

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

BUILDING PERMIT

Permit Number: 091260

This is to certify that Madd, LLC/Len Anderson
has permission to Build new 1456 square foot single family colonial w/ no garage 28' x 26'
AT 186 Hicks St CD 296 C003001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. H. Southard
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division



Location: 186 Hicks St

CBL: 296 C003001

Issued To: Madd, Llc/Len Anderson

Issued Date: 11/30/2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 091260 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family
Use Group - R-3
Type - 5B
IRC 2003

LIMITING CONDITIONS: None

11/30/2012

APPROVED:

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1260	Issue Date:	CBL: 296 C003001
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Location of Construction: 186 Hicks St	Owner Name: Madd, LLC	Owner Address: 543 Allen Avenue	Phone: 207-233-1715
Business Name:	Contractor Name: Len Anderson	Contractor Address: 543 Allen Ave Portland	Phone: 2077973522
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant	Proposed Use: Build new 1456 square foot single family colonial with no garage - 28' x 26'.	Permit Fee: \$1,070.00	Cost of Work: \$105,000.00	CEO District: 5
Proposed Project Description: Build new 1456 square foot single family colonial with no garage - 28' x 26'.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: R3 Type: SB <i>4485 IR 1,2003</i>	
		Signature: <i>KLG</i>	Signature: <i>JR</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: gg	Date Applied For: 11/05/2009	Zoning Approval		
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>H/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>parcel 6 - zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2009-0000</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/ conditions</i> Date: <i>12/13/09</i> <i>TRM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ABU</i>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

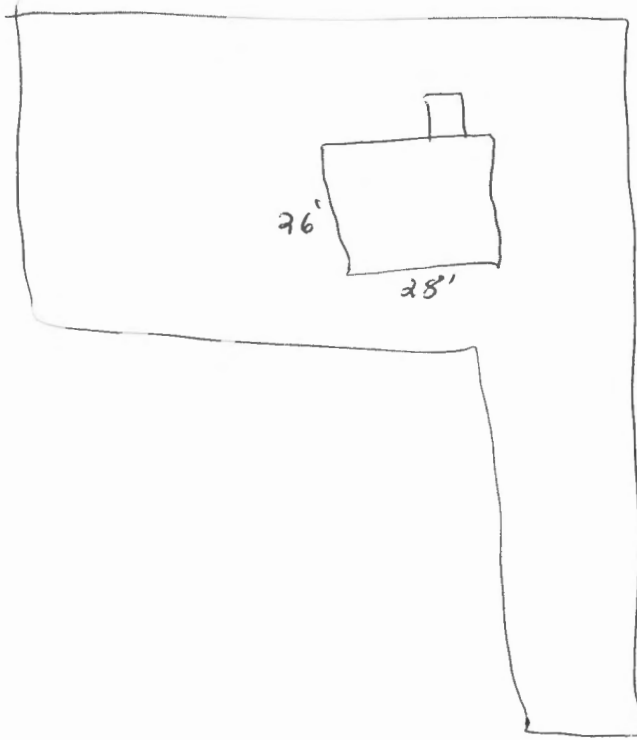
4-18-12 DWM Len 233-1715 Footing OK

4-24-12 DWM Backfill OK

11-20-12 GF

LANDING ~~STAIRS~~
LANDING F.M.G.
GFI BOILER

WILL SEND PICS
11/30/12 GF → OK



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a “Stop Work Order” and subsequent release to continue with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.**

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-1260	Date Applied For: 11/05/2009	CBL: 296 C003001
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Location of Construction: 186 Hicks St	Owner Name: Madd, LLC	Owner Address: 543 Allen Avenue	Phone: 207-233-1715
Business Name:	Contractor Name: Len Anderson	Contractor Address: 543 Allen Ave Portland	Phone: (207) 797-3522
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Build new 1456 square foot single family colonial with no garage - 28' x 26'.	Proposed Project Description: Build new 1456 square foot single family colonial with no garage - 28' x 26'.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 12/13/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> The certificate of occupancy will not be issued until we receive a copy of the recorded deed. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			

Dept: Building	Status: Approved with Conditions	Reviewer: Jonathan Rioux	Approval Date: 12/15/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> Fastener schedule per the IRC 2003 The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office. Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. A Carbon Monoxide Detector hardwired, or plug in with battery backup shall be installed in each area giving access to bedrooms. 			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 12/15/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> New one- or two-family home: NFPA 13D sprinkler system required. Hardwired photoelectric smoke and CO alarms with battery backup are required. A sprinkler permit is required from the City and State. 			

Dept: DRC	Status: Approved with Conditions	Reviewer: Philip DiPierro	Approval Date: 11/22/2011
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 11/22/2011: See letter Dated July 25, 2011. 			

Comments:

Location of Construction: 186 Hicks St	Owner Name: Madd, LLC	Owner Address: 543 Allen Avenue	Phone: 207-233-1715
Business Name:	Contractor Name: Len Anderson	Contractor Address: 543 Allen Ave Portland	Phone (207) 797-3522
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

siteplan 11/8/10. Still have some issues.

- What is the size of the lot - two numbers are shown on the plan (10,804.5 & 8354).
 - House is 26' x 30' on site plan but is 28' x 26' on building plans.
 - Location of front & side entries don't match between the site plan and the building plans.
- Sent Phil email. Waiting to see if his review is done before call Dan Anderson.

12/9/2010-amachado: Received revised site plan and building plans. All set except need a reduced copy of the most recent site plan. Left vcm & emailed Dan Anderson.

12/16/2010-jrioux: Spoke with Len Anderson, i.e. required info. Contractor will submit Energy Efficiency (N1101.2.1) "R-Factors of Walls, Floors, and Ceilings- Building Envelope prior to close-in or backfill. The deck will not be constructed, basement girder will be the same as the second floor, specs needed.

11/16/2009-amachado: Left vcm for Len Anderson to call me. Footprint on site plan is 26' x 30' & on building plan it is 30' x 26'. Building plans have a 12' x 12' deck and bulkhead but site plan doesn't (12' x 12' deck not meet rear setback.) No side stairs on building plans. Right elevation is left elevation & no right elevation. Why is there a property line drawn between the front & back part of the lot? Need deed description of property.

11/20/2009-amachado: Met with Bill Gardiner. He will submit revised siteplan, new building plans & deed description.

PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning and Urban Development Department
Penny St. Louis, Director

Planning Division
Alexander Jaegerman, Director

July 25, 2011

Mr. Len Anderson, Applicant
543 Allen Avenue
Portland, Maine 04103

Mr. Dan Anderson
1831 Washington Avenue
Portland, Maine 04103

**Re: Single Family Site Plan Applications for 182 Hicks Street and 186 Hicks Street
Application ID: #2009-0079 and #2009-0080**

Dear Mr. Anderson:

On July 25, 2011, the Portland Planning Authority approved with conditions two separate site plan applications for single family homes at 182 Hicks Street and 186 Hicks Street. The approval is based upon the plans submitted by Gorrill-Palmer Consulting Engineers, Inc. and dated 11/09/09 with a revision date of 12/1/10. The plans are stamped by Douglas E. Reynolds, professional licensed engineer, on 12/1/10. The plans are approved with the following conditions:

Conditions of Approval for Single Family Applications #2009-0079 and #2009-0080

- i. That a signed and recorded stormwater drainage maintenance agreement in the form attached hereto as Attachment A shall be submitted to the Planning Authority prior to the issuance of a Building Permit.
- ii. The stormwater management system as designed by Gorrill-Palmer will be constructed, installed and maintained in accordance with the stormwater drainage maintenance agreement and approved site plans dated 11/09/09 with a revised date of 12/1/10.
- iii. That property pins are required to be installed prior to the issuance of a Building Permit to ensure accurate placement of the single family dwelling with respect to required setbacks.
- iv. Copies of the final recorded drainage easements to benefit D and B, and copies of the CMP easement to benefit Parcel B shall be submitted to the Planning Authority prior to the issuance of a building permit.
- v. Copies of the final recorded deed description for each of the lots based on the approved site plans shall be submitted to the Planning Authority and the Zoning Administrator prior to the issuance of a certificate of occupancy (see Attachment 2)
- vi. That the applicant shall comply with the City of Portland Technical Manual and Public Services detailed requirements regarding any work within the Hicks Street right of way;
- vii. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

- viii. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible).
- ix. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- x. Two (2) City of Portland approved species and size trees must be planted by the contractor as shown on the approved plans prior to issuance of a Certificate of Occupancy.
- xi. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a Certificate of Occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions i.e., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
- xii. Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- xiii. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Standard Provisions and Conditions for All Site Plan Approvals:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of the Site Plan Ordinance of Portland's Land Use Code. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided in the City Ordinance. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division through the Building Permit application process.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction

schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

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

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

As stated in section 14-529 of the Site Plan Ordinance, you may appeal a planning authority decision that approves with conditions or denied a site plan. Any person aggrieved may appeal the decision to the planning board within thirty (30) day of the date of the written decision of the planning authority. Upon the taking of such an appeal, the application shall be reviewed as a new application.

