near the fire lane and near the gate, stating "no parking fire lane."
17. Treatment of cul-de-sac . . . lawn and tree.
18. On sheet #5, lot 9 the words "drainage easements are in the wrong place."
19. Fire lane . . . width, cross-section of construction materials should be shown.
20. Sheet 5, culvert by station 14. Is there a need for a drainage easement?
21. What is the depth of stormwater detention basin? How long will there be water after a storm?
22. Street lighting may need to be staggered.
23. Normally we require site plans with grading and elevations shown on each lot for subdivisions. Please explain why this wasn't done with this plan?
24. Do you have a sewer capacity letter from Public Works?
25. Tree note is not correct on the recording plat. Please use the following:

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

Private drainage easements: Tree clearing, construction of buildings, filling, regrading, or other obstructions shall be prohibited within the private drainage easements, unless approved in writing by the City of Portland Planning Department under site plan review.
27. On lot #15, show typical site plan with building and parking so we know that lot #15 parking will not block the fire lane.

28. Are certain lots going to have common driveways, if so which ones?
29. Type of street lighting fixtures, pole and height.
30. Please clarify wetland permitting. What is the total land area of the wetlands to be filled? Does it include all of the crosshatch area? We need to develop a note such that if someone fills beyond what you have permitted, they are on notice that they need to amend the DEP permit for this subdivision.
31. The development of a detention basin for a subdivision (with public streets) is unusual. I can think of only one other subdivision where this has happened. You will need to fully document the reason you choose this option.

These are the staff comments to date. I will forward others as they become available. Staff meets this Wednesday so I would anticipate more comments from that meeting.

Sincerely,



Richard Knowland
Senior Planner

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Jim Wendel, Development Review Coordinator
Anthony Lombardo, Project Engineer
Penny Littell, Corporation Counsel

From: Nancy Knauber
To: AQJ, AWL, RWK
Date: Fri, Oct 16, 1998 2:55 PM
Subject: Cul-de-sac

I spoke to Jeff Lamb,(District Leader for District # 5) I told him about the cal-de-sac island that's to go in on Morrill's Court. He asked if it could be a landscape island with heavy bark mulch, and not a grassed island. That way the neighbors won't call to get it cut every couple of weeks, he can go in just once a year and freshen it up.

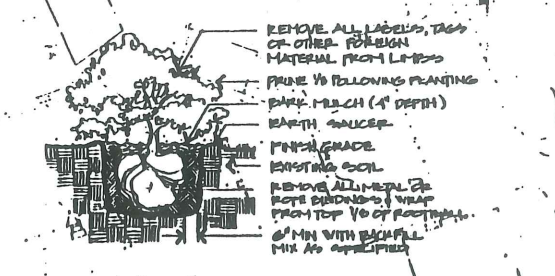
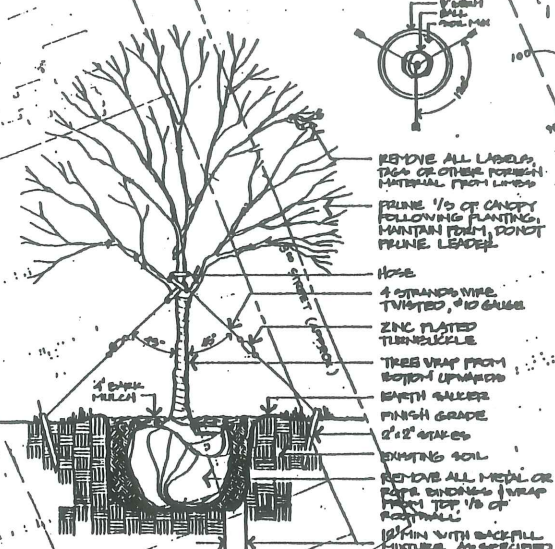
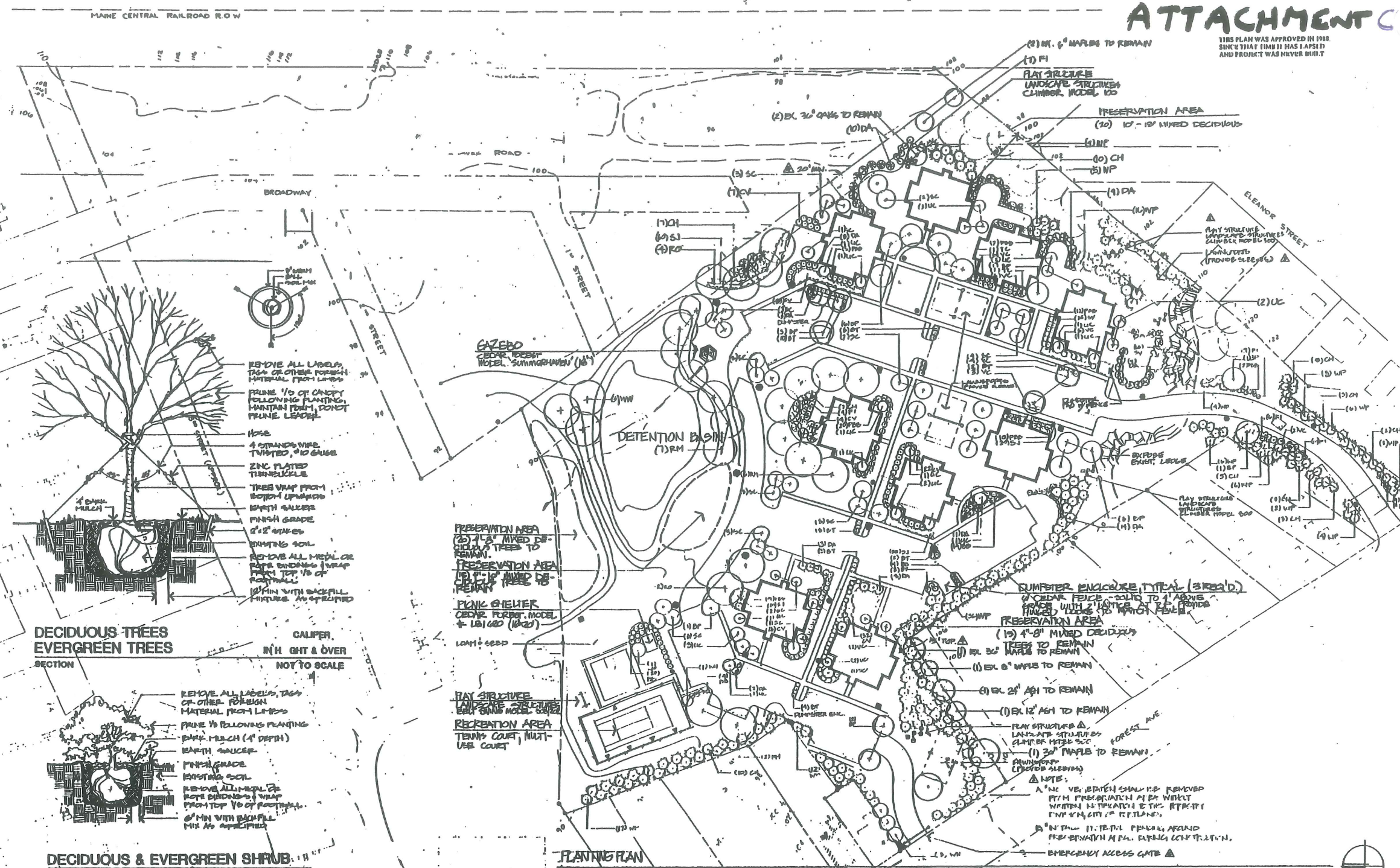
I would also suggest that they not have much of a slope so that the mulch won't get washed away with every rain storm.

Water will still get into our roadway gravel from the island, to alleviate that problem the island would have to have under drain around it. I guess that's a call for Tony Lombardo.

