

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 091258

Please Read Application And Notes, if Any, Attached

This is to certify that Madd LLC/Len Anderson
has permission to Build new 1456 square foot colonial home with no garage.
AT 182 Hicks St CE 296 C001001

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 used-in. 24 HOUR 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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name


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: 182 HICKS ST

CBL: 296- C-001-001

Issued to: MADD LLC

Date Issued: 9/28/2012

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. 2011-11-2749-SF, 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

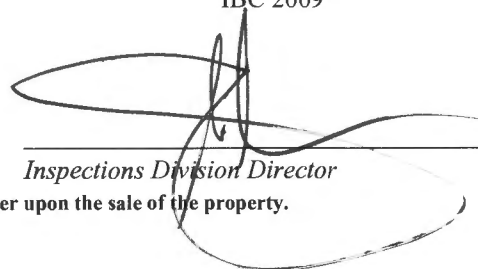
APPROVED OCCUPANCY

USE GROUP R-3
SINGLE FAMILY RESIDENCE
TYPE 5-B
IBC 2009

Approved:
9-28-2012


Inspector

(Date)


Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1258	Issue Date:	CBL: 296 C001001
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Location of Construction: 182 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 colonial home with no garage. 26'x26'	Permit Fee: \$1,070.00	Cost of Work: \$105,000.00	CEO District: 5
		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC, 2003	

Proposed Project Description: Build new 1456 square foot colonial home with no garage. - 26'x26'	Signature:	Signature:
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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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision Panel 6-Zonex <input checked="" type="checkbox"/> Site Plan 2009-007A Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 12/10/10 ARH	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <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: ARH
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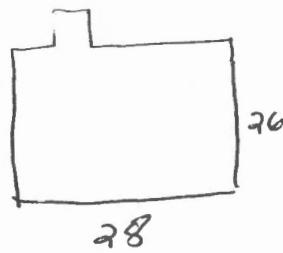
CERTIFICATION

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

#5-1-12 DWM Dan 712-3741 footings OK will provide survey
after footings poured

5/3/12 Drain tile, fabric, waterproof OK
GF



6-19-12 DWM Len close-in Provide
Beam calcs + post requirements, Truss calcs,
soffit top plates, graspable handrail.

Hicks

6-21-12 DWM close-in OK

9-5-12 DWM / BKL Dan 712-3741 Final fail. Provides
Address, zoning approval, DRC approval, survey, fuel to boiler,
PE-SDs, Tempered glass at stairs.

9-28-12 DWM Final 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: 09-1258	Date Applied For: 11/05/2009	CBL: 296 C001001
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Location of Construction: 182 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 colonial home - 28' x 26' - with no garage.	Proposed Project Description: Build new 1456 square foot colonial home - 28' x 26' - with no garage.
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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"> 1) The certificate of occupancy will not be issued until we receive a copy of the recorded deed. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) 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: 12/20/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Fastener schedule per the IRC 2003 2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office. 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 4) 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. 5) A Carbon Monoxide Detector hardwired, or plug in with battery backup shall be installed in each area giving access to bedrooms. 			

Dept: DRC	Status: Approved with Conditions	Reviewer: Philip DiPierro	Approval Date: 11/22/2011
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) See Letter Dated July 25, 2011.			

Comments:
<p>11/15/2010-amachado: Dan & Len Anderson have been working with Public Services to address drainage issues. Received revised siteplan 11/8/10. Still have some issues.</p> <ul style="list-style-type: none"> - What is the size of the lot? - House scales at 29' x 26' on site plan but size is given as 28' x 26'. - On elevations, need to remove deck & need right elevation. - Need to remove deck from building plans. - Front entry porch is located in middle on site plan and to the left side on the building plans. Side entry also does not match. - Need 11" x 17" site plan. - Driveway needs to be 20' from side that abutts Goodale Street. <p>Sent email to Phil to see if he is set. Have not contacted Dan Anderson yet.</p> <p>12/9/2010-amachado: Received revised site plan & building plans. Site plan is fine but the buidling plans are a mirror image of the house shown on the site plan. Need reduced copy of site plan. Emailed Dan Anderson & left vcm.</p>

Location of Construction: 182 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	

12/20/2010-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. Left front corner of the house doesn't mee the front setback. Footprint on site plan is 26' x 31' & on building plan it is 28' x 26'. Building plans have a 12' x 12' deck and bulkhead but site plan doesn't. No side stairs on building plans. Right elevation is the left and there is no right elevation. Why is there a poperty 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: _____

2009 0099
SITE #



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>182 Hicks Street</u>		
Total Square Footage of Proposed Structure/Area <u>1456</u>	Square Footage of Lot <u>7550</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>296</u> Block# <u>C</u> Lot# <u>1 1/2</u> <u>part of 2, 3</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Madd LLC</u> Address <u>543 Allen Ave.</u> City, State <u>Portland, Maine 04103</u>	Telephone: <u>207-233-1715</u>
Lessee/DBA (If Applicable) <u>296 C 1 + 2, 3</u>	Owner (if different from Applicant) Name <u>NOV - 5 2009</u> Address _____ City, State <u>Dept. of Building Inspections</u> <u>City of Portland Maine</u>	Cost Of Work: \$ <u>105,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>VACANT</u>	If vacant, what was the previous use? _____	
Proposed Specific use: <u>Single family house</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</u>		Blk Fee <u>107.00</u> S.T Fee <u>300.00</u> C.O.F. <u>75.00</u> # <u>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 issued