If there are any questions, please contact Barbara Barhydt, Development Review Services Manager, 874-8699 or at bab@portlandmaine.gov

Sincerely,



Alexander Jaegerman
Planning Division Director

Attachments:

1. Stormwater Drainage Maintenance Agreement
2. Zoning Review, Ann Machado

Electronic Distribution:

Penny St. Louis, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Danielle West-Chuhta, Associate Corporation Counsel
Philip DiPierro, Planner/Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division Director
Gayle Guertin, Inspections Division
Lannie Dobson, Inspections Division
Michael Bobinsky, Public Services Director
Kathi Earley, Public Services
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Matt Doughty, Public Services
Greg Vining, Public Services
John Low, Public Services
Chris Pirone, Fire
Jeff Tarling, City Arborist, Public Services
Approval Letter File
Hard Copy: Project File

**STORMWATER DRAINAGE SYSTEM
MAINTENANCE AGREEMENT, INFORMED CONSENT AND
RELEASE FROM LIABILITY**

IN CONSIDERATION OF site plan approval granted by the Planning Department of the City of Portland to a plan entitled “Hicks Street Parcels B & D” prepared for Madd, LLC by Gorrill-Palmer Consulting Engineers, Inc. dated ____, ____ recorded in the Cumberland County Registry of Deeds in Plan Book____, Page ____ (the “Plan”), and pursuant to a condition thereof, Madd, LLC, a Maine limited liability company with a place of business in Portland, Maine, and having a mailing address of 543 Allen Ave., Portland, Maine 04103, the owner of the subject premises, does hereby agree, for itself, its successors and assigns (the “Owner”), as follows:

Maintenance Agreement

That the lot owner at 182 Hicks Street (hereinafter “Owner”) will, at its own cost and expense and at all times in perpetuity, maintain in good repair and in proper working order the stormwater drainage system, as shown on said plan, including but not limited to the bioretention cell, piping, valves, drainage easements, etc. in strict compliance with the Maintenance of Facilities as described in Paragraph XIII of the Stormwater Management Plan prepared for Madd, LLC by Gorrill-Palmer Consulting Engineers, Inc. dated October, 2010 and Chapter 32 of the Portland City Code. Owner of the subject premises further agrees to keep a Stormwater Maintenance Log as shown in Attachment B to the Stormwater Management Plan. In the event of a complaint or otherwise, such log shall be made available for inspection by the City of Portland upon reasonable notice and request. Said agreement is for the benefit of the said City of Portland and all persons in lawful possession of said premises and abutters thereto, including abutters on the other side of Hicks Street or over whose property water flows from the City stormwater system serving Hicks Street; further, that the said City of Portland, said persons in lawful possession and said abutters or property owners, or any of them, may enforce this Agreement by an action at law or in equity in any court of competent jurisdiction; further, that after giving the Owner written notice as described in this agreement, and a stated time to perform, the said City of Portland, by its authorized agents or representatives, may, but is not obligated to enter upon said premises to maintain, repair, or replace said stormwater drainage system, including but not limited to the bioretention cell, piping, valves, drainage easements, etc. thereon in the event of any failure or neglect thereof, the cost and expense thereof to be

reimbursed in full to the said City of Portland by the Owner upon written demand. Any funds owned to the City under this paragraph shall be secured by a lien on the property.

Opening the check valve that controls the outflow from the bioretention cell without the permission of the City's Department of Public Services or any successor to that Department so that the bioretention cell empties in less than 24 hours constitutes a violation of this maintenance agreement for which the Owner, and Owner shall be subject to a fine of One Thousand Dollars (\$1,000.00). The City may, but is not obligated to enter the property and open, close, or adjust the check valve at its discretion.

This Agreement shall not confer upon the City of Portland or any other person the right to utilize said stormwater drainage system for public use or for the development of any other property, and the Owner shall bear no financial responsibility by virtue of this Agreement for enlarging the capacity of said surface water drainage system for any reason whatsoever.

Informed Consent

By signing this Agreement, Owner acknowledges that it has not procured downstream stormwater drainage easements over the private property owned by others; that without a downstream stormwater easement or easements over that private property, Owner may be subject damages. Should a downstream property owner alter or block the stormwater drainage course, the City has no liability to Owner or any obligation to take any action against the downstream owner, and in such a case the Owner, its successors and assigns, are responsible to repair the damage to City property and any funds owed to the City shall be secured by a lien on the property.

Release

Owner hereby releases the City from any and all claims it or its successors and assigns may have against the City related in any way to the water flowing from Owner's property including, but not limited to, claims related to damage to any "down stream" property from any additional water flowing from the Owner's project and/or claims based on negligence.

General Provisions

This agreement shall bind the undersigned only so long as it retains any interest in said premises, and shall run with the land and be binding upon Owner's successors and assigns as their interests may from time to time appear.

The Owner agrees to provide a copy of this Agreement to any successor or assign and to forward to the City an Addendum signed by any successor or assign in which the successor or assign states that the successor or assign has read the Agreement, agrees to all its terms and conditions and the successor or assign will obtain and forward to the City's Department of Public Services and Department of Planning and Urban Development a similar Addendum from any other successor or assign.

For the purpose of this agreement "Owner" is any person or entity who is a successor or assign and has a legal interest in part, or all, of the real estate and any building. The real estate shown by chart, block and lot number in the records on file in the City Assessor's office shall constitute "the property" that may be entered by the City and liened if the City is not paid all of its costs and charges following the mailing of a written demand for payment to the owner pursuant to the process and with the same force and effect as that established by 36 M.R.S.A. §§ 942 and 943 for real estate tax liens.

If the property is divided into one or more additional lots the owners of those lots shall be required to execute a separate copy of this agreement and deliver it to the City and the owners of all lots shall be jointly and severally liable for the obligations and responsibilities imposed by this agreement and any and all such lots shall be subject to the liens authorized by this agreement. Nothing in this paragraph shall be construed to prevent the owners of the lots served by the stormwater drainage system from entering into a separate agreement for the maintenance of that system.

Any written notices or demands required by the agreement shall be complete on the date the notice is attached to one or more doors providing entry to any buildings or residential units and mailed by certified mail, return receipt requested or ordinary mail or both to the owner of record as shown on the tax roles on file in the City Assessor's Office.

If the property has more than one owner on the tax rolls, service shall be complete by mailing it to only the first listed owner. The failure to receive any written notice required by this agreement shall not prevent the City from entering the property and performing maintenance or

repairs on the stormwater system, or any component thereof, or liening it or create a cause of action against the City.

Dated at Portland, Maine this _____ day of _____, 20__.

By: _____

Its: _____

STATE OF MAINE
CUMBERLAND, ss.

Date: _____

Personally appeared the above-named _____, and acknowledged the foregoing instrument to be his/his free act and deed in his/her said capacity, and the free act and deed of said _____.

Before me,

Notary Public/Attorney at Law

Print name: _____

09 1260
Panicot



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>186 Hicks Street</u>		
Total Square Footage of Proposed Structure/Area <u>1456</u>		Square Footage of Lot <u>10,806</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>296 C 3456</u> <i>and part of 213</i>	Applicant *must be owner, Lessee or Buyer* Name <u>Madd LLC</u> Address <u>543 Allen Ave.</u> City, State & Zip <u>Portland, Maine 04103</u>	Telephone: <u>207-233-1715</u>
Lessee/DBA (If Applicable) <u>296 C 456 213</u>	Owner (if different from Applicant) Name RECEIVED Address City, State & Zip <u>NOV - 5 2009</u>	Cost Of Work: \$ <u>105,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Vacant</u>	Dept. of Building Inspections City of Portland Maine	<u>Bldg fee 1070.00</u>
If vacant, what was the previous use?		<u>Site 300.00</u>
Proposed Specific use: <u>Single Family house</u>		<u>C90 75.00</u>
Is property part of a subdivision? <u>No</u> If yes, please name _____		
Project description: <u>3 Bedroom 1.5 bath 1456 SF colonial with no garage 1,445.00</u>		
Contractor's name: <u>Len Anderson</u>		
Address: <u>543 Allen Ave.</u>		
City, State & Zip <u>Portland, Maine 04103</u>		Telephone: <u>207-233-1715</u>
Who should we contact when the permit is ready: <u>Len Anderson</u>		Telephone: <u>207-233-1715</u>
Mailing address: <u>543 Allen Ave. Portland, Maine 04103</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: [Signature] Date: 11/5/09

This is not a permit; you may not commence ANY work until the permit is issue

Ann Machado - Fwd: Hicks Street

From: Barbara Barhydt
To: DiPierro, Philip; Dobson, Lannie; Munson, Tammy; Schmuckal, Marge
Date: 8/9/2011 3:01 PM
Subject: Fwd: Hicks Street
CC: Jaegerman, Alex; West-Chuhta, Danielle
Attachments: NH&D Bills.pdf

Hi:

Dan Anderson owes fees to the legal department. Please do not issue any building permits for his two single family home applications on Hicks Street (182 and 186) until those fees have been paid. Dan has indicated to Danielle that he intends the bill immediately.

Thanks.

Barbara

>>> Danielle West-Chuhta (Danielle West-Chuhta) Tuesday, August 09, 2011 2:39 PM >>>

Dan:

We need these bills to be paid immediately. They are outstanding and as we have discussed in the past they need to be paid before this matter can be finalized.

Thank you for your time,

Danielle

Danielle P. West-Chuhta
Associate Corporation Counsel
City of Portland, Maine
(207) 874-8480

Barbara Barhydt - 182 & 186 Hicks Street

From: Ann Machado
To: Barbara Barhydt
Date: Monday, July 25, 2011 3:46 PM
Subject: 182 & 186 Hicks Street

Barbara -

Based on the most recent site plan and building plans that I received on December 9, 2010, for both 182 Hicks Street and 186 Hicks Street all the zoning conditions have been met. My concerns dated November 15, 2010 have all been addressed.

The only thing that I would like to get for zoning before the building permits are issued is a deed description of each of the lots based on the site plans. These deeds will have to be recorded before the certificates of occupancy are issued.