CC: JEFF

ATTACHMENT C

THIS PLAN WAS APPROVED IN 1988 SINCE THAT TIME IT HAS Lapsed AND PROJECT WAS NEVER BUILT



PRESERVATION AREA
(25) 7-12' MIXED DECIDUOUS TREES TO REMAIN
PINK SHELLER
CEDAR FOREST MODEL 181600 (1/20)

PLAY STRUCTURE
LANDSCAPE STRUCTURE CLIMBER MODEL 100
RECREATION AREA
TENNIS COURT, MULT-USE COURT

DUMPSTER ENCLOSURE TYPICAL (3 BAY)
4" CEDAR FENCE - SOLID TO 4' ABOVE FINISH GRADE WITH 1" SLACK AT E. PROVIDE FINISH GRADE TO MATCH FENCE

PLANNING PLAN

PLANT SCHEDULE

KEY	BOTANICAL / COMMON NAME	QTY
CP	PINK SHELLER / JUNE PLANE	1
RM	RED MAPLE / RED MAPLE	1
RO	GLORIOSA ADELPHA / RED OAK	1
WW	WAX MYRTLE / WAX MYRTLE	1
PE	PINK C. BARKED / BRADSHAW PINE	1
WH	CRATAEGUS O. CRIMSON GLOBE / CRAB APPLE	1
SC	FRONTS SARPENT / SARPENT CHERRY	1
UC	MAHUA SP. BACATA / UPRIGHT CRAB	1
CH	TELEA CANADENSIS / CANADIAN HEMLOCK	1
FI	REYNOLDSIA INTERMEDIA / REYNOLDSIA	1
BO	BURNING BUSH / BURNING BUSH	1
PI	PIERS BROWNII / PIERS BROWNII	1
CO	VIBURNUM CARLESI / CARLESI VIBURNUM	1
DA	THUNBERGIA / DARK ARBOVITIS	1
SI	JUNIFERUS SP. SARPENT / SARPENT JUNIFER	1
BT	RHAMNUS SP. / BUCKLEBERRY	1

LIGHTING KEY

- STREET/PARKING LIGHTING - 250W HPS / 25' POLE (SAME ENTRANCE - LIGHT DISTRIBUTION VARIES)
- WALKWAY LIGHTING - 150W HPS / 15' POLE
- RECREATION LIGHTING

NOTES

- Plant quantities shown on plant lists are for convenience to the Contractor only. The Contractor is responsible for all plant material installation as shown on plans.
- Size and grading standards of plant materials shall conform to the latest edition of "U.S.A. Standards for Nursery Stock", by the American Association of Nurserymen, Inc.
- All plant material shall be free from insects and disease.
- All plant material shall be inspected and approved by the City Arborist prior to installation. Notify the City Arborist 24 hours prior to the required inspection.
- All planting shall be done in accordance with acceptable horticultural practices. This is to include proper planting mix, plant bed and tree pit preparation, pruning, staking or guying, wrapping, spraying, fertilization, planting and adequate maintenance until until accepted by the Owner.
- Plant material shall be guaranteed for a period of one year from date of installation. During the guarantee period, dead plant material shall be replaced at no cost to the Owner. At the end of the one year period the Contractor shall obtain final acceptance from the City Arborist.
- All grass, other vegetation and debris shall be removed from all planting areas prior to planting.
- Existing trees to be preserved will be protected during construction and shall be the responsibility of the General Contractor.
- The Landscape Contractor is advised of the presence of underground utilities and shall verify the existence and location of same before commencing and digging operations. The Landscape Contractor shall replace or repair utilities, paving, walks, curbing, etc. damaged in performance of this job at no additional cost to the Owner.
- All shrub beds shall be mulched with 3" clean shredded bark mulch.
- The contractor shall provide 1" loam for all areas to be graded. The Landscape Contractor shall coordinate with the General Contractor prior to grading.

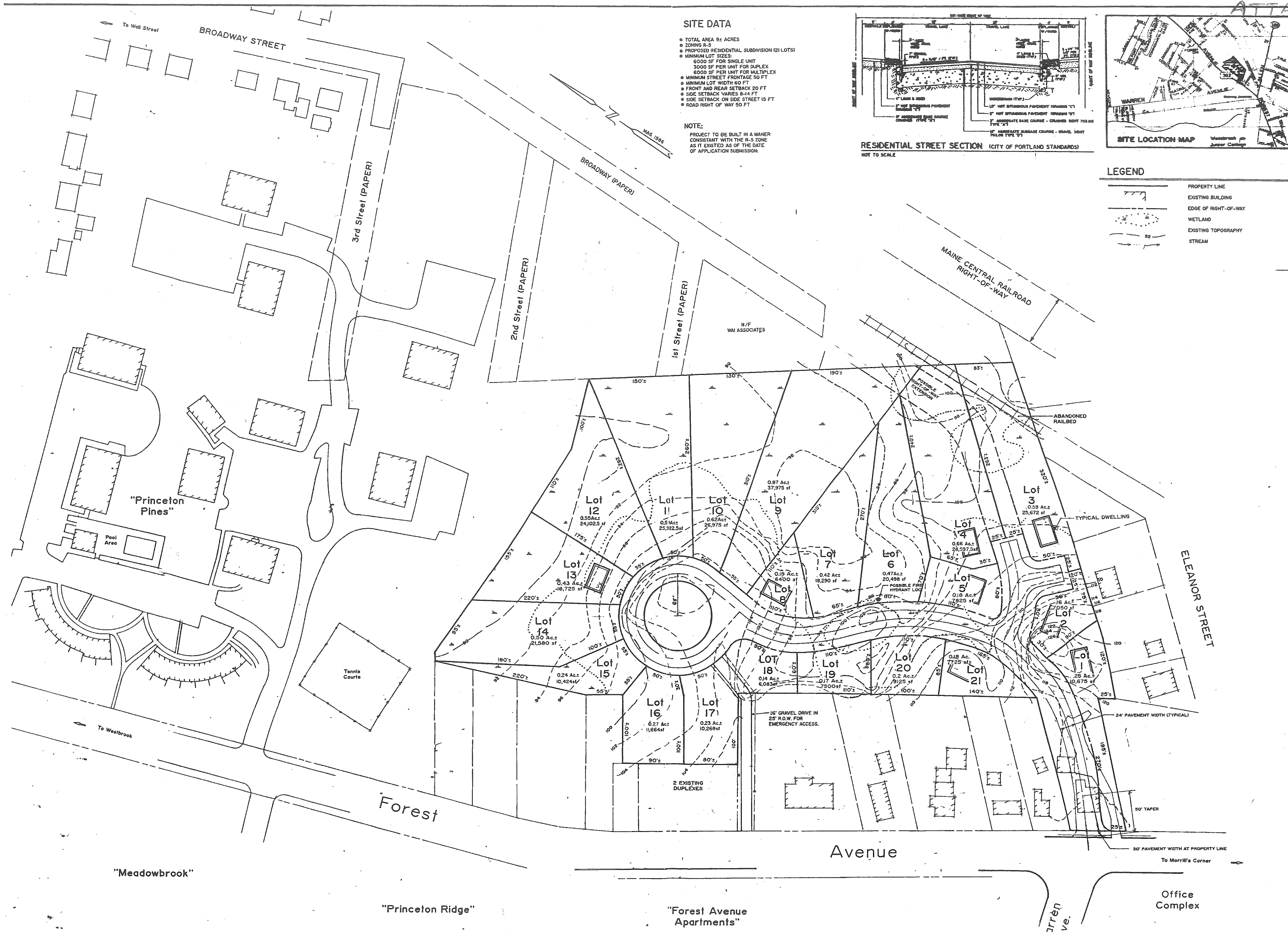
WRIGHT-PIERCE ARCHITECTS & ENGINEERS
725 HAZEN
PORTSMOUTH NEW HAMPSHIRE 03801
BOSTON MASSACHUSETTS 02211 482-7373

LANDSCAPE PLAN
Morrill's Court
FOREST COURT DEVELOPMENT, INC.
1104 FOREST AVE. PORTLAND, ME.