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

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	 Trusses 2 x 8 Blocking & Posts	(1)
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Roof: 5/8 Wall: 7/16 Floor: 3/4"	okay
Fastener Schedule (Table R602.3(1) & (2))	Using Table	(2)
Private Garage (Section R309) Living Space? (Above or beside)	N/A	
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)	Hallway / Bathroom shown	okay
Attic Access (Section R807)	22 x 30" shown	okay
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	(3) 2 x 10's	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Roof: R-30 / R-38? 1st Floor - R-20	(5)

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)	30" x 30" w/ 8" Wall	okay
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	8: tunitous / d: o: ^ > 5e damp proofing / show	okay
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" x 1'-0" 4-0 o.c. 1/2" @ corner	okay
Lally Column Type (Section R407)	5-7 & 5-8"	
Girder & Header Spans (Table R 502.5(2))	2 3 1/2 x 9 1/2 Vaise Gen	3 Need sps
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" Max	okay
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10" @ 16" o.c. 14" Max	okay
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Truss	/

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)	36" solid	
Headroom (Section R311.5.2)	6-8	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	36" min	
Smoke Detectors (Section R313) Location and type/Interconnected	smk shown Needs CO. Det.	(4)
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	?	(5)

Applicant: Madol LLC (Len Anderson)

Date: 11/13/09

Address: 182 Hicks St

C-B-L: 296-C-001:002

perm. # 09-125P

CHECK-LIST AGAINST ZONING ORDINANCE

* revised site plan 11/18/09

* " " 12/1/09

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build new 2 story single family home (2bx2P)

Sewage Disposal - City

Lot Street Frontage - 50' min - 50' scaled (OK) ✓

* Front Yard - 25' min - 38' scaled to front (OK) ✓

Rear Yard - 25' min - 28' scaled to house (OK) ✓ - 27' scaled to bulkhead - (OK) section 14-425
30' x 24" high max.

Side Yard - 25' min - 14' min 13' scaled on right (OK) ✓ reduce one foot add footer
side yard/cul-de-sac - 20' min 20' + 1' need = 21' - 36' to house, 37' to steps, 33' to steps (OK) ✓

Projections - ~~deck 12' x 12'~~, bulkhead 5' x 6', side steps 6' x 4', front steps 4' x 4', rear steps 2' x 4'

Width of Lot - 65' min - ~~50' scaled~~ 78' scaled (OK)

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

Lot Area - 6,500 sq ft min. - ~~7542 sq ft~~ 7465 sq ft

28x26 = 728

8x6 = 48

rear 2x4 = 8

front 4x4 = 16

side 4x6 = 24

814 (OK)

Lot Coverage Impervious Surface - 35% = 2612.75

Area per Family - 6,500 sq ft OK

Off-street Parking - 2 spaces beyond 25' front setback - 10' x 30' 12' x 30' (OK) 48' dwl 20' from side street (OK)

Loading Bays - N/A

Site Plan - minor / minor 2009-0079

Shoreland Zoning / Stream Protection - N/A

Flood Plains - panel 6 - zone X

(OK) driveway needs to be 20' from curbside

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

2009-0079
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

182 - 182 Hicks St, Portland, Maine
Address of Proposed Site
296 C001001
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) _____
0

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	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		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	



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

Planning and Urban Development Department
Penny St. Louis, Director

COPY

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: _____



Gorrill-Palmer Consulting Engineers, Inc.

Transportation and Civil Engineering Services

PO Box 1237
15 Shaker Rd.
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

November 5, 2010

Ms. Barbara Barhydt
Development Review Services Manager
City of Portland
Planning & Development Department
389 Congress Street
Portland, Maine 04101

Subject: 182 & 186 Hicks Street, Portland Maine
Anderson Lots

Dear Barbara,

As you are aware, the City has previously reviewed the building permit plans for the Dan Anderson lots at 182 and 186 Hicks Street. As part of the review the City requested that storm water quality be addressed for the development of the lots. The original discussions included the incorporation of a bioretention cell within each of the lots.

Upon further review, it was determined that the design of two separate bio-cells was not feasible, due to the configurations of the lot. The driveway for the rear lot, which includes the majority of the impervious area, could not be directed to the bio-cell on the rear lot and would therefore need to be directed to the bio-cell for the front lot. Construction of a separate bio-cell on the rear lot to treat runoff from only the house roof, would not be an efficient use of the land, given that cross drainage easements are already necessary to direct the driveway runoff to the front lot bio-cell.

It is our understanding that Mr. Anderson is proposing drainage easements to allow drainage from the rear lot to flow to the single bio-cell in the front lot. The owners of the front lot will be required to maintain the bio-cell.

Please contact me if you have any questions relative to this matter.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.

Douglas E. Reynolds, P.E.
Project Engineer

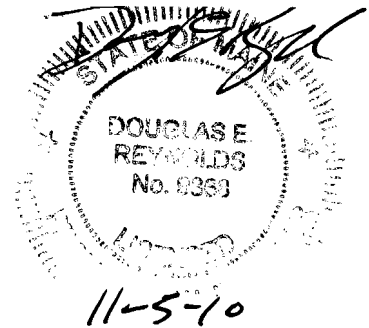
Enclosure

Copy: Dan Anderson

DER/der/JN2277.02/barhydt 11-5-10

RECEIVED
NOV - 8 2010
Dept. of Building Inspections
City of Portland Maine

Rev'd 11/8/10



STORMWATER MANAGEMENT

I. Overview

Pursuant to SECTION V PORTLAND STORMWATER MANAGEMENT STANDARDS, of the Technical Standards, Paragraph II Applicability, Subparagraph C,

"The following development proposals shall be required to submit a Stormwater Management Plan pursuant to the regulations of Maine DEP Chapter 500 Stormwater Management rules, including Basic, General, and Flooding Standards.

c. Subdivisions as defined in the Land Use Code – Section 14-493 except for those projects which do not involve significant new construction."