Ann

Type of Heating System		
Means of Egress (Sec R311 & R312) Basement		
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)	7 3/4" x 10"	
Width (Section R311.5.1)		
Headroom (Section R311.5.2)	6-8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	56"	
Smoke Detectors (Section R313) Location and type/Interconnected	Smoke det stairs Bedroom / Corridor	(4) CO det. required
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	2x10 P.T. @ 16" OC (3) 2x10" Rim - sealed	

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	12 Trusses @ 24" O.C. 2x2 Blocking @ Peak	① Need specs
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Roof 5/8"; Wall 1/6"; Floor 3/4"	Okay
Fastener Schedule (Table R602.3(1) & (2))	Wingco Table shown	③ IRC, 2003
Private Garage (Section R309) Living Space? (Above or beside)		
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)		
Roof Covering (Chapter 9)	Asphalt	Okay
Safety Glazing (Section R308)	Landing & Bathroom shown	Okay
Attic Access (Section R807)	22x30" shown	Okay
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	(3) 2x10"	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Floor = R-21 Roof = R-38 Wall = R-19	

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	Garage 16'x10' w/ 8" Wall (?) House 20'x10' w/ 8" Wall	okay
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" DIA w/ 6" curbed stone Bituminous damp proofing	okay
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2 x 1'-0" 1' from corners 4'-0" max o-c	
Lally Column Type (Section R407)	2nd Flr (2) 3 1/2" x 4 1/2" Lally Max stem 5-8"	2 hard specs
Girder & Header Spans (Table R 502.5(2)) Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10" @ 16" o.c. 14'-0" max stem	okay
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10" @ 16" o.c. 14'-0" max stem	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Trusses	Sec # 1

Applicant: Madd LLC - Len Anderson

Date: 11/16/09
~~2009-0000~~

Address: Hickory St (186-188)

C-B-L: 296-C-004
* will be 296-C-003
permit # 09-1260

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

* revised site plan 11/05/10
* revised site plan 12/9/10

Zone Location - R-3

Interior or corner lot

Proposed Use/Work - build new 2 story single family home, 28'x26'

Sewage Disposal - City

Lot Street Frontage - 50' frontage - 50' scaled, given (OK)

Front Yard - 25' min - 25' shown, 1' scaled - 19' scaled to ~~steps~~ steps - 6'x4' = 24' ok section 14-43.5 (OK)

Rear Yard - 25' min - 31' shown, 1' scaled to house - 25' scaled to back yard (OK)

Side Yard - 2 stories - 14' min - 25' scaled, 1' shown to house - 19' to side steps (OK)

Projections - side yard/side street - 20' min - 47' scaled (OK)

Width of Lot - 65' min - 100' scaled (OK) ; front steps, 6'x4', side steps 6'x4'

Height - 35' max - 23.75' scaled (OK)

Lot Area - 6500 sq ft min - 10,804.50 sq ft (OK) (OK) (check)

Lot Coverage Impervious Surface - 35% = 3781.58 sq ft

26x28 = 728
5.5x6.5 = 35.75
6x4 = 24
6x4 = 24

Area per Family - 6,500 sq ft (OK)

811.75 (OK)

Off-street Parking - 2 spaces required - 2 parking spaces shown (OK)

Loading Bays - N/A

Site Plan - minor/minor 2009-0000

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 4 - zone X

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

2009-0080
Application I. D. Number
11/5/2009
Application Date
New single family home
Project Name/Description

Len Anderson
Applicant
543 Allen Avenue, Portland, ME 04103
Applicant's Mailing Address
Len Anderson
Consultant/Agent
Applicant Ph: (207) 233-1715 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

186 - 186 Hicks Street, Portland, Maine
Address of Proposed Site
296 C004 000001
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 Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Proposed Total Disturbed Area of the Site _____ Zoning _____

Check Review Required:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> Design Review |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Site Location |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement | <input type="checkbox"/> Housing Replacement |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 11/9/2009

Building 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 Issue | _____ date _____ | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date _____ | <input type="checkbox"/> Conditions (See Attached) | _____ expiration 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 _____ | |

QUITCLAIM DEED WITH COVENANT
Statutory Short Form

MAINE REAL ESTATE TAX PAID

Mount Sinai Cemetery Association, Inc., a Maine corporation having a place of business in Portland, Maine, for consideration paid, the receipt whereof is hereby acknowledged, does hereby GRANT, to MADD, LLC, a Maine limited liability company having a place of business in Portland, Maine, and having a mailing address of 543 Allen Avenue, Portland, Maine 04103, WITH QUITCLAIM COVENANT, the following described real estate located in Portland, Maine:

Certain lots of parcels of unimproved land located on the easterly side of Hicks Street in said Portland, and being lots 94, 95, 96, 97, 98 and 99 as shown on a recorded plan entitled "Plan of Frost Villa Sites belonging to Everett C. Walls" said plan being made by Ernest W. Branch, surveyor, dated August 15, 1919 and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 25.


Together with a proportionate interest in common in the fee, insofar as the grantor has the right to convey, in all streets and ways shown on said Plan, in common with the other owners of said lots, and subject to the right of all of said lot owners to make any customary use of said streets and ways.

Said Lots 94, 95 and 96 are hereby conveyed subject to the terms, conditions, restrictions and limitations as set forth in the deed to the grantor from James M. Wolf dated November 7, 2006, recorded in said Registry in Book 24691, Page 72.

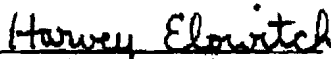
For reference, see deeds recorded in said Registry in Book 2724, Page 425 and Book 24691, Page 72.

IN WITNESS WHEREOF, the said Mount Sinai Cemetery Association, Inc. has caused this instrument to be signed and sealed in its corporate name by Harvey Elowitch, its President, on September 24, 2009.

WITNESS:



Mount Sinai Cemetery Association, Inc.

By: 
Harvey Elowitch, its President

No 296

GOODALE ST

SHEET 297-C

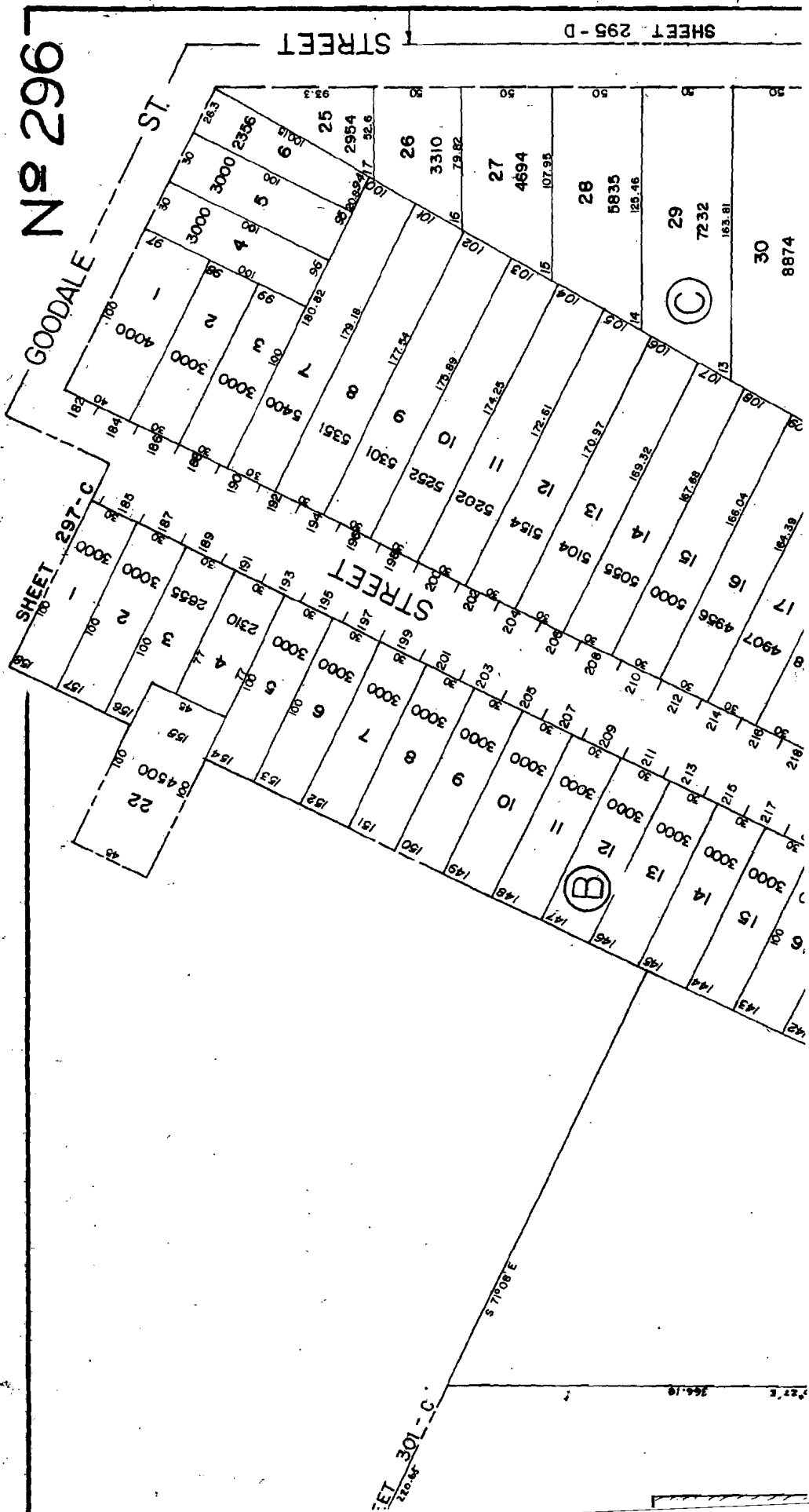
SHEET 295-D

STREET

STREET

SHEET 301-C

STROBE



(C)

(B)