PROGRESS PRINT

NO.	REVISIONS	APP'D	PROGRESS PRINT
1	AS SHOWN		

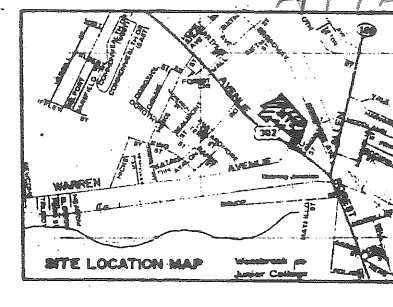
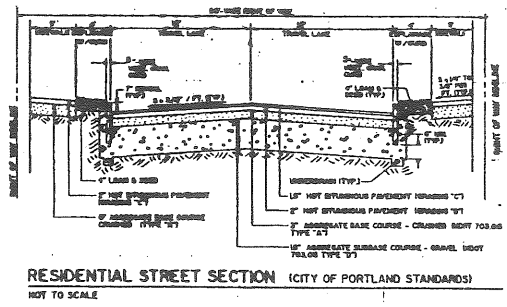
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: [Date]
APPROVED BY: [Name]
PROJECT NO.: [Number]
BOOK NO.: [Number]
SCALE: 1" = 20'



SITE DATA

- TOTAL AREA 9.2 ACRES
- ZONING R-5
- PROPOSED RESIDENTIAL SUBDIVISION (21 LOTS)
- MINIMUM LOT SIZES:
 - 6000 SF FOR SINGLE UNIT
 - 3000 SF PER UNIT FOR DUPLEX
 - 6000 SF PER UNIT FOR MULTIPLEX
- MINIMUM STREET FRONTAGE 50 FT
- MINIMUM LOT WIDTH 60 FT
- FRONT AND REAR SETBACK 20 FT
- SIDE SETBACK VARIES 8-14 FT
- SIDE SETBACK ON SIDE STREET 15 FT
- ROAD RIGHT OF WAY 50 FT

NOTE:
PROJECT TO BE BUILT IN A MANNER CONSISTANT WITH THE R-5 ZONE AS IT EXISTED AS OF THE DATE OF APPLICATION SUBMISSION.



LEGEND

	PROPERTY LINE
	EXISTING BUILDING
	EDGE OF RIGHT-OF-WAY
	WETLAND
	EXISTING TOPOGRAPHY
	STREAM

LAND USE CONSULTANTS
LUC
Land Use Consultants, Inc.
306 Riverside Street
Portland, ME 04104
Tel: 207-878-3313

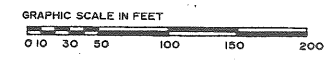
MORRILL'S COURT
FOREST AVENUE, PORTLAND, MAINE
PREPARED FOR:
DIVERSIFIED PROPERTIES, INC.
PORTLAND, MAINE 04104

Revision	Date	Revision	Date
1	7/23/11		
2	1/28/12		
3	1/28/12		
4	1/28/12		
5	1/28/12		
6	1/28/12		
7	1/28/12		
8	1/28/12		
9	1/28/12		
10	1/28/12		
11	1/28/12		
12	1/28/12		
13	1/28/12		
14	1/28/12		
15	1/28/12		
16	1/28/12		
17	1/28/12		
18	1/28/12		
19	1/28/12		
20	1/28/12		
21	1/28/12		
22	1/28/12		
23	1/28/12		
24	1/28/12		
25	1/28/12		
26	1/28/12		
27	1/28/12		
28	1/28/12		
29	1/28/12		
30	1/28/12		
31	1/28/12		
32	1/28/12		
33	1/28/12		
34	1/28/12		
35	1/28/12		
36	1/28/12		
37	1/28/12		
38	1/28/12		
39	1/28/12		
40	1/28/12		
41	1/28/12		
42	1/28/12		
43	1/28/12		
44	1/28/12		
45	1/28/12		
46	1/28/12		
47	1/28/12		
48	1/28/12		
49	1/28/12		
50	1/28/12		

Designed	Drawn	Checked	Scale	Date
JDH	SKH	DAK	1"=50'	06/19/98

RESIDENTIAL SUBDIVISION SKETCH PLAN

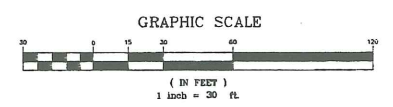
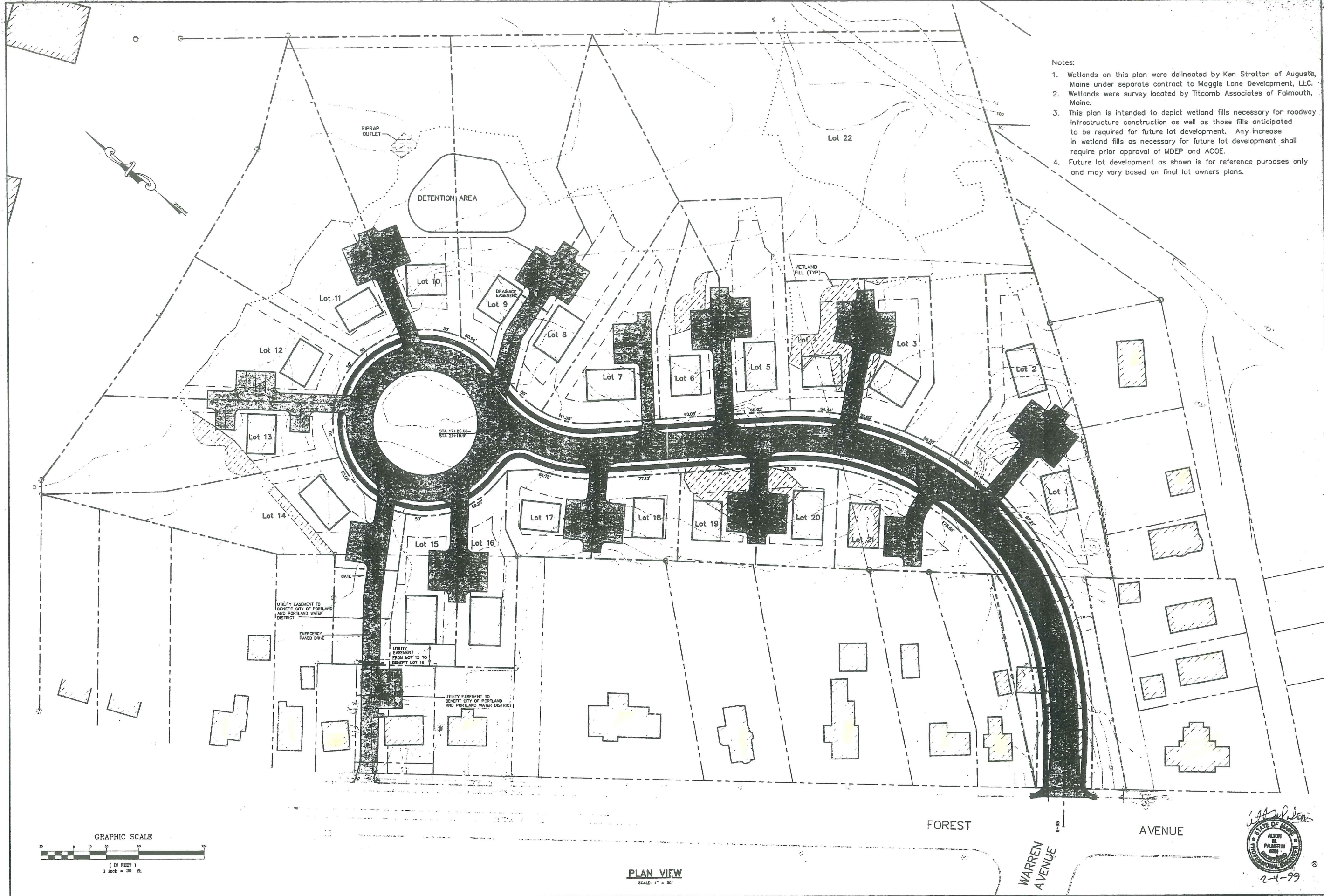
Job No. 2113
Sheet



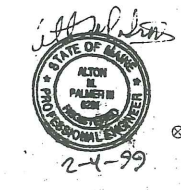
THIS PLAN IS CONCEPTUAL AND FOR PLANNING PURPOSES ONLY. THE INFORMATION SHOWN HEREON IS FROM RECORD DRAWINGS, AND AERIAL PHOTOGRAPHS OF THE VICINITY. NO SITE SURVEY WAS MADE DURING THE PROCESS OF THIS SKETCH PLAN.