This report addresses the General and Flooding Standards. The General Standard requires applicants to provide water quality treatment of the runoff from no less than 95% of the project's impervious area and no less than 80% of the project's developed area that is impervious or landscaped. The Flooding Standard requires the project to detain, retain, or result in the infiltration of stormwater from 24-hour storms of the 2-year, 10-year, and 25-year frequencies such that the peak flows of stormwater from the project site do not exceed the peak flows of stormwater prior to undertaking the project.

The project is located within the watershed of Capisic Brook which is classified by the MDEP as an urban impaired stream. The proposed project is not required to meet the Urban Impaired Stream Standards since it does not result in 3 acres or more of impervious area or 20 acres or more of developed area.

II. Introduction

MADD LLC has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for two Single family residential lots. The proposed residences will be located on Hicks Street in Portland.

This narrative contains the general stormwater management measures, which are appropriate for the infrastructure and lot construction required to develop these sites.

III. Development Description

The project area consists of two lots, Parcel B and Parcel D located on the southerly end of Hicks Street. The lots are currently undeveloped. Parcel B is 0.17 acres in size. Parcel D is 0.25 acres in size. The proposed development includes the construction of a 26' by 28' two story single family residence on Parcel B. Parcel D is proposed to be developed with a 26' by 30' two story single family residence.

The existing parcel slopes from west to east, with the majority of the site being tributary to an existing culvert on the abutting parcel to the north. The existing low point on the property is located adjacent to the Hicks Street right-of-way and drains via culverts to the Hicks Street storm drain system.

Figure 1 is a map showing the project location.

Abutting land uses include:

- North – Residential
- West – Cemetery
- South – Residential
- East – Residential

IV. Surface Water

There are no lakes located on, adjacent to or downstream of the project site.

V. General Topography

The parcel generally slopes from west to east. A portion of the site slopes toward the adjacent property to the north. The site is moderately steep with slopes ranging from 10% - 20% across the site. Elevations on-site range from 92' at the westerly edge of the lot to 83' adjacent to Hicks Street.

VI. Floodplain

Based on the FEMA Firm Map the site is not located in a Flood Zone.

VII. Natural Drainage Ways

The project as currently proposed does not include alteration of any natural drainage ways.

VIII. Alterations to Land Cover

Overall changes in land cover will include the removal of vegetation and the addition of impervious areas.

IX. Basic Standards

The Basic Standard will be met as shown on the plans. The erosion control standards for this project shall be in accordance with the Maine Erosion and Sediment Control BMP'S.

X. General Standards

The City of Portland Stormwater Management Standards concentrate on four stormwater management objectives:

- Effective Pollutant Removal
- Cooling
- Channel Protection
- Flood Control

These objectives may be met either directly by providing BMP's that manage and treat the runoff after it has been created, or indirectly by incorporating low impact development site planning concepts to minimize production and contamination of runoff by maximizing infiltration and evapotranspiration.

X.1 Current Treatment Methods

Under the General Standard, the project is required to meet the BMP Standards as the development site is not tributary to a lake watershed. The BMP Standard requires that runoff from no less than 95% of the impervious area and no less than 80% of the developed area associated with a project be controlled. The four treatment measures listed in Chapter 500 and described in Volume III of the Stormwater BMP Manual are:

- Wetpond with detention above the permanent pool
- Filters
- Infiltration
- Buffers

Below is a brief description of each treatment method.

Wetpond with detention above the permanent pool:

Wet ponds are stormwater detention impoundments that have a permanent pool of water and have the capacity to temporarily store storm water runoff while it is released at a controlled rate. They can be designed to provide flood control as well as water quality treatment. Properly sized and maintained, wet ponds can achieve high rates of removal for a number of urban pollutants, including sediment and the pollutants associated with sediment, such as trace metals, hydrocarbons, BOD, nutrients, and pesticides. The addition of an underdrained gravel trench in the bench area around the permanent pool allows for slow, extended release of stormwater without risk of blockage and effective cooling to avoid thermal impacts. This BMP treatment method is generally used to treat runoff from large drainage areas.

Filters

Filtration BMPs, particularly organic soil filter medias, have shown to be very effective at removing a wide range of pollutants from stormwater runoff. They can be constructed in combination with infiltration practices, or with an underdrain filter, where infiltration is not feasible. Soil filters can be designed and constructed using common materials. Underdrained soil filters control stormwater quality by capturing and retaining runoff and passing it through a filter bed comprised of a specific soil media. Various filter medias may be used, the most common including sand filters and organic filters. Once through the soil media, the runoff is collected in a perforated underdrain pipe and discharged to the receiving water. The filter and underdrain provides for slow release of smaller storm events, minimizing stream channel erosion, as well as cooling the discharge.