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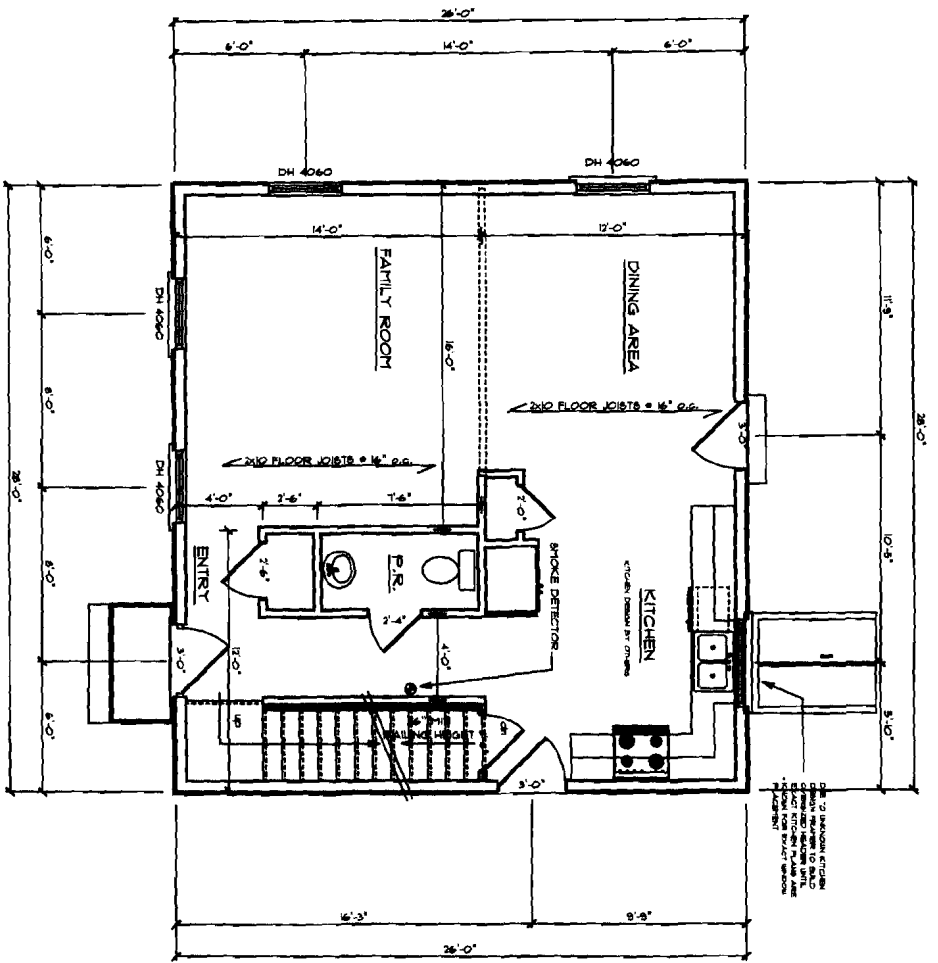
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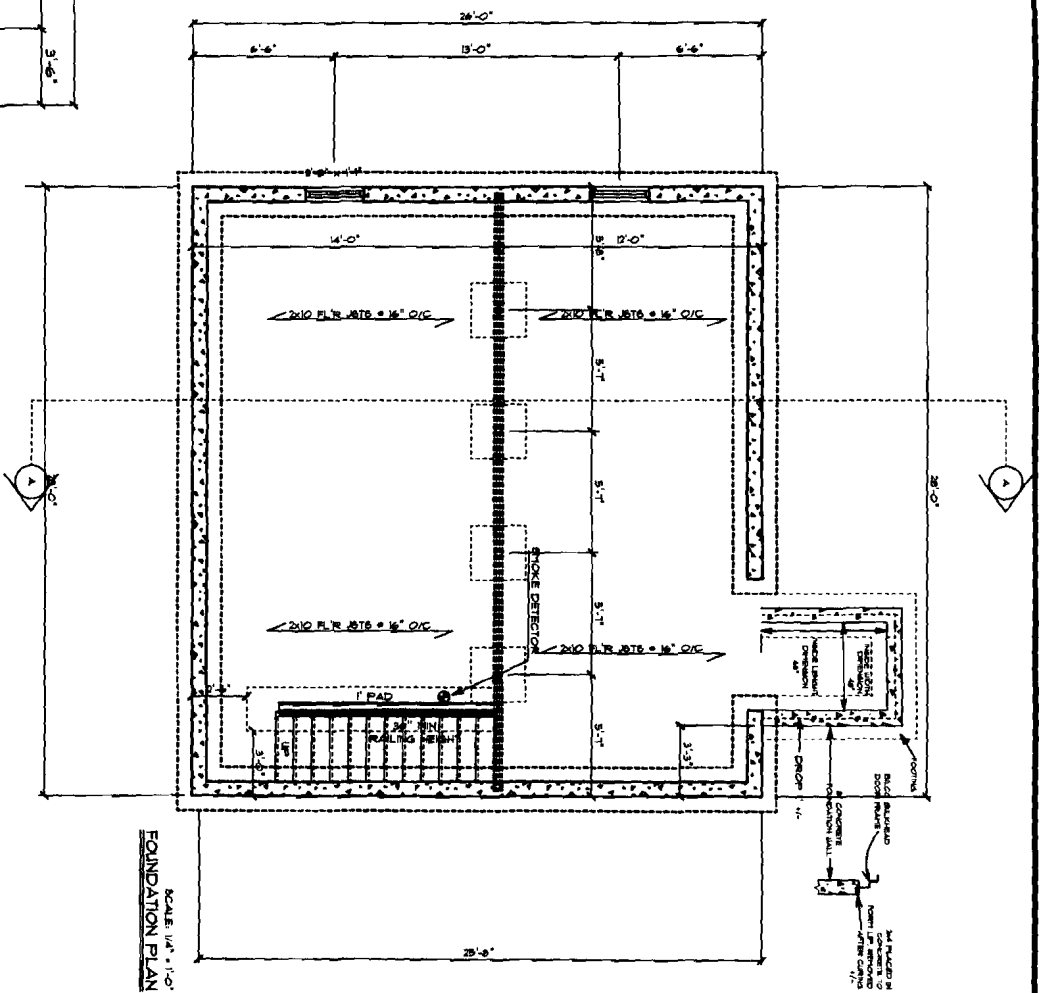
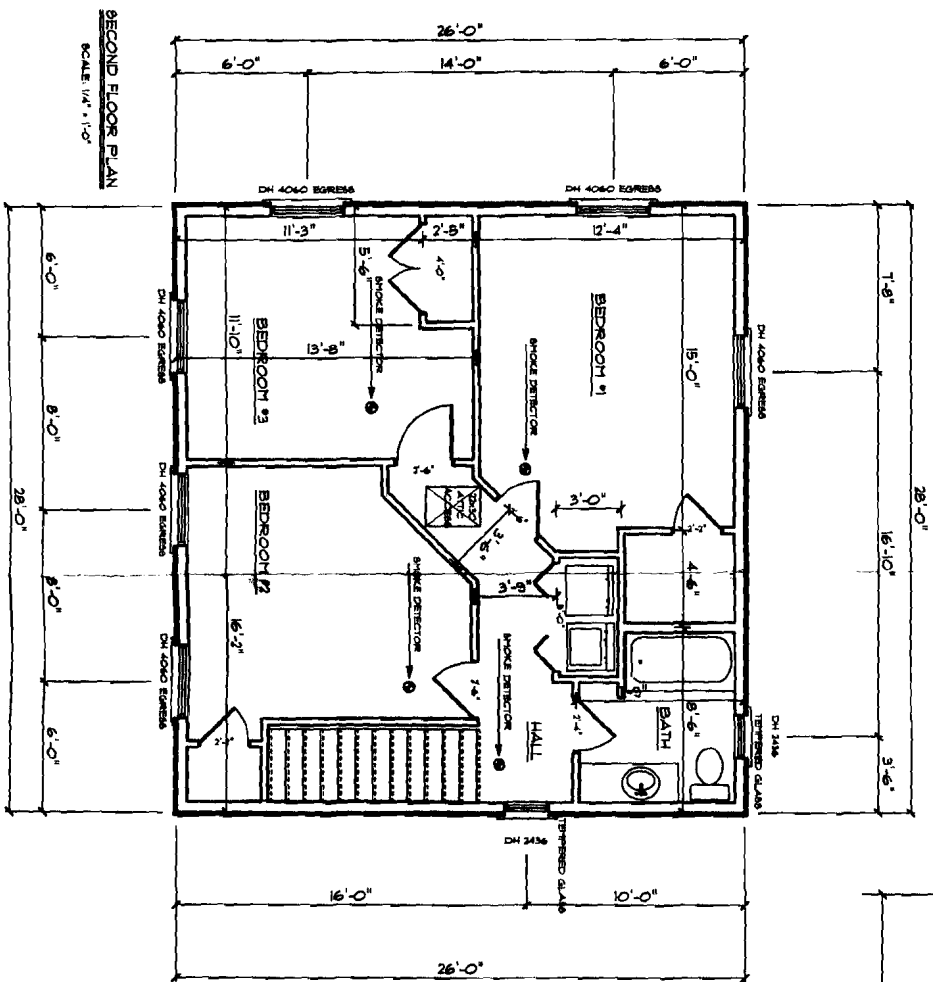
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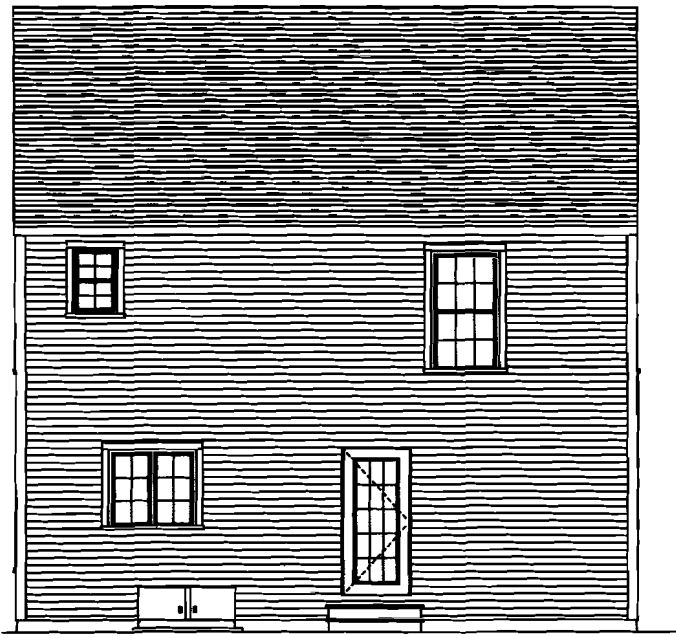
NOTE: ALL WINDOWS
U-FACTOR = .31