Notes:

1. Wetlands on this plan were delineated by Ken Stratton of Augusta, Maine under separate contract to Maggie Lane Development, LLC.
2. Wetlands were survey located by Titcomb Associates of Falmouth, Maine.
3. This plan is intended to depict wetland fills necessary for roadway infrastructure construction as well as those fills anticipated to be required for future lot development. Any increase in wetland fills as necessary for future lot development shall require prior approval of MDEP and ACOE.
4. Future lot development as shown is for reference purposes only and may vary based on final lot owners plans.



PLAN VIEW
SCALE: 1" = 30'



C:\p019\19019\19019.dwg Thu Feb 04 14:05:24 1999 LAM

Rev.	Date	Revision
1	2/3/99	ADDED SHARED DRIVEWAY FOR LOTS 3 & 4

TIER/WETLAND PERMIT APPLICATION REVIEW	1/22/99	AMP
Issued For	Date	By

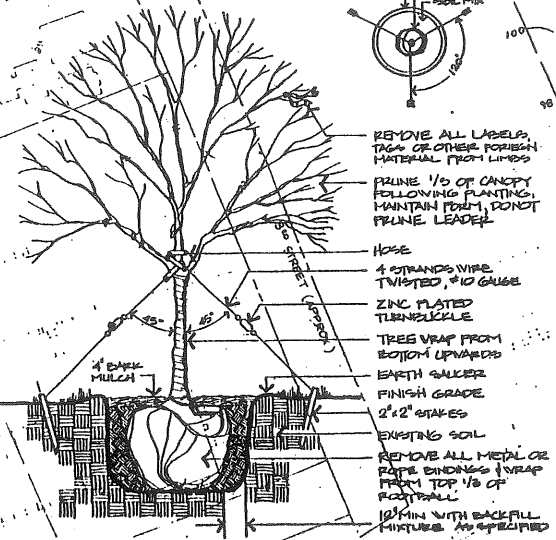
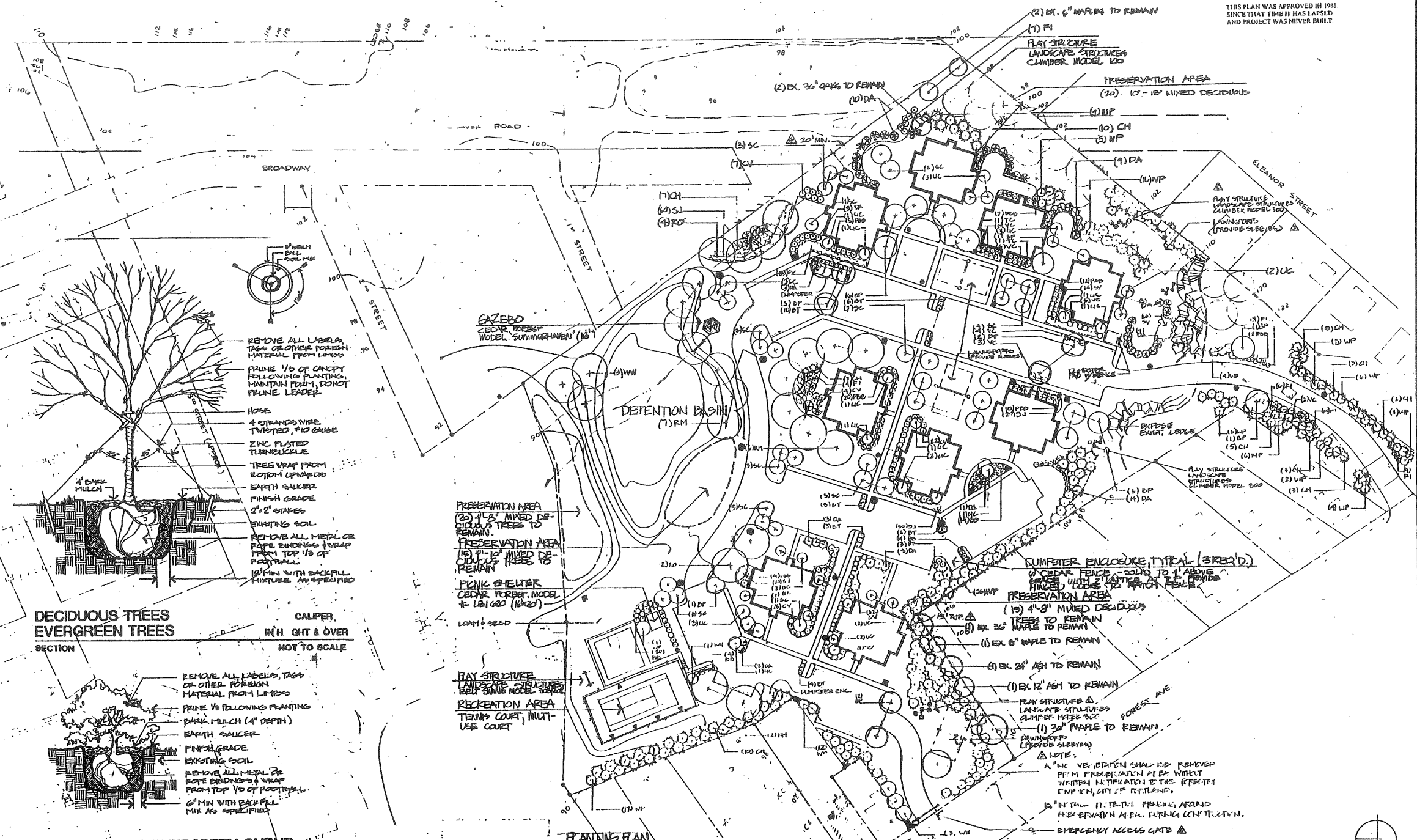
Design:	DER	Date:	OCT. 1998
Draft:	DMP	Job No.:	98019
Checked:	<i>Jup</i>	Scale:	1" = 30'

GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237 22 Shaker Rd. Gray, ME 04039
 207-657-6910 FAX 207-657-6912 E-Mail: Gorr-Pal@GPMSE.com

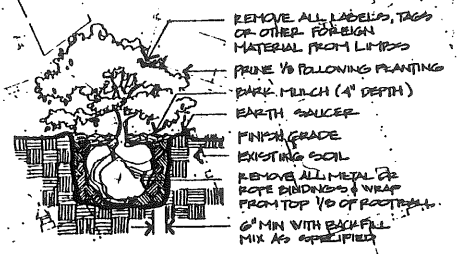
Drawing Name:	Wetland Permitting Plan
Project:	MAGGIE LANE DEVELOPMENT, LLC.

Drawing No.	A
-------------	---

THIS PLAN WAS APPROVED IN 1988 SINCE THAT TIME IT HAS Lapsed AND PROJECT WAS NEVER BUILT.