A bioretention cell is a type of underdrained filter designed to collect, infiltrate/filter, and treat moderate amounts of stormwater runoff using conditioned planting soil beds, gravel beds and vegetation within shallow depressions. The major difference between an underdrained soil filter and bioretention cell is the vegetation. A typical underdrained soil filter may be planted with grass, whereas a bioretention cell is planted with a variety of shrubs and perennials whose roots assist with the passing of water and uptake of pollutants. Studies have shown that bioretention cells are capable of reducing sediment, nutrients, oil and grease, and trace metals. Bioretention cells are usually located in close proximity to the origin of the stormwater runoff and it is anticipated that these facilities would most often be scattered throughout a residential area, along the downhill edge of parking areas, or below the down spouts of roof drains. Bioretention cells

can be designed to infiltrate water into the groundwater below, or to filter the water through the bioretention soil media and collect it in an underdrain located beneath the soil media.

Infiltration

Infiltration measures control stormwater quantity and quality, by retaining all or part of runoff on-site and discharging it into the ground. Infiltration is designed to occur at the surface (as in infiltration basins and to a degree vegetated swales and buffers), or in subsurface systems (e.g., infiltration trenches and infiltrators). The basic function of an infiltration system is to remove a portion of runoff from the total runoff volume of the site and treatment comes about through absorption, straining, microbial decomposition in the soil and trapping of particulate matter within pretreatment areas. Pretreatment to remove sediments, grease and oils is required prior to discharge to the infiltration measure. Possible pretreatment measures include filter strips, swales with check dams, sand filters, sediment traps, grease and oil traps, and sediment basins.

Buffers

Buffer strips are natural, undisturbed strips of natural vegetation or planted strips of close growing vegetation adjacent to and downslope of developed areas. As stormwater runoff travels over the buffer area, vegetation slows the runoff and traps particulate pollutants. They are also effective for phosphorus removal when designed in accordance with the volume III BMP technical design manual. The effectiveness of buffers for pollutant removal depends on the flow path length and slope, the buffer berm length, the soil permeability, the size of drainage area, and the type and density of vegetation. Buffers are used to treat runoff from relatively small amounts of impervious area, as typically found in residential developments and small commercial and industrial sites. This type of BMP requires minimal maintenance and provides an aesthetically pleasing area.

X.2 Approach and Analysis for Quality

The proposed development will be required to meet the Basic Standard and the BMP Standard under the General Standard of the City of Portland Stormwater Regulations. Based upon review of the four recommended and approved methods for mitigating the increased frequency and duration of channel erosive flows, as required by the BMP Standards, the developer is proposing to use a bioretention pond. The filtration methodology was selected due the availability of area within the project site. A single bioretention cell is proposed to treat both lots.

X.3 Stormwater Treatment

Attachment A contains the water quality map for this project.

The proposed Bioretention Cell, is shown on the detail sheet contained within the plan set. Bioretention Cells are defined in Volume III, Section 7 of the Stormwater Management Best Management Practices Manual published by the Maine Department of Environmental Protection. The development will be required to provide the treatment volume for 1.0 inch times the subcatchment's impervious area plus 0.4 inch times the subcatchment's landscaped developed area, for areas associated with bioretention cells. The surface area of the filter is required to be no less than the sum of 5% of the impervious area and 2% of the landscaped area draining to the filter. The available treatment volume includes 6" of storage above the soil media and one third of the soil filter volume. The water quality volume will be filtered through the soil media and captured by the underdrain system below the media. The underdrain will discharge to the

proposed manhole at the easterly edge of the lot. Runoff from larger storms will be discharged adjacent to the proposed driveway and will flow overland to the existing stormdrain system within Hicks Street.

A valve will be placed on the bioretention cell underdrain to regulate the outflow through the soil media. The valve will be field adjusted to maintain the outflow time between 24 and 48 hours. Yearly maintenance of the bioretention cell will include monitoring the cell outflow after a rainfall event to ensure the outflow time is within the required parameters.

The following table presents the bioretention cell information:

Table 1		
Proposed Bioretention Cell		
	Required	Provided
Impervious Area		4,564 sq. ft.
Developed Area (non-impervious)		5,176 sq. ft.
Treatment Volume	553 cu. ft.	640 cu. ft.
Filter Surface Area		720 sq. ft.
5%(imp. Area) +2%(landscaped Area)	334 sq. ft.	720 sq. ft.
Cell Base Elevation		84.25 ft.
Overflow Elevation		84.75 ft.

X.4 Conclusion – Overall Treatment

As shown on the treatment map within the plan set, the proposed Bioretention cell treats 91% of the site's impervious area and 74.5% of the landscaped developed area. The MDEP standards require 95% treatment of impervious areas realizing that 100% treatment is impractical due to uncaptured runoff at areas such as driveway aprons. Since the MDEP regulations are for larger impervious areas, the small area of driveway aprons does not have a large impact on the overall treatment area. When a smaller total impervious area such as a house lot is analyzed, the driveway apron area consists of a larger percentage of the total area. As can be seen on the treatment map, the untreated impervious area is essentially the driveway aprons. Since the bioretention cell will treat the entire building structures and the majority of the driveways including the car parking areas, it is believed that the treatment of impervious area meets the intent of the regulations. The total developed area treated is also slightly below the required percentage of 80%. As can be seen on the treatment map the vegetated sideslopes along with the driveway aprons are untreated. These areas become a larger part of the total area on the small houselots as discussed with the impervious percentages. It is believed that runoff from the largest area practicable has been captured and directed to the bioretention cell for treatment.