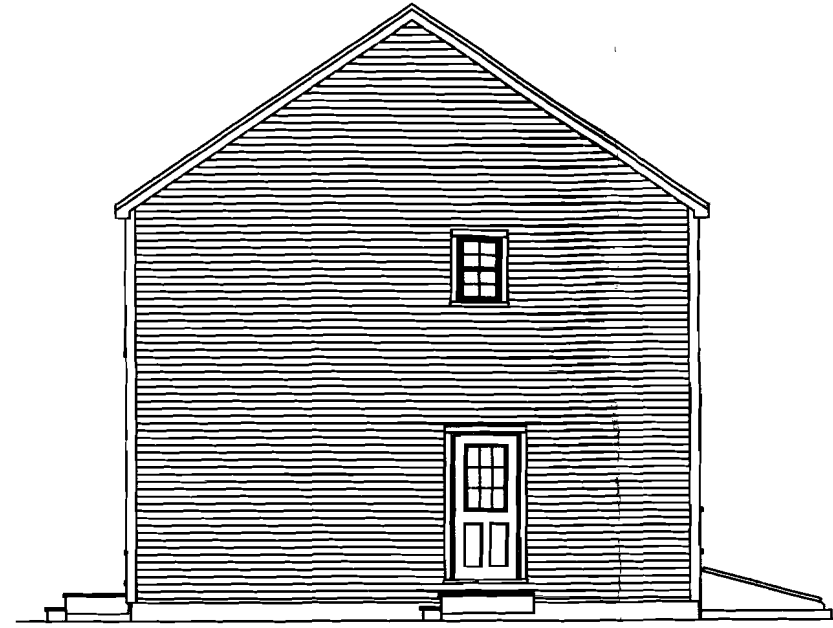
PROJECT NAME:

186 HICKS STREET

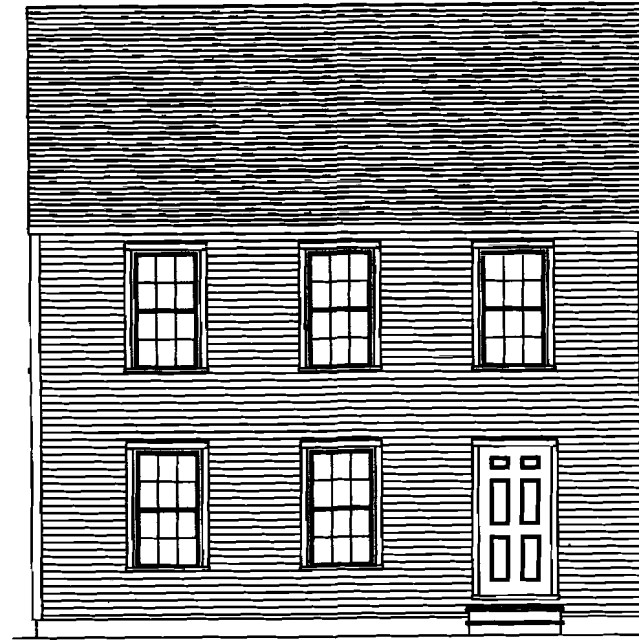
THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. PERKS OF PORTLAND, NC AND PALANZA DESIGN ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED. ALL DIMENSION AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION. CONTRACT SPECIFICATIONS OVERRULE HOUSE PLANS.



REAR ELEVATION



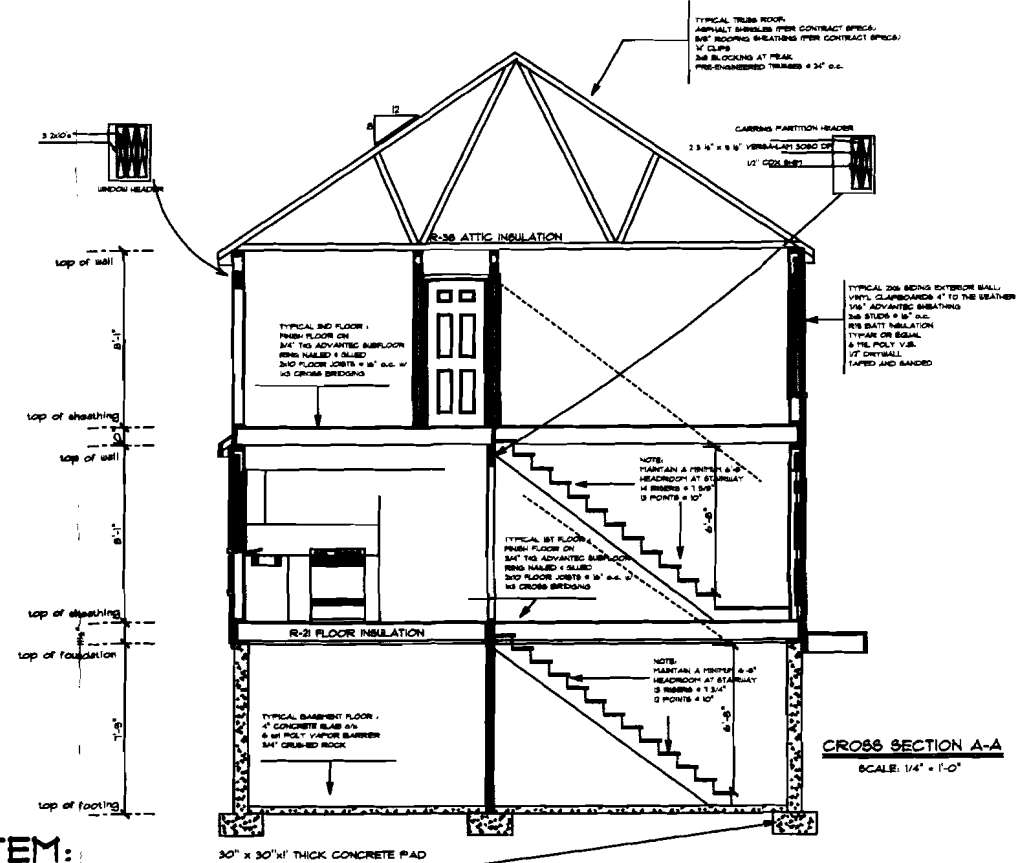
RIGHT ELEVATION



FRONT ELEVATION



LEFT ELEVATION



CROSS SECTION A-A
SCALE: 1/4" = 1'-0"

HEATING SYSTEM:
FORCED HOT WATER
WITH POWER VENT,
POSITIONING BY
PLUMBING CONTRACTOR

ALL WINDOWS TO HAVE A
U-FACTOR U-.31

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF PORTLAND, ME. AND SHALL BE NEITHER A CONTRACT DOCUMENT NOR A PROFESSIONAL SEAL OR SIGNATURE OF ANY ARCHITECT OR ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY AND COMPLETENESS OF ALL INFORMATION AND FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE SOUNDNESS AND SAFETY OF THE INFORMATION PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY AND COMPLETENESS OF ALL INFORMATION AND FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE SOUNDNESS AND SAFETY OF THE INFORMATION PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY AND COMPLETENESS OF ALL INFORMATION AND FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE SOUNDNESS AND SAFETY OF THE INFORMATION PROVIDED TO THE CONTRACTOR.

PROJECT NAME:

186 HICKS STREET

RECEIVED

NOV 24 2009

Dept. of Building Inspections
City of Portland Maine

REVISIONS
DATE: November 24, 2009
SCALE: AS NOTED
DRAWN
FILE
SHEET: ___ OF ___

Barbara Barhydt - Hicks Street

From: Danielle West-Chuhta
To: Barhydt, Barbara; DiPierro, Philip; Dobson, Lannie
Date: Monday, August 29, 2011 11:16 AM
Subject: Hicks Street

Hello:

You can take the hold off the Hicks Street matter re: Dan Anderson. The outstanding bill has been paid.

Thanks a lot,

Danielle

WARRANTY DEEDDept. of Building Inspections
City of Portland Maine

KNOW ALL MEN BY THESE PRESENTS, that **MADD, LLC**, a Maine limited liability company with a place of business in Portland, Maine, for consideration paid, grant to **MADD, LLC**, with a mailing address of 453 Allen Avenue, Portland, Maine 04103, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland and State of Maine, bounded and described as follows:

A 10,895 sq.ft. parcel located at 186 Hicks Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the southwest corner of Lot 99 as depicted on plan of *Frost Villa Sites* for Everett C. Wells, by Ernest W. Branch, Civil Engineer, dated August 15, 1919 and recorded in plan book 14, page 25 in Cumberland County Registry of Deeds (CCRD) on the easterly sideline of Hicks Street; thence N19°-50'-52"E along the easterly sideline of Hicks Street, 50.00 feet; thence S70°-09'-08"E across land of Grantor herein and Lot 98 of said plan, 8.00 feet; thence S19°-50'-52"W continuing across land of Grantor herein, Lot 98 and Lot 99 of said plan, 16.92 feet; thence S42°-26'-05"E continuing across land of Grantor herein and Lot 99 of said plan, 23.82 feet; thence S70°-09'-08"E continuing across land of Grantor herein and Lot 99 of said plan, 70.91 feet to the westerly sideline of Lot 96 of said plan; thence N19°-50'-52"E continuing across land of Grantor herein and along the westerly sideline of Lot 96 of said plan, 78.00 feet to the southerly sideline of Goodale Street (unimproved); thence S70°-09'-08"E along the southerly sideline of Goodale Street, 86.31 feet to the northeast corner of said Lot 94 of said plan at land now or formerly Wilson as described in deed book 12404, page 140 CCRD; thence S23°-01'-07"W along land of Wilson and the easterly sideline of Lot 94 of said plan, 100.15 feet to the southeasterly corner of Lot 94 of said plan at land now or formerly Derice as described in deed book 8639, page 338 CCRD; thence N70°-09'-08"W along the southerly sideline of Lots 94, 95, 96 and 99 of said plan and along land of Derice, 180.77 feet to the point of beginning.