DECIDUOUS TREES
EVERGREEN TREES
SECTION
NOT TO SCALE



DECIDUOUS & EVERGREEN SHRUB
SECTION
NOT TO SCALE

PRESERVATION AREA
(25) 4" MIMED DECIDUOUS TREES TO REMAIN

PRESERVATION AREA
(15) 4" MIMED DECIDUOUS TREES TO REMAIN

PKINIC SHELTER
CEDAR FOREST MODEL # LB1620 (W20)

LOAN + SEED

PLAY STRUCTURE
LANDSCAPE STRUCTURES
ELEGANT MODEL 55000

RECREATION AREA
TENNIS COURT, MULTI-USE COURT

PLANTING PLAN

PLANT SCHEDULE

KEY	BOTANICAL	COMMON NAME	FILE
MP	POINTE BRUBLE	WHITE PINE	4-7
RM	ACEP. PRUNELLA	RED MAPLE	4-7
RO	QUERCUS ROBURUM	RED OAK	4-7
WW	SPHR. BABYLONICA	WEeping WILLOW	4-7
DD	PIRUS C. PARADOXUS	BRADFORD PEAR	4-7
WH	CRATAEGUS O.	CRIMSON GLOVE / C. GLOVE HAWTHORN	4-7
SC	FRAXINUS SARMENTOSA	SARCENT CHERRY	4-7
UC	MALUS SP. BACCATA	LIGHT CRAB	4-7
CH	TELEA CANADENSIS	CANADIAN HEMLOCK	4-7
FI	REBETHIA INTERMEDIA	REBETHIA	4-7
BB	BRYONIA ALATA	BURNING BUSH	4-7
PB	PIERIS ERIOBRYA	DOUGHTY / PIERIS	4-7
CV	VIBURNUM CARLESI	CARLESI VIBURNUM	4-7
DA	THIA O. NERA	DARK APOCYNITE	4-7
SJ	JUNIPERUS SP. SARCENT	SARCENT JUNIPER	4-7
BT	RHAMNUS SP.	BULCHER	4-7

LIGHTING KEY

- STREET/PARKING LIGHTING - 250W HPS / 25' POLE (SAME PATTERN - LIGHT DISTRIBUTION VARIES)
- WALKWAY LIGHTING - 150W HPS / 15' POLE
- ▲ RECREATIONAL LIGHTING

- NOTES**
- Plant quantities shown on plant lists are for convenience to the Contractor only. The Contractor is responsible for all plant material installation as shown on plans.
 - Site and grading standards of plant materials shall conform to the standards of "U.S.A. Standards for Nursery Stock", by the American Association of Nurserymen, Inc.
 - All plant material shall be free from insects and disease.
 - All plant material shall be inspected and approved by the City Arborist prior to installation. Notify the City Arborist 24 hours prior to the required inspection.
 - All planting shall be done in accordance with acceptable horticultural practices. This is to include proper planting mix, plant bed and tree pit preparation, pruning, staking or guying, wrapping, spraying, fertilization, planting and adequate maintenance until until acceptance by the Owner.
 - Plant material shall be guaranteed for a period of one year from date of installation. During the guarantee period, dead plant material shall be replaced at no cost to the Owner. At the end of the one year period the Contractor shall obtain final acceptance from the City Arborist. All grass, other vegetation and debris shall be removed from all planting areas prior to planting.
 - Existing trees to be preserved will be protected during construction and shall be the responsibility of the General Contractor.
 - The Contractor is advised of the presence of underground utilities and shall verify the existence and location of same before commencing and digging operations. The Landscape Contractor shall replace or repair utilities, paving, walks, curbing, etc. damaged in performance of this job at no additional cost to the owner.
 - All shrub beds shall be mulched with 3" clean shredded bark mulch.
 - The Contractor shall provide a 2" loan for all areas to be planted. The Landscape Contractor shall coordinate sub-grade preparation with the General Contractor prior to planting.

LANDSCAPE PLAN

WRIGHT-PIERCE ARCHITECTS & ENGINEERS
100 State Street, Suite 200, Portland, ME 04101
Tel: 407-7777

Morrill's Court
FOREST COURT DEVELOPMENT, INC.
104 FOREST AVE. PORTLAND, ME 04101
Tel: 482-7373

PROGRESS PRINT

NO.	REVISIONS	DATE	BY	APP'D
1	ISSUED FOR PERMIT	10/1/88	JWP	JWP
2	ISSUED FOR PERMIT	10/1/88	JWP	JWP
3	ISSUED FOR PERMIT	10/1/88	JWP	JWP
4	ISSUED FOR PERMIT	10/1/88	JWP	JWP
5	ISSUED FOR PERMIT	10/1/88	JWP	JWP
6	ISSUED FOR PERMIT	10/1/88	JWP	JWP
7	ISSUED FOR PERMIT	10/1/88	JWP	JWP
8	ISSUED FOR PERMIT	10/1/88	JWP	JWP
9	ISSUED FOR PERMIT	10/1/88	JWP	JWP
10	ISSUED FOR PERMIT	10/1/88	JWP	JWP
11	ISSUED FOR PERMIT	10/1/88	JWP	JWP
12	ISSUED FOR PERMIT	10/1/88	JWP	JWP
13	ISSUED FOR PERMIT	10/1/88	JWP	JWP
14	ISSUED FOR PERMIT	10/1/88	JWP	JWP
15	ISSUED FOR PERMIT	10/1/88	JWP	JWP
16	ISSUED FOR PERMIT	10/1/88	JWP	JWP
17	ISSUED FOR PERMIT	10/1/88	JWP	JWP
18	ISSUED FOR PERMIT	10/1/88	JWP	JWP
19	ISSUED FOR PERMIT	10/1/88	JWP	JWP
20	ISSUED FOR PERMIT	10/1/88	JWP	JWP
21	ISSUED FOR PERMIT	10/1/88	JWP	JWP
22	ISSUED FOR PERMIT	10/1/88	JWP	JWP
23	ISSUED FOR PERMIT	10/1/88	JWP	JWP
24	ISSUED FOR PERMIT	10/1/88	JWP	JWP
25	ISSUED FOR PERMIT	10/1/88	JWP	JWP
26	ISSUED FOR PERMIT	10/1/88	JWP	JWP
27	ISSUED FOR PERMIT	10/1/88	JWP	JWP
28	ISSUED FOR PERMIT	10/1/88	JWP	JWP
29	ISSUED FOR PERMIT	10/1/88	JWP	JWP
30	ISSUED FOR PERMIT	10/1/88	JWP	JWP
31	ISSUED FOR PERMIT	10/1/88	JWP	JWP
32	ISSUED FOR PERMIT	10/1/88	JWP	JWP
33	ISSUED FOR PERMIT	10/1/88	JWP	JWP
34	ISSUED FOR PERMIT	10/1/88	JWP	JWP
35	ISSUED FOR PERMIT	10/1/88	JWP	JWP
36	ISSUED FOR PERMIT	10/1/88	JWP	JWP
37	ISSUED FOR PERMIT	10/1/88	JWP	JWP
38	ISSUED FOR PERMIT	10/1/88	JWP	JWP
39	ISSUED FOR PERMIT	10/1/88	JWP	JWP
40	ISSUED FOR PERMIT	10/1/88	JWP	JWP
41	ISSUED FOR PERMIT	10/1/88	JWP	JWP
42	ISSUED FOR PERMIT	10/1/88	JWP	JWP
43	ISSUED FOR PERMIT	10/1/88	JWP	JWP
44	ISSUED FOR PERMIT	10/1/88	JWP	JWP
45	ISSUED FOR PERMIT	10/1/88	JWP	JWP
46	ISSUED FOR PERMIT	10/1/88	JWP	JWP
47	ISSUED FOR PERMIT	10/1/88	JWP	JWP
48	ISSUED FOR PERMIT	10/1/88	JWP	JWP
49	ISSUED FOR PERMIT	10/1/88	JWP	JWP
50	ISSUED FOR PERMIT	10/1/88	JWP	JWP

7
2040

LEXINGTON AVE.