X.5 Construction BMPs

Additional water quality treatment will be provided during construction by best management practices (BMP). Standard BMPs to be employed include siltation fencing around the downslope construction perimeter and erosion control fabrics applied to slopes prior to revegetation.

XI. Flooding Standard

The Flooding Standard as proposed by MDEP is intended for projects which result in three acres or more of impervious area or 20 acres or more of developed area. The changes in runoff from the predevelopment condition to the post development condition for a 0.42 acre site are generally beyond the scope of the TR-20 stormwater runoff calculations. The proposed project will result in the construction of a Bioretention cell which will detain and treat the runoff from a 1" storm, which is on the order of 80% of the rain events for the year. During larger storms, the first 1" of runoff (640 cubic feet) will be retained in the Bioretention cell. The filtration of this 1" of runoff will attenuate the peak flow from every storm. Due to the attenuation provided by the Bioretention cell and the small areas involved, the increase in runoff from the less frequent larger storms is believed to be insignificant for this project.

XII. Urban Impaired Stream Standard

The project site is tributary to the storm drain system that eventually discharges to Capisic Brook, which is identified as an Urban Impaired Stream. Based on the City of Portland Stormwater Management Standards, the project will not be required to comply with the Urban Impaired Stream Standard as the project does not result in 3 acres of impervious area or 20 acres of developed area.

As the project results in the treatment of 91% of the projects impervious area and 74.5% of the projects developed area, it is our opinion that the new use is not likely to increase stormwater impacts from the proposed project's stormwater runoff beyond the levels already present in the runoff from the existing site.

XIII. Maintenance of Facilities

The stormwater facilities will be maintained by the Parcel B homeowners or their assigned heirs. The contract documents will require the contractor to designate a person responsible for maintenance of the sedimentation control features during construction. Long-term operation/maintenance recommended for the stormwater facilities is presented below. A standard maintenance log, to be used for the development, is provided in Attachment B.

The responsible party may contract with such professionals, as may be necessary in order to comply with this provision and may rely on the advice of such professionals in carrying out its duty hereunder, provided, that the following operation and maintenance procedures are hereby established as a minimum for compliance with this section.

Inspection and Maintenance Frequency and Corrective Measures:

The following areas, facilities, and measures will be inspected and the identified deficiencies will be corrected. Clean-out must include the removal and legal disposal of any accumulated sediments and debris.

Soil Filter – Bio-Filtration:

Inspect all upstream pre-treatment measures 2 times per year (preferably in Spring and Fall) for sediment and floatables accumulation. Remove and dispose of any sediments or debris.

Surface (Underdrain Pond, Swale or Bio-Filter):

The soil filter will be inspected within the first three months after construction; thereafter the filter will be inspected 2 times per year (preferably in Spring and Fall) to ensure that the filter is draining within 24 to 48 hours of a rain event equivalent to 1" or more. Adjustments will be

made to the outlet valve to ensure that the Bioretention Cell drains within 24 to 48 hours. Failure to drain in 72 hours will require part or all of the soil filter media to be removed and replaced with new material meeting the soil filter gradation. The facilities will be inspected after major storms and any identified deficiencies will be corrected. Harvesting and weeding of excessive growth shall be performed as needed. Inspect for unwanted or invasive plants and remove as necessary. Add new mulch as needed.

Vegetated Areas:

Inspect slopes and embankments early in the growing season to identify active or potential erosion problems. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows. The facilities will be inspected after major storms and any identified deficiencies will be corrected.

Driveways: In order to avoid sedimentation of the Bioretention Cell clear accumulations of winter sand in driveways at least once a year, preferably in the spring.

XII. Conclusion

The Applicant has provided Stormwater treatment measures as well as specifying a maintenance plan for all stormwater measures. As noted above, the project will meet the Basic and General Standards contained within the City of Portland Stormwater Management Standards. The spirit of the Flooding Standard will be met and it is believed that any increase in peak runoff will be insignificant. The Urban Impaired Stream Standard is not required for a development of this size.

XIII. Attachments

Attached to this section are the following items:

Attachment A – Water Quality Maps

Attachment B – Stormwater Maintenance Log

ATTACHMENT A

WATER QUALITY TREATMENT MAP

ATTACHMENT B

STORMWATER MAINTENANCE LOG

STORMWATER MAINTENANCE LOG

INSPECTION REPORT

PROJECT INFORMATION

Project Name: Parcel B
Address: Hicks Street
Portland, Maine

CONTRACTOR/SUBCONTRACTOR INFORMATION

Inspector Name: _____
Firm: _____
Title: _____
Qualifications: _____

INSPECTION SUMMARY

Date of Inspection: _____

Major Observations: _____

THE FACILITY IS IN COMPLIANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN WITH THE FOLLOWING EXCEPTIONS:

ACTIONS NECESSARY TO BRING FACILITY INTO COMPLIANCE:

**REQUIRED MODIFICATIONS TO STORMWATER POLLUTION PREVENTION PLAN
(MUST BE IMPLEMENTED WITHIN 7 DAYS OF INSPECTION):**

CERTIFICATION STATEMENT:

“I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the systems, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.”

Signature

Typed Name

Title

Date

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.