Parcel herein described being a portion of land described in deed book 27311, page 185 CCRD and includes all of Lot 97 and a portion of Lots 98 and 99 of said *Frost Villa Sites*.

Parcel is conveyed subject to and together with the following easements:

Parcel is conveyed with and benefitted by an appurtenant 2,713 sq.ft. drainage easement described as follows:

Beginning at the northwest corner of Lot 97 of said plan on the easterly sideline of Hicks Street and the southerly sideline of Goodale Street (unimproved); thence S70°-09'-08"E along the southerly sideline of Goodale Street, 35.00 feet; thence S19°-50'-52"W across Lots 97, 98 and 99 of said plan, 78.00 feet to the above described parcel; thence N70°-09'-08"W along the above described parcel and continuing across Lot 99 of said plan, 5.91 feet; thence N42°-26'-05"W continuing along the above described parcel and across Lot 99 of said plan, 23.82 feet; thence N19°-50'-52"E continuing along the above

described parcel, across Lot 99 and Lot 98 of said plan, 16.92 feet; thence N70°-09'-08"W continuing along the above described parcel and across Lot 98 of said plan, 8.00 feet to the easterly sideline of Hicks Street; thence N19°-50'-52"E along the easterly sideline of Hicks Street, 50.00 feet to the point of beginning.

Parcel is also conveyed with and benefitted by an appurtenant 10-foot drainage and utility easement, 650 sq.ft. in size, described as follows:

Commencing at the southwesterly corner of Lot 96 of said plan; thence N19°-50'-52"E along the westerly sideline of Lot 96 of said plan and across the above described parcel, 22.00 feet to the **point of beginning**; thence N70°-09'-08"W along the above described parcel and across Lot 99 of said plan, 65.00 feet; thence N19°-50'-52"E continuing across Lot 99 of said plan, 10.00 feet; thence S70°-09'-08"E continuing across Lot 99 of said plan, 65.00 feet to the above described parcel and the westerly sideline of Lot 96 of said plan; thence S19°-50'-52"W along the above described parcel and the westerly sideline of Lot 96 of said plan, 10.00 feet to the point of beginning.

Parcel is conveyed subject to a 10-foot utility easement, 285 sq.ft. in size, benefitting land northwesterly of the above described parcel described as follows:

Commencing at the southwest corner of Lot 99 of said plan on the easterly sideline of Hicks Street; thence N19°-50'-52"E along the easterly sideline of Hicks Street, 5.25 feet to the **point of beginning**; thence N19°-50'-52"E continuing along the easterly sideline of Hicks Street, 11.29 feet; thence N82°-11'-21"E across the above described parcel and Lot 99 of said plan, 22.32 feet to the sideline of the above described parcel; thence S42°-26'-05"E along the above described parcel and continuing across Lot 99 of said plan, 10.53 feet; thence S 70°-09'-08"E along the above described parcel and continuing across Lot 99 of said plan, 2.88 feet; thence S82°-11'-21"W across the above described parcel and continuing across Lot 99 of said plan, 36.09 feet to the point of beginning.

Parcel is also conveyed subject to a 1,111 sq.ft. drainage easement benefitting land northwesterly of the above described parcel described as follows:

Beginning at the southwest corner of Lot 99 of said plan on the easterly sideline of Hicks Street; thence N19°-50'-52"E along the easterly sideline of Hicks Street, 50.00 feet to the northerly sideline of the above described parcel; thence S70°-09'-08"E along the above described parcel and across Lot 98 of said plan, 8.00 feet; thence S19°-50'-52"W continuing along the above described parcel, across Lot 98 and Lot 99 of said plan, 16.92 feet; thence S42°-26'-05"E continuing along the above described parcel and across Lot 99 of said plan, 23.82 feet; thence S70°-09'-08"E continuing along the above described parcel and across Lot 99 of said plan, 5.91 feet; thence S19°-50'-52"W across the above described parcel and continuing across Lot 99 of said plan, 22.00 feet to the southerly sideline of said Lot 99 at land now or formerly Derice as described in deed book 8639, page 338 CCRD; thence N70°-09'-08"W along the southerly sideline of Lot 99 of said plan and along land of Derice, 35.00 feet to the point of beginning.

The aforementioned drainage easements shall permit the owners of the Parcel and to

construct and perpetually maintain through, under, across and upon said area, pipes, ditches or the like, for conveying drainage water, to lay, relay, repair, and maintain said drainage systems including, but not limited to, site grading upon or under said easement area or with all necessary fixtures and appurtenances thereto, all to such extent as is reasonably necessary for any of the above purposes, and to enter upon said parcel at any and all times for any of the foregoing purposes. These easement rights are not exclusive to the Parcel, and said rights shall be exercised in common with the same rights which are reserved to the premises at 182 Hicks Street. By acceptance of this deed, Grantee agrees that all costs and expenses of such construction, maintenance and/or repair indicated above, shall be shared equally between the owners of the Parcels at 182 and 186 Hicks Street...


Reference is made to a plan entitled "Plan of Standard Boundary Survey" for Diversified Properties, by Titcomb Associates dated June 29, 2009, last revised 10/20/09 and recorded in plan book 209, page 399 CCRD. Bearings herein are referenced to said plan and are Maine State Plane zone 1802, west.

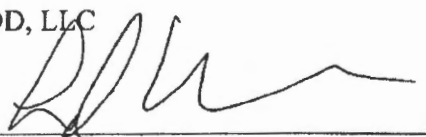
Reference is further made to a Stormwater Drainage System Maintenance Agreement of even date to be recorded herewith.

This conveyance is together with and subject to the terms and conditions of the Notes and other Requirements as described in the City of Portland approval letter and site plan attached to the above referenced Agreement.

The Premises described herein is largely shown as Parcel D on said plan and is a portion of the premises conveyed to the Grantor herein by deed of William C. Gardiner dated November 17, 2010 and recorded in said Registry in Book 28285, Page 221.

IN WITNESS WHEREOF, the said MADD, LLC by its Manager, Leonard Anderson, has set his hand this 20 day of October, 2011.

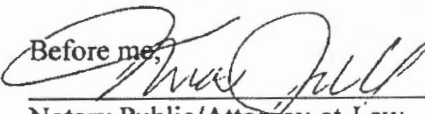

Witness

MADD, LLC
BY: 
Leonard Anderson
Its: Manager

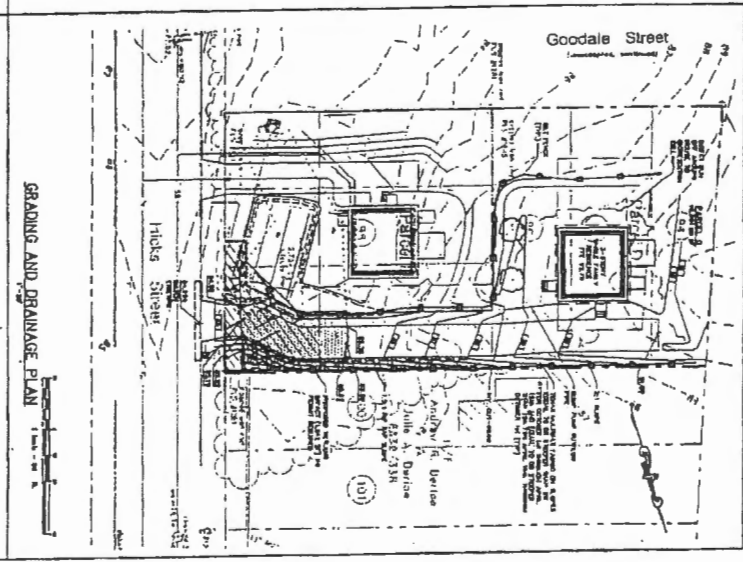
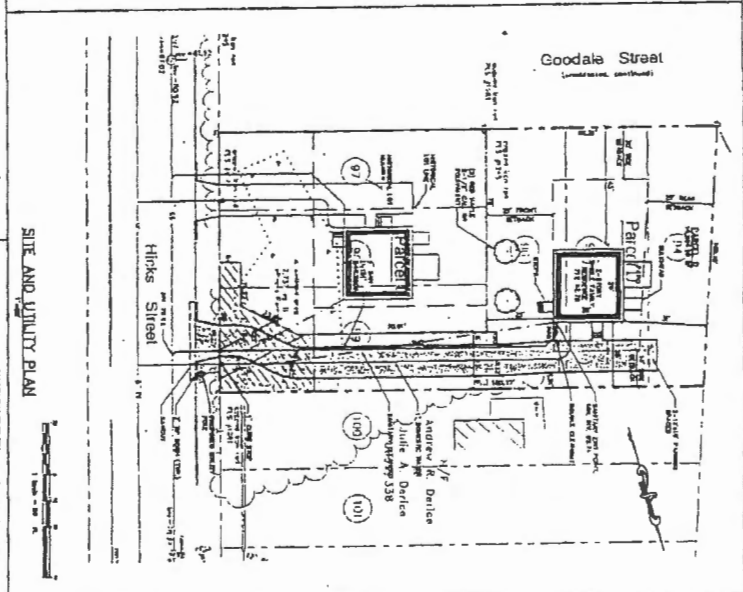
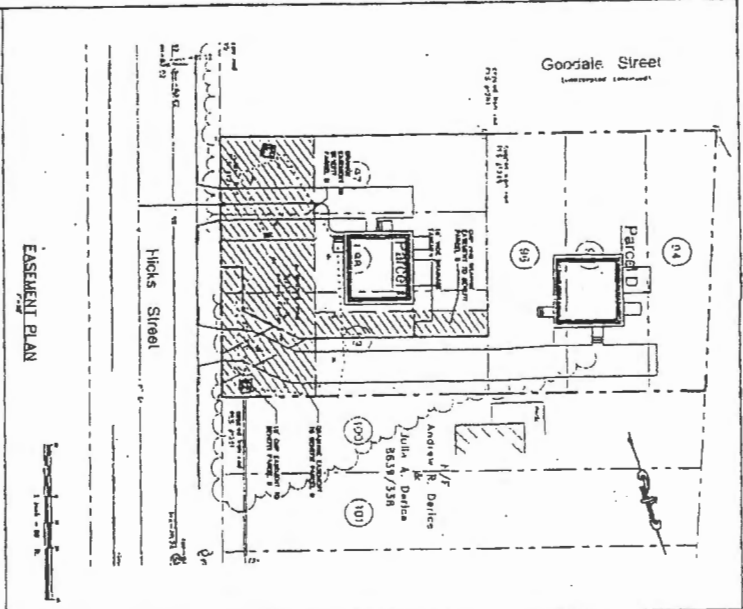
STATE OF MAINE
COUNTY OF CUMBERLAND

October 20, 2011

Then personally appeared before me the above named Leonard Anderson in his capacity as Manager of MADD, 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 company.