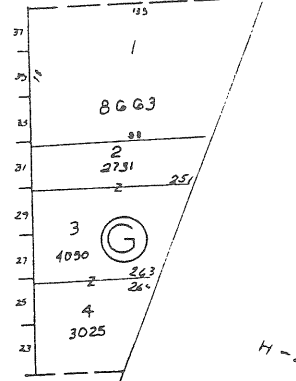
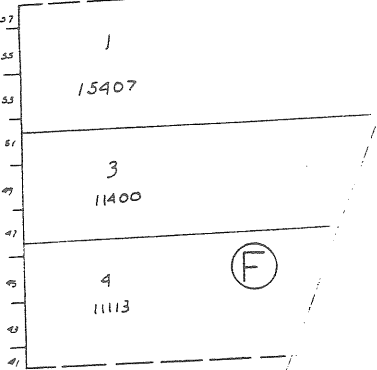
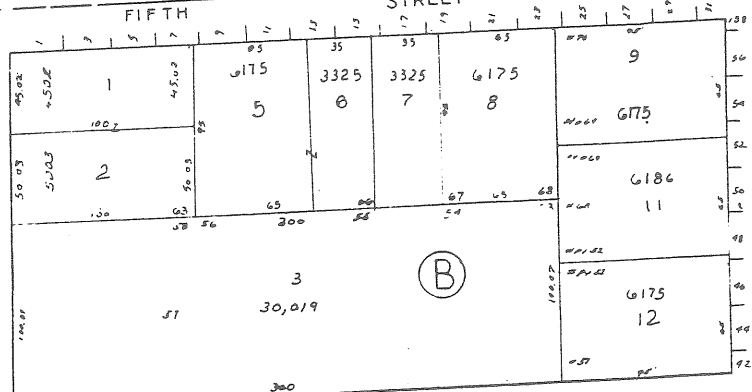
FIFTH STREET

FOURTH STREET

THIRD STREET

SECOND STREET

FIRST STREET



PORTLAND TERMINAL CO.

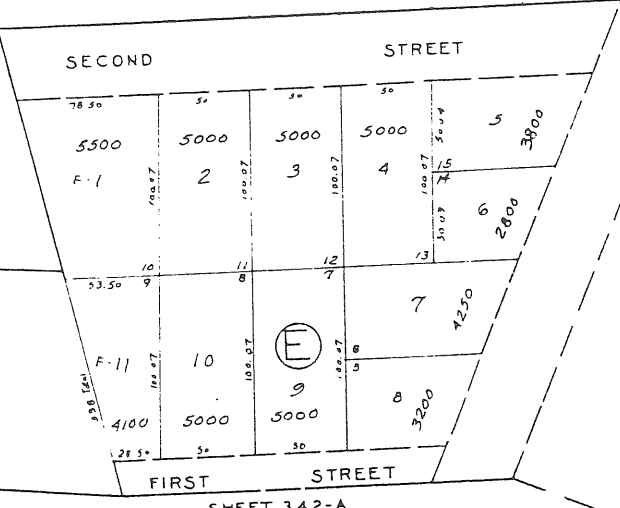
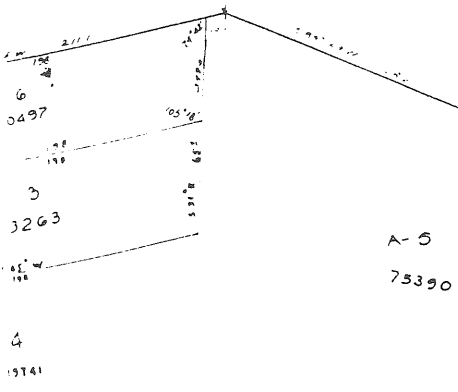
EXEMPT LOCATION

P.T. Co.

30' SEWER L.W.

A-1
512,136

6 PINE'S CONDOMINIUM
 1. REFER TO SEE LUMBER AND COUNTY
 2. REFER TO OWNERSHIP-UD FILE NO 57
 3. A.L.R.
 4. DECLARATION RECORDED IN BOOK 4850
 5. DATED 9-11-81



SHEET 342-A

SHEET 342-B

SHEET 343-D

T 292-A

SHEET 342-A

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'

ZONING REQUIREMENTS

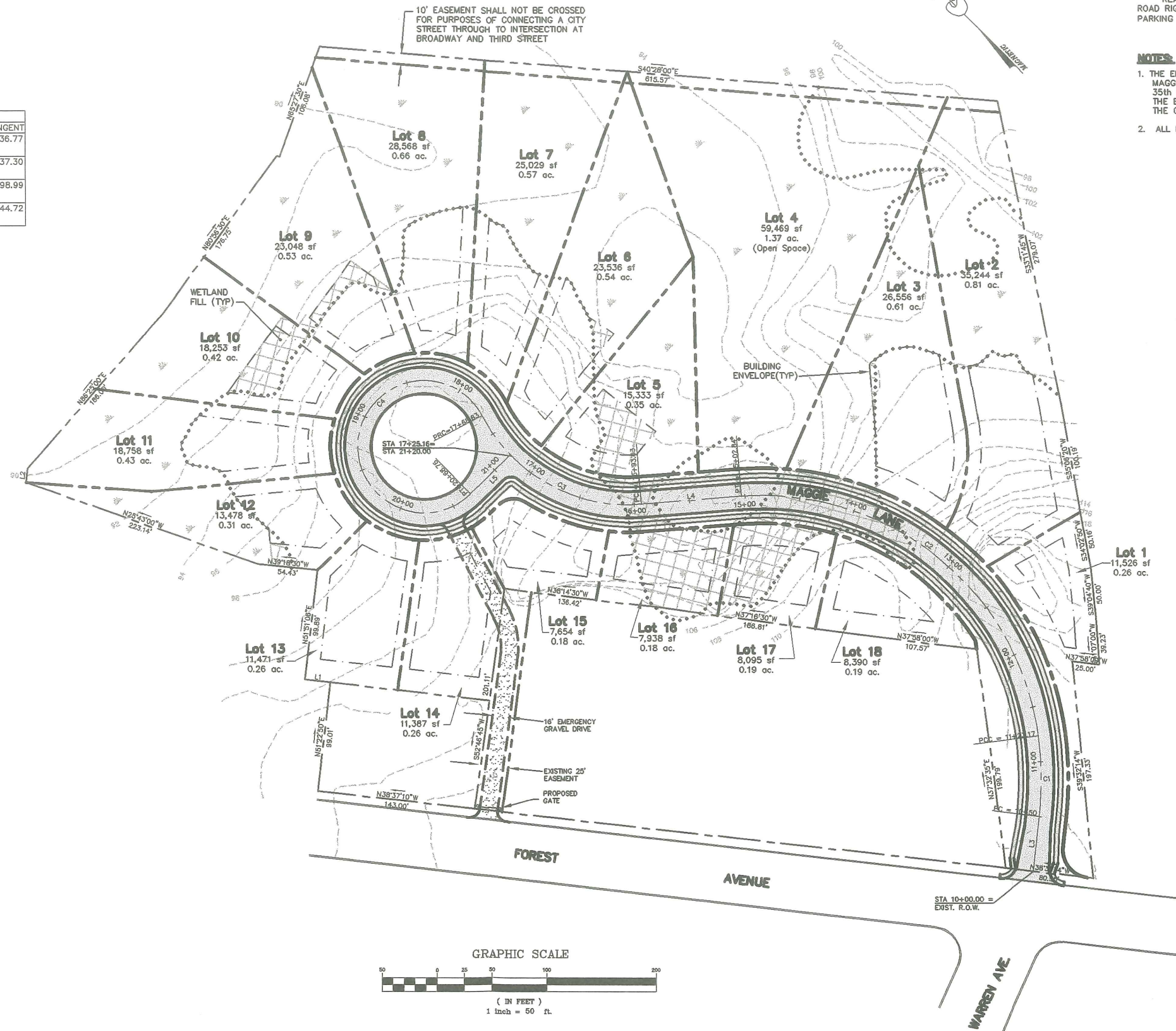
ZONE: RESIDENTIAL R-5
 MINIMUM LOT SIZE: 6000 SF
 MINIMUM STREET FRONTAGE: 50 FT
 SETBACKS:
 FRONT: 20 FT
 SIDE: 12 FT (BASED ON 2 STORY STRUCTURE)
 REAR: 20 FT
 ROAD RIGHT OF WAY: 50 FT
 PARKING REQUIREMENTS: 2 SPACES/DWELLING UNIT