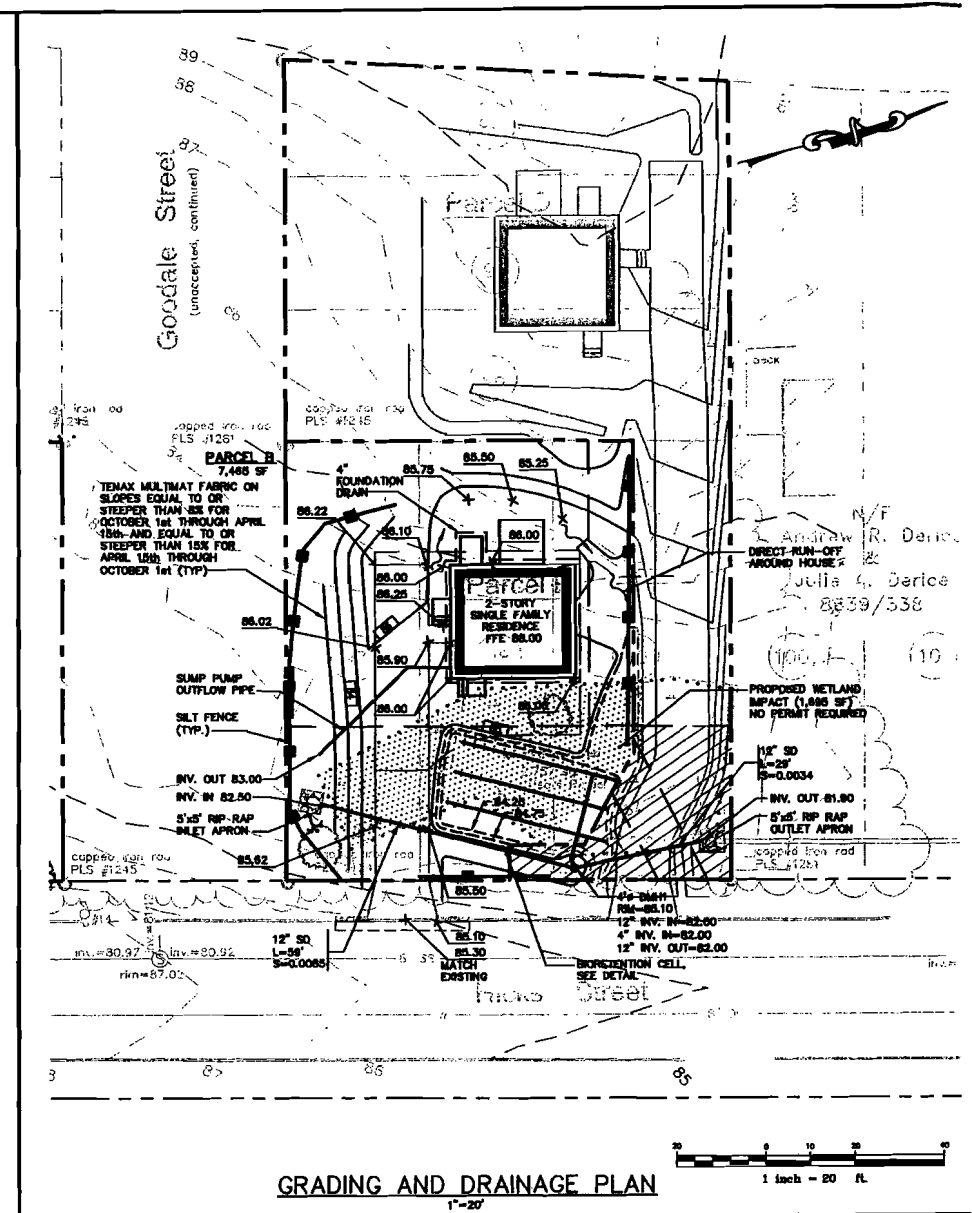
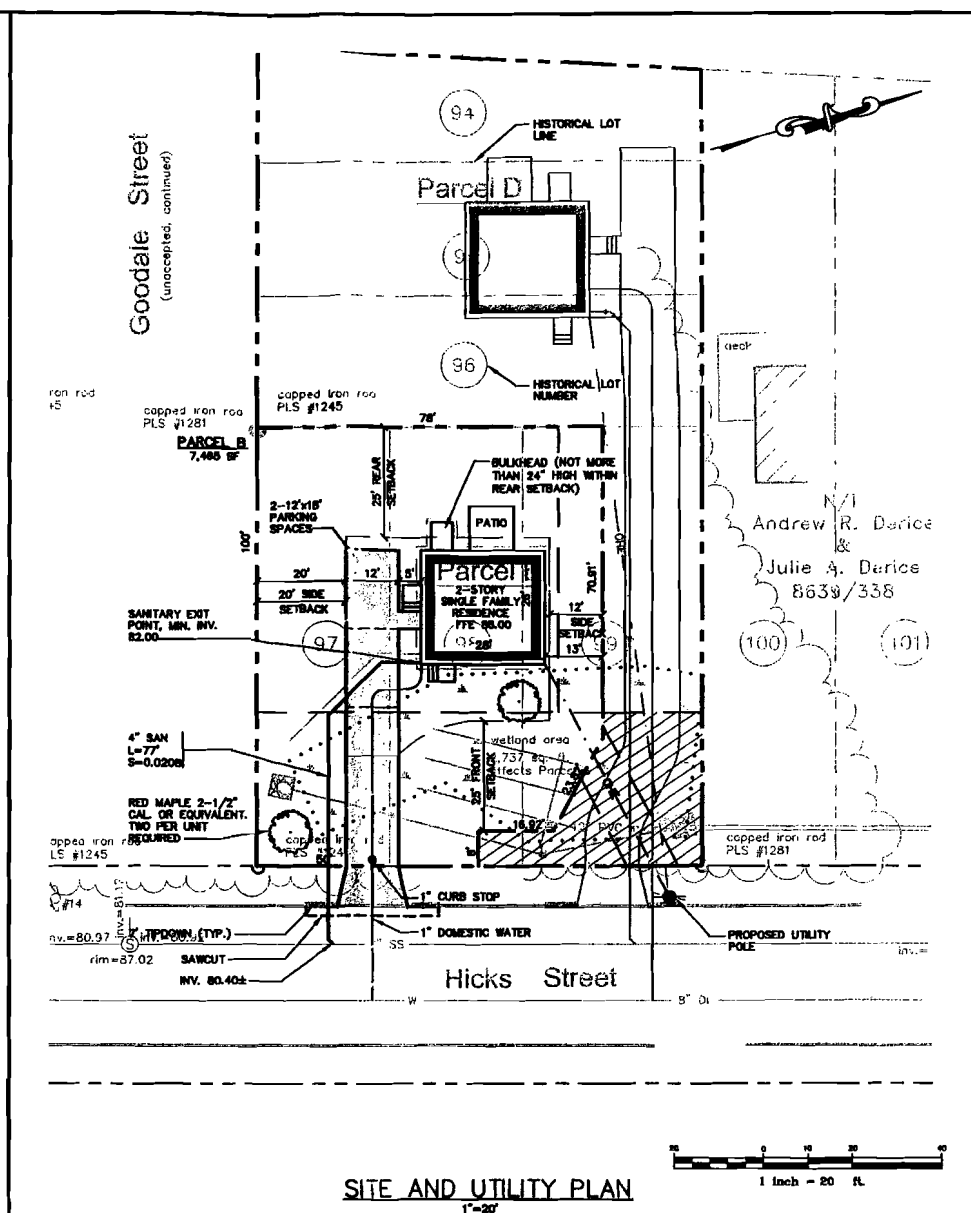
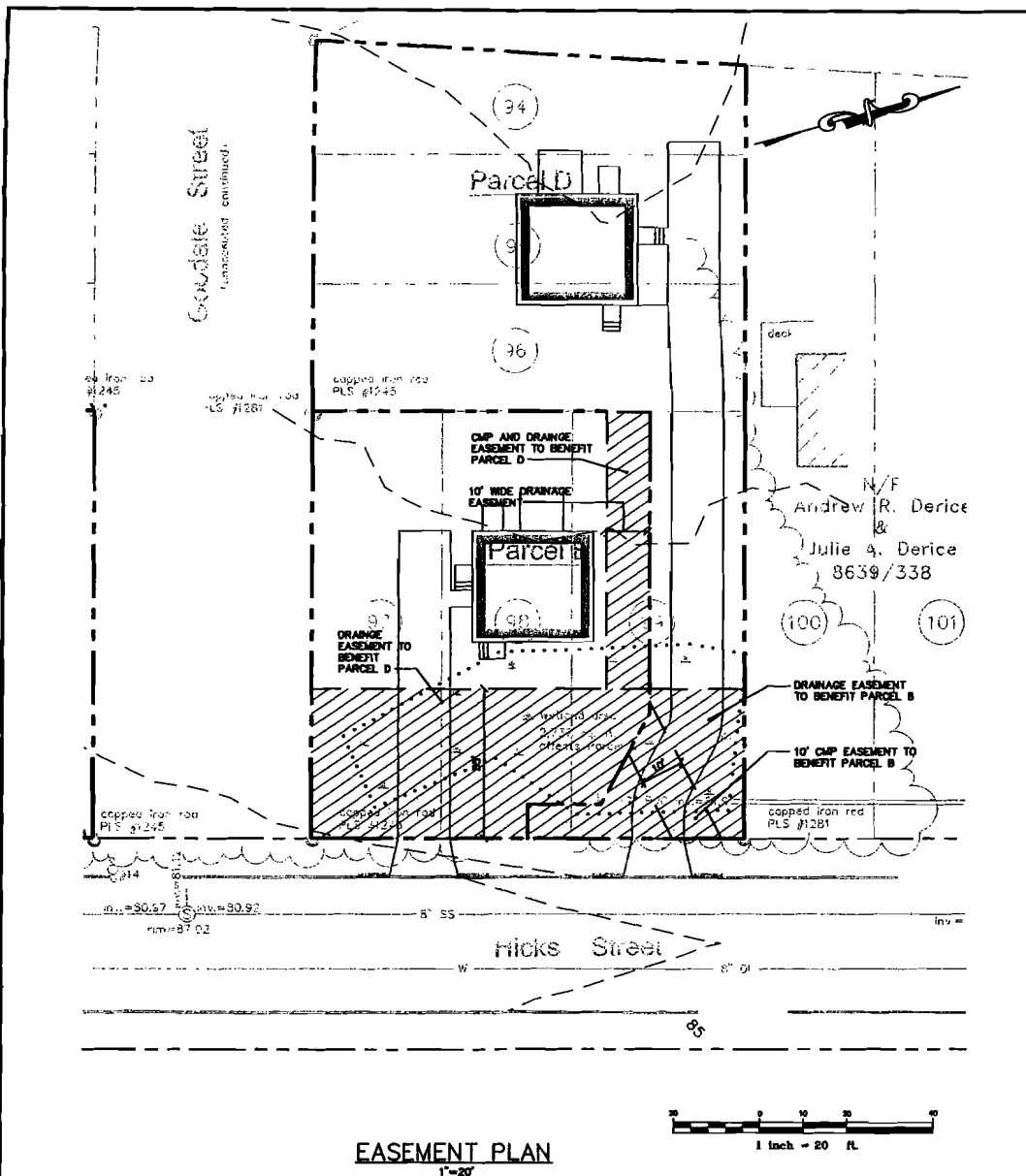
IN WITNESS WHEREOF, the said Mount Sinai Cemetery Association, Inc. has caused this instrument to be signed and sealed in its corporate name by Harvey Elowitch, its President, on September 24, 2009.