Before me:

~~Notary Public/Attorney-at-Law~~
Thomas Jensen

Received
Recorded Register of Deeds
Oct 25, 2011 11:12:32A
Cumberland County
Pamela E. Lovley



GRADING AND DRAINAGE NOTES:

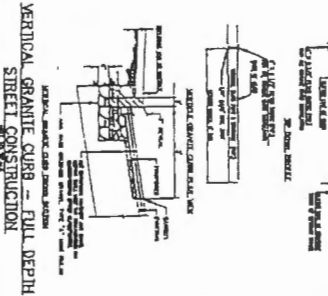
1. Existing ground elevations are shown in feet above mean sea level.
2. Proposed ground elevations are shown in feet above mean sea level.
3. Proposed drainage is shown by arrows.
4. Proposed drainage is shown by arrows.
5. Proposed drainage is shown by arrows.

SPACING AND BULK REQUIREMENTS - R-3 ZONE

Minimum lot area	10,000 sq. ft.
Minimum lot width	30 ft.
Minimum lot depth	100 ft.
Minimum front setback	10 ft.
Minimum side setback	5 ft.
Minimum rear setback	10 ft.
Minimum front yard setback	10 ft.
Minimum side yard setback	5 ft.
Minimum rear yard setback	10 ft.

GENERAL NOTES:

1. The owner shall be responsible for obtaining all necessary permits from the appropriate authorities.
2. The owner shall be responsible for obtaining all necessary easements from the appropriate authorities.
3. The owner shall be responsible for obtaining all necessary approvals from the appropriate authorities.
4. The owner shall be responsible for obtaining all necessary approvals from the appropriate authorities.
5. The owner shall be responsible for obtaining all necessary approvals from the appropriate authorities.



Rev.	DATE	DESCRIPTION
1	11/17/23	ISSUE FOR PERMITTING
2	11/17/23	ISSUE FOR PERMITTING
3	11/17/23	ISSUE FOR PERMITTING

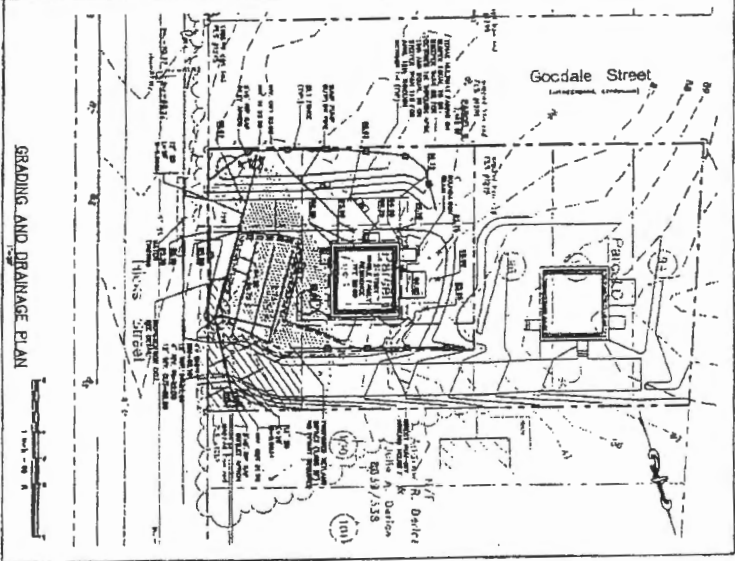
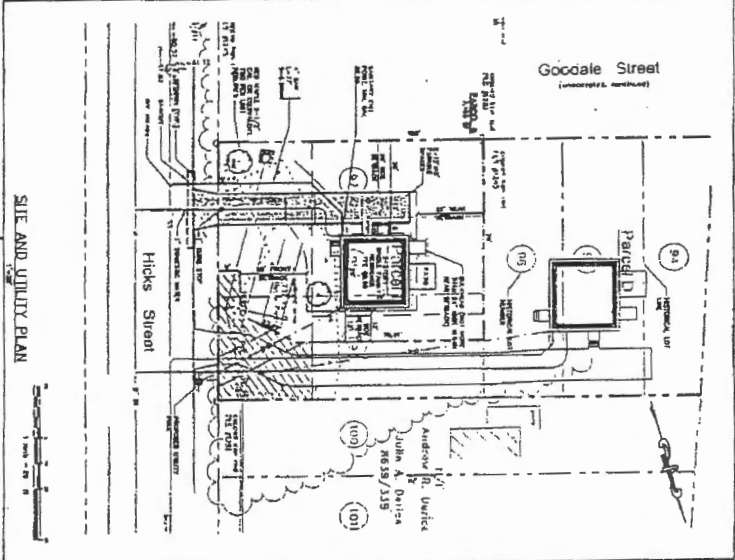
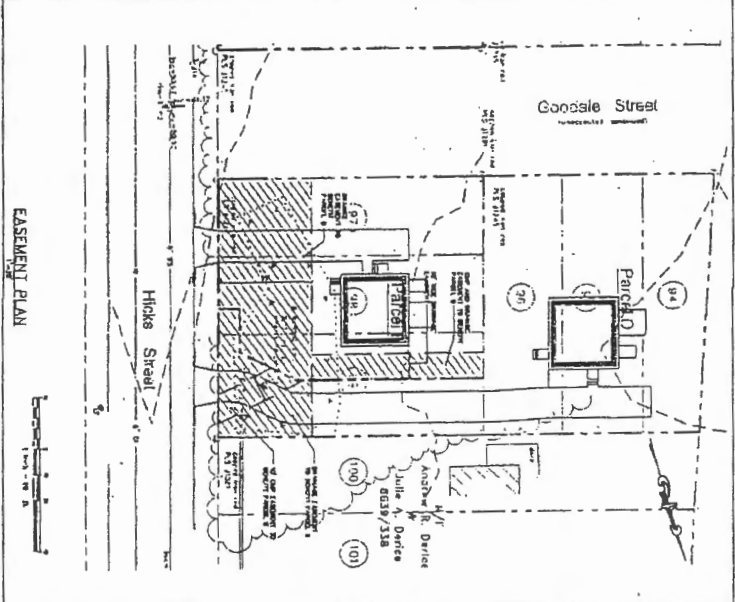
DATE	BY
11/17/23	GP
11/17/23	GP
11/17/23	GP

DATE	BY
11/17/23	GP
11/17/23	GP
11/17/23	GP

GP Gorrell-Palmer Consulting Engineers, Inc.
 1500 Engineering Building, Suite 200
 1500 Engineering Building, Suite 200
 1500 Engineering Building, Suite 200

Site, Utility, Grading and Drainage Plans
 Helen Street Parcel D - 188 Helen Street
 Helen Street, Parkville, Missouri
 JACO LLC
 1831 Washington Avenue, Parkville, Missouri 64154

1



READING AND DRAINAGE NOTES:

1. All elevations are in feet above mean sea level (MSL) unless otherwise noted.

2. The proposed drainage system is shown on this plan and is to be installed in accordance with the provisions of the applicable codes and regulations.

3. The proposed drainage system is to be installed in accordance with the provisions of the applicable codes and regulations.

4. The proposed drainage system is to be installed in accordance with the provisions of the applicable codes and regulations.

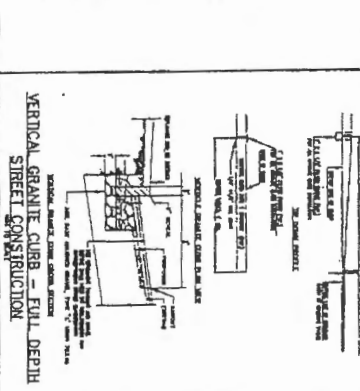
GENERAL NOTES:

1. The proposed construction is to be in accordance with the provisions of the applicable codes and regulations.

2. The proposed construction is to be in accordance with the provisions of the applicable codes and regulations.

3. The proposed construction is to be in accordance with the provisions of the applicable codes and regulations.

4. The proposed construction is to be in accordance with the provisions of the applicable codes and regulations.



REV.	DATE	DESCRIPTION
1	10/15/11	ISSUE FOR PERMIT
2	10/15/11	ISSUE FOR PERMIT
3	10/15/11	ISSUE FOR PERMIT

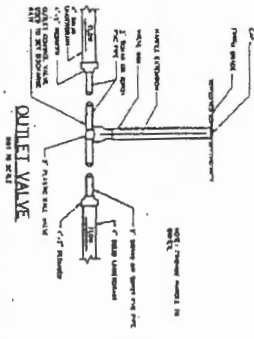
DATE	BY	FOR
10/15/11	GP	ISSUE FOR PERMIT
10/15/11	GP	ISSUE FOR PERMIT
10/15/11	GP	ISSUE FOR PERMIT