NOTES

1. THE EMERGENCY GRAVEL DRIVE SHALL BE CONSTRUCTED FROM MAGGIE LANE TO FOREST AVENUE AT SUCH TIME THAT THE 35th UNIT IS CONSTRUCTED AS PART OF THE SUBDIVISION. THE EMERGENCY GRAVEL DRIVE WOULD BE MAINTAINED BY THE OWNER OF LOT 14.
2. ALL DRIVEWAYS SHALL BE PAVED.

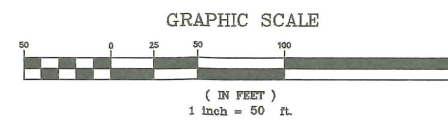
LINE TABLE		
LINE	LENGTH	BEARING
L1	23.00	N38°37'10"W
L2	13.10	N50°47'00"E
L3	50.00	N51°28'46"E
L4	90.79	N49°30'35"W
L5	51.25	S89°16'06"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	TANGENT
1	73.17	300.00	13°58'29"	36.77
2	379.67	250.00	87°00'52"	237.30
3	174.99	150.00	66°50'35"	98.99
4	300.13	60.00	286°36'06"	44.72



LEGEND

- - - - - EXISTING CONTOUR
- EXISTING WETLAND LIMIT
- - - - - EXISTING PROPERTY LINE
- - - - - EXISTING RIGHT OF WAY
- — — — PROPOSED PROPERTY LINE
- — — — PROPOSED RIGHT OF WAY
- - - - - PROPOSED EASEMENT
- [Hatched Box] PROPOSED BUILDING
- [Dashed Box] PROPOSED PAVEMENT
- [Dotted Box] PROPOSED GRAVEL DRIVE



C:\98019\98019p1.dwg Tue Oct 06 16:07:22 1998 LAN

Rev.	Date	Revision
1	0/5/98	Added Building Envelopes/Wetland Fills

SKETCH PLAN SUBMITAL	Date	By
	9/22/98	AMP
Issued For		

Design:	DER	Date:	9/15/98
Draft:	LAN	Job No.:	98019
Checked:		Scale:	1"=50'

GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237 22 Shaker Rd. Gray, ME 04039
 207-657-6910 FAX: 207-657-6912
 E-Mail: Gor-PalCE@MSN.com

Drawing Name:	Conceptual Subdivision Plan
Project:	MORRILL'S COURT

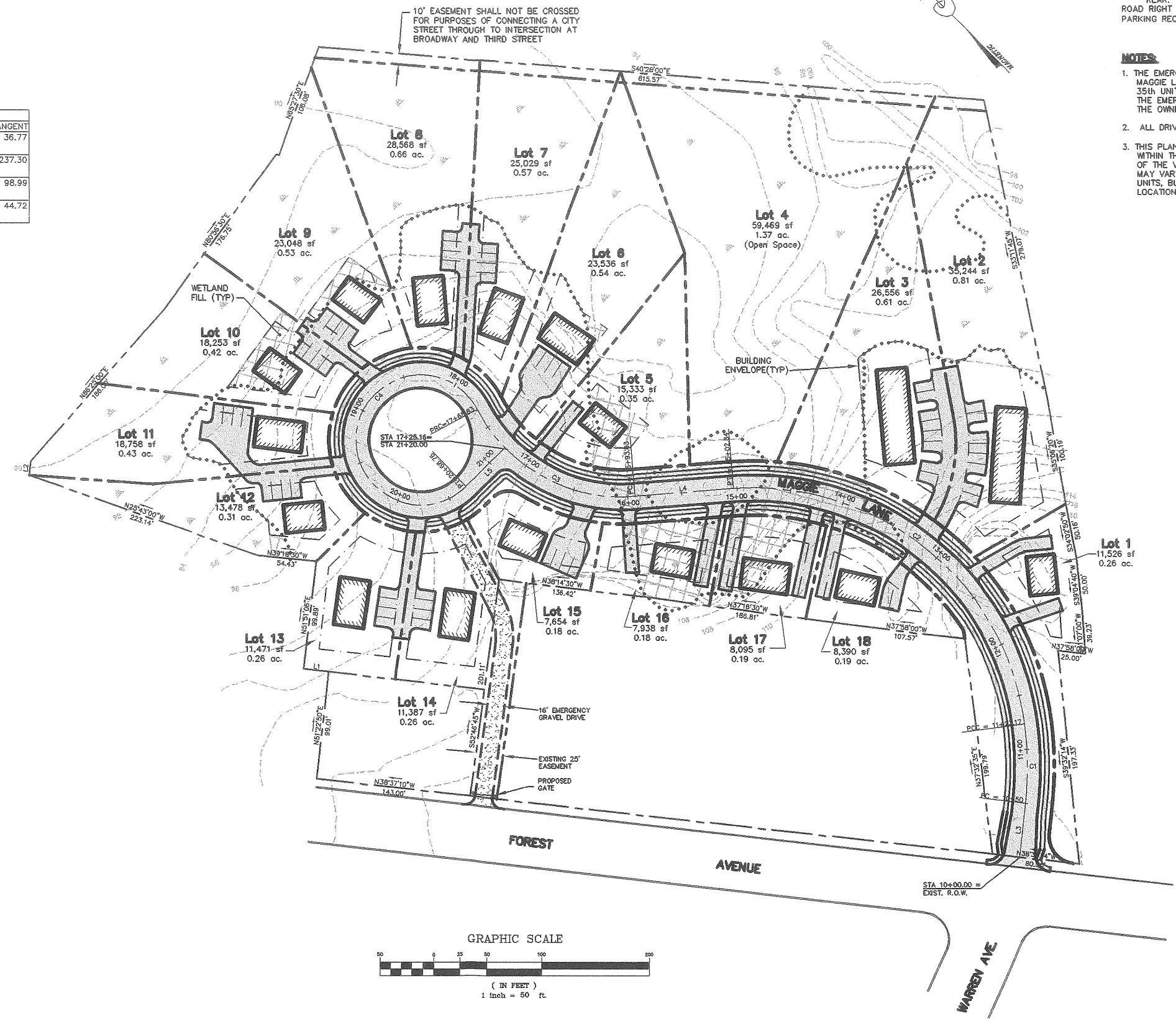
Drawing No.	1
-------------	---

ZONING REQUIREMENTS
 ZONE: RESIDENTIAL R-5
 MINIMUM LOT SIZE: 6000 SF
 MINIMUM STREET FRONTAGE: 50 FT
 SETBACKS:
 FRONT: 20 FT
 SIDE: 12 FT (BASED ON 2 STORY STRUCTURE)
 REAR: 20 FT
 ROAD RIGHT OF WAY: 50 FT
 PARKING REQUIREMENTS: 2 SPACES/DWELLING UNIT

NOTES
 1. THE EMERGENCY GRAVEL DRIVE SHALL BE CONSTRUCTED FROM MAGGIE LANE TO FOREST AVENUE AT SUCH TIME THAT THE 35th UNIT IS CONSTRUCTED AS PART OF THE SUBDIVISION. THE EMERGENCY GRAVEL DRIVE WOULD BE MAINTAINED BY THE OWNER OF LOT 14.
 2. ALL DRIVEWAYS SHALL BE PAVED.
 3. THIS PLAN DEPICTS A POTENTIAL BUILDOUT OF EACH LOT WITHIN THE SUBDIVISION TO DEMONSTRATE THE DEVELOPABILITY OF THE VARIOUS LOTS. THE ACTUAL BUILDOUT OF THE LOTS MAY VARY FROM THIS PLAN WITH RESPECT TO NUMBER OF UNITS, BUILDING LOCATION, BUILDING SIZE AND DRIVEWAY LOCATION.