DATE	BY	FOR
10/15/11	GP	ISSUE FOR PERMIT
10/15/11	GP	ISSUE FOR PERMIT
10/15/11	GP	ISSUE FOR PERMIT

GP Correll-Pattner Consulting Engineers, Inc.
 1515 13th Street, Suite 100
 St. Paul, MN 55102
 Tel: 612-222-4400
 Fax: 612-222-4401
 Email: info@correll-pattner.com

Site, Utility, Grading and Drainage Plans
 Hicks Street Parcel B - 123 Hicks Street
 1411 Midway Avenue, St. Paul, MN 55102

Drawing No. **2**

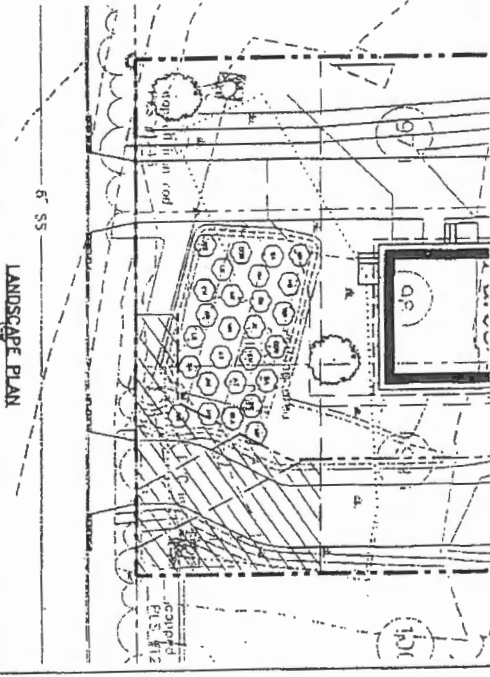


PLANT SPECIES LIST

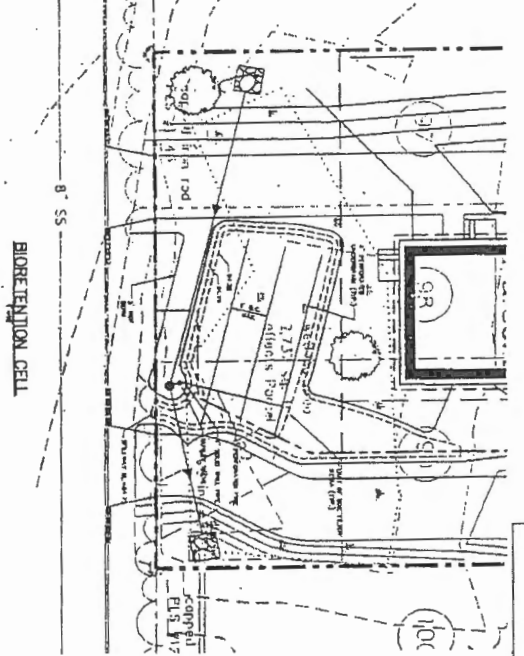
SYM	SCIENTIFIC NAME	COMMON NAME	SPACING	SIZE
1	AGAVE PARVIFLORA	SMALL AGAVE	1' x 1'	1.00
2	AGAVE PARVIFLORA	SMALL AGAVE	1' x 1'	1.00
3	AGAVE PARVIFLORA	SMALL AGAVE	1' x 1'	1.00
4	AGAVE PARVIFLORA	SMALL AGAVE	1' x 1'	1.00
5	AGAVE PARVIFLORA	SMALL AGAVE	1' x 1'	1.00
6	AGAVE PARVIFLORA	SMALL AGAVE	1' x 1'	1.00
7	AGAVE PARVIFLORA	SMALL AGAVE	1' x 1'	1.00
8	AGAVE PARVIFLORA	SMALL AGAVE	1' x 1'	1.00
9	AGAVE PARVIFLORA	SMALL AGAVE	1' x 1'	1.00
10	AGAVE PARVIFLORA	SMALL AGAVE	1' x 1'	1.00
11	AGAVE PARVIFLORA	SMALL AGAVE	1' x 1'	1.00
12	AGAVE PARVIFLORA	SMALL AGAVE	1' x 1'	1.00
13	AGAVE PARVIFLORA	SMALL AGAVE	1' x 1'	1.00
14	AGAVE PARVIFLORA	SMALL AGAVE	1' x 1'	1.00
15	AGAVE PARVIFLORA	SMALL AGAVE	1' x 1'	1.00
16	AGAVE PARVIFLORA	SMALL AGAVE	1' x 1'	1.00
17	AGAVE PARVIFLORA	SMALL AGAVE	1' x 1'	1.00
18	AGAVE PARVIFLORA	SMALL AGAVE	1' x 1'	1.00
19	AGAVE PARVIFLORA	SMALL AGAVE	1' x 1'	1.00
20	AGAVE PARVIFLORA	SMALL AGAVE	1' x 1'	1.00

PLANTING NOTES:

1. See landscape contractor for final planting details from landscape plan.
2. All plants shall be installed in accordance with the landscape plan.
3. All plants shall be installed in accordance with the landscape plan.
4. All plants shall be installed in accordance with the landscape plan.
5. All plants shall be installed in accordance with the landscape plan.
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18. All plants shall be installed in accordance with the landscape plan.
19. All plants shall be installed in accordance with the landscape plan.
20. All plants shall be installed in accordance with the landscape plan.



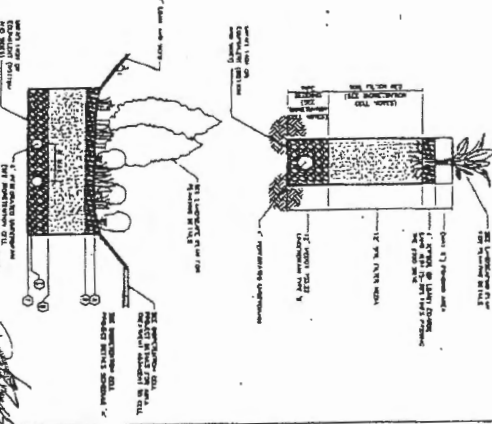
LANDSCAPE PLAN



BIORETENTION CELL

BIORETENTION CELL NOTES:

1. See landscape contractor for final planting details from landscape plan.
2. All plants shall be installed in accordance with the landscape plan.
3. All plants shall be installed in accordance with the landscape plan.
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19. All plants shall be installed in accordance with the landscape plan.
20. All plants shall be installed in accordance with the landscape plan.



BIORETENTION CELL TYPICAL DETAILS

REV	DATE	REVISION

DATE	BY	SCALE

DATE	BY	SCALE

GP
Cornell-Palmer Consulting Engineers, Inc.
1211 Pennsylvania Avenue, Suite 200
Washington, DC 20004
Tel: 202-462-1111
Fax: 202-462-1112
www.cornellpalmer.com

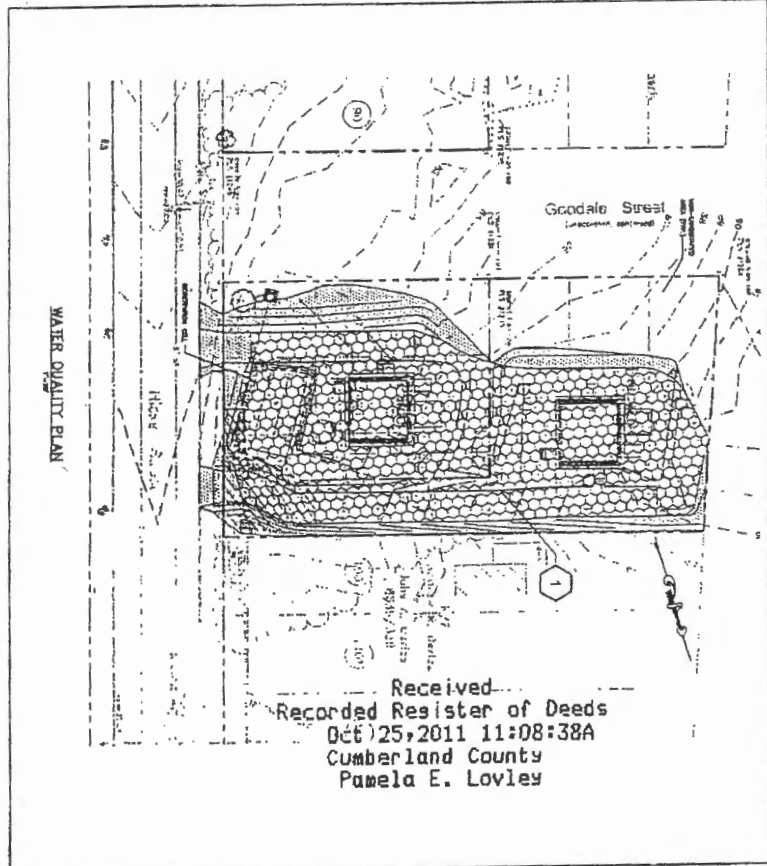
Bioretention Cells Details
Haber Street Pond # - 142 Jack Street
14th Amendment Avenue, Parkville, MO 64116
LADD LLC

Drawing No. **3**

REVISIONS		DATE		BY		REVISION	
1	AS SHOWN						

LEGEND

 PROPOSED LOT WITHIN AN IMPROVEMENT
 OTHER IMPROVEMENTS
 UTILITY LINES



Received
 Recorded Register of Deeds
 Oct 25, 2011 11:08:38A
 Cumberland County
 Pamela E. Lovley

Rev	Date	Revision

DATE	BY	REVISION

NOTICE TO CONTRACTOR

THIS PLAN IS A PRELIMINARY PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. ANY DISCREPANCIES BETWEEN THIS PLAN AND THE FIELD CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GP Orrill-Falmer Consulting Engineers, Inc.
 1000 13th Street, NW
 Engineering Excellence Since 1998
 770-537-4110
 1-800-451-7777
 E-mail: info@orfill-falmer.com

Water Quality Plans
 Hickory Street Parcel B - 182 Hickory Street
 1821 Washington Avenue, Portland, Maine 04103

Drawing No.
4