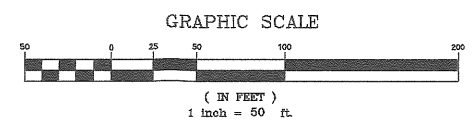
LINE	LENGTH	BEARING
L1	23.00	N38°37'10"W
L2	13.10	N50°47'00"E
L3	50.00	N51°28'48"E
L4	90.79	N49°30'35"W
L5	51.25	S89°16'06"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT
1	73.17	300.00	13°58'29"	36.77
2	379.67	250.00	87°00'52"	237.30
3	174.99	150.00	66°50'35"	98.99
4	300.13	60.00	286°36'06"	44.72



LEGEND

- EXISTING CONTOUR
- EXISTING WETLAND LIMIT
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY
- PROPOSED PROPERTY LINE
- PROPOSED RIGHT OF WAY
- PROPOSED EASEMENT
- ▭ PROPOSED BUILDING
- ▨ PROPOSED PAVEMENT
- ▩ PROPOSED GRAVEL DRIVE



C:\98019\98019p1.dwg Tue Oct 06 16:07:04 1998 LAN

Rev.	Date	Revision
1	0/5/98	Added Building Envelopes/Wetland Fills

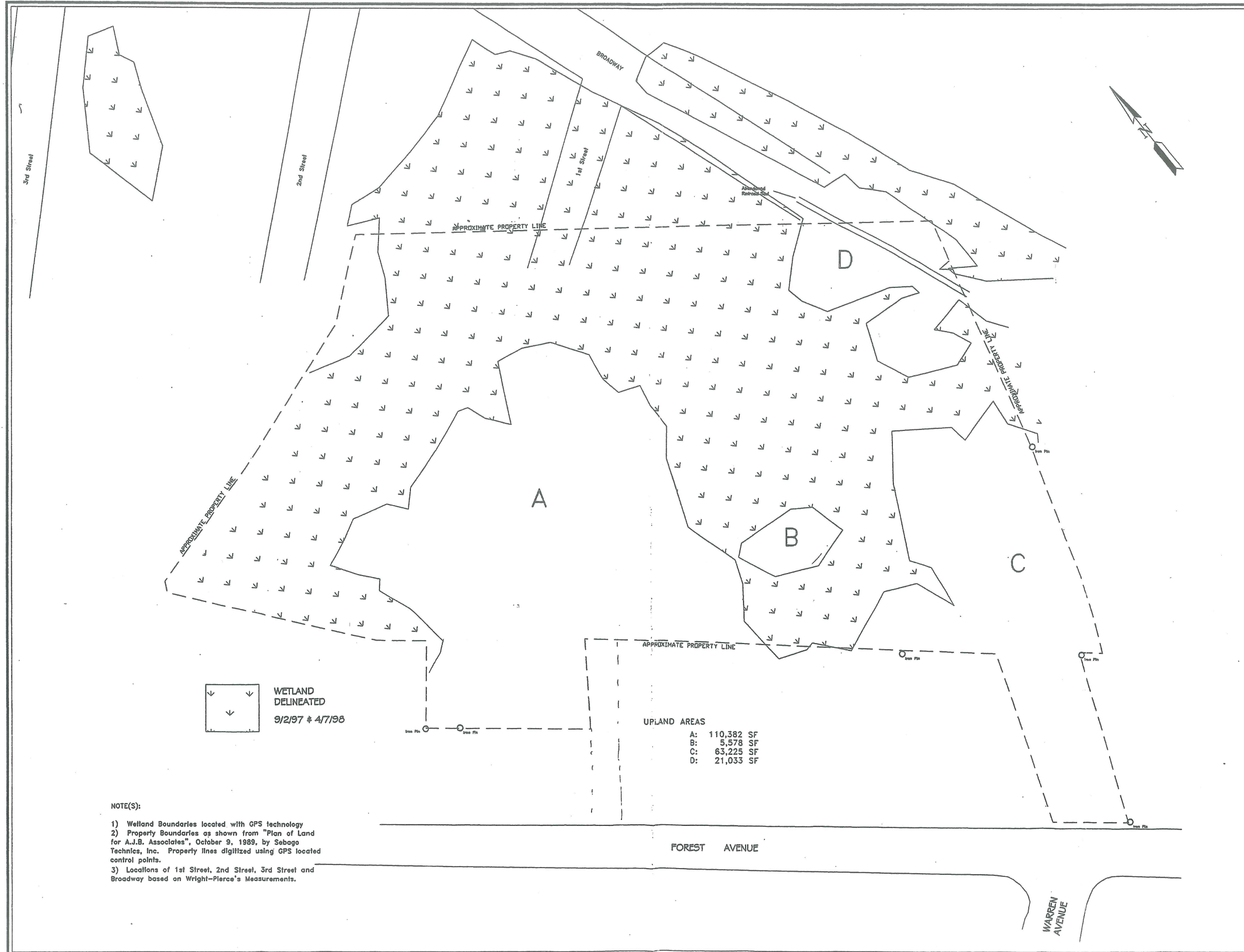
SKETCH PLAN SUBMITTAL	Date	By
Issued For	9/22/98	AMP

Design:	DER	Date:	9/15/98
Draft:	LAN	Job No.:	98019
Checked:		Scale:	1"=50'

GP Gorrill-Palmer Consulting Engineers, Inc.
 PO Box 1237 Traffic and Civil Engineering Services 207-657-6910
 22 Shaker Rd. Gray, ME 04039 FAX: 207-657-6912
 E-Mail: Gorr-PalCE@MSN.com

Drawing Name:	Schematic Development Plan
Project:	MORRILL'S COURT


Drawing No.	2
-------------	----------




WETLAND DELINEATED
 9/2/97 & 4/7/98

UPLAND AREAS
 A: 110,382 SF
 B: 5,578 SF
 C: 63,225 SF
 D: 21,033 SF

- NOTE(S):**
- 1) Wetland Boundaries located with GPS technology
 - 2) Property Boundaries as shown from "Plan of Land for A.J.B. Associates", October 9, 1989, by Sebago Technics, Inc. Property lines digitized using GPS located control points.
 - 3) Locations of 1st Street, 2nd Street, 3rd Street and Broadway based on Wright-Pierce's Measurements.

SHEET TITLE: REVISED WETLAND MAP		NO.	DATE
PROJECT: A.J.B. ASSOCIATES PROPERTY		NO.	DATE
ADDRESS: FOREST AVENUE PORTLAND, MAINE 04101		NO.	DATE
SCALE: 1" = 50'		NO.	DATE
DATE: APRIL 10, 1998		NO.	DATE
PREPARED BY:  WOODLOT ALTERNATIVES, INC. 122 MAIN STREET, TOPSHAM, MAINE 04086		NO.	DATE
PROJ. NO. 97001		NO.	DATE
M-2		NO.	DATE