WITNESS:



Mount Sinai Cemetery Association, Inc.

By: Harvey Elowitch
Harvey Elowitch, its President



GRADING AND DRAINAGE NOTES:

1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
2. COMMON BORROW SHALL MEET MOOT SPECIFICATION 703.18.
3. FOUNDATION DRAIN SHALL BE DIRECTED TO SUMP LOCATED WITHIN BUILDING.
4. THE GRADING AND DRAINAGE SYSTEM ON THE PROPERTY SHALL BE CONSTRUCTED AND LOCATED AS DEPICTED ON THE APPROVED SITE PLAN AND SAID GRADING AND DRAINAGE SYSTEM SHALL NOT BE MODIFIED WITHOUT FURTHER APPROVAL FROM THE PLANNING AUTHORITY.

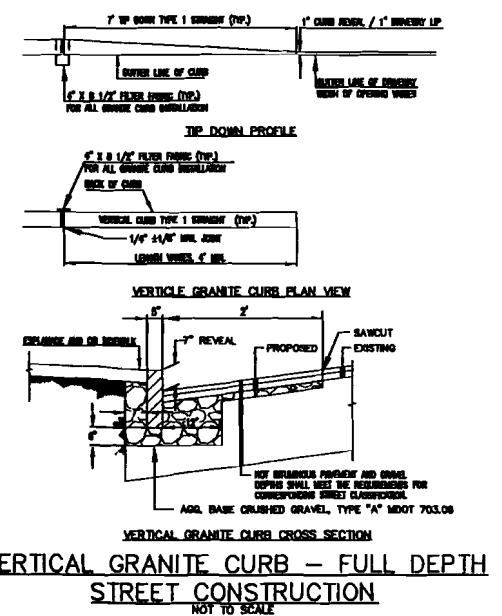
SPACE AND BULK REQUIREMENTS - R-3 ZONE

MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	14 FT.
2 1/2 STORY	18 FT.
MINIMUM LOT WIDTH:	
OTHER USES:	55 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TFCORP ASSOCIATES IN JUNE 2008.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHEN POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C851, LATEST REVISION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE, COORDINATE WITH CMP.
8. EACH LOT SHALL BE PROVIDED WITH AT LEAST TWO (2) TREES PER UNIT BY THE CONTRACTOR MEETING THE CITY'S ARBORICULTURE SPECIFICATIONS AND WHICH ARE CLEARLY VISIBLE FROM THE STREET LINE AND ARE LOCATED SO AS TO VISUALLY WIDEN THE NARROW DIMENSION OR PROPORTION OF THE UNIT.
9. SEWER AND WATER SERVICES SHALL BE INSTALLED BY THE DEVELOPER & INTO THE PROPERTY. CONNECTION TO THE HOUSE WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
10. EQUIVALENT STREET TREE SHALL INCLUDE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIPER.
11. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS, SECTION VII EROSION AND SEDIMENTATION CONTROL STANDARDS FOR SINGLE AND TWO FAMILY HOMES.
12. ANY CURBING REMOVED WITHIN THE RIGHT-OF-WAY IS THE PROPERTY OF THE CITY OF PORTLAND AND SHALL BE DELIVERED TO THE PUBLIC WORKS FACILITY ON OUTER CONGRESS STREET.

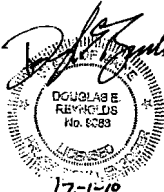
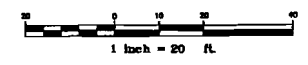


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Dept. of Building Inspections
City of Portland Maine

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



J:\2277 - Hicks Street\1 - CAD\DWG\2277-Parcel-B.dwg 12/1/2010 8:55 AM

Rev.	Date	Revision
3	11/5/10	ADDED BIORETENTION CELL
2	02/10/10	REVISED PROPERTY LINES
1	11/09/09	ADDED DECK AND BULKHEAD

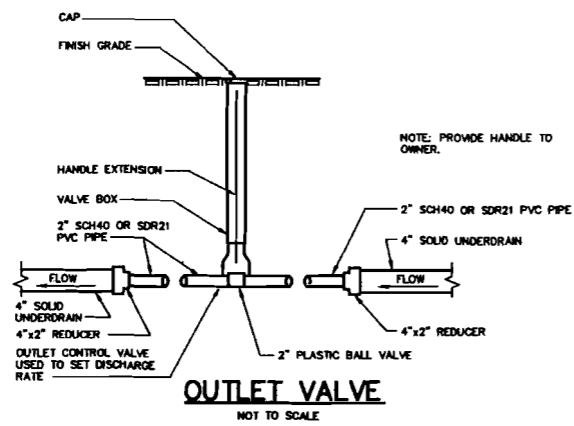
CITY COMMENTS	Date	By
	12/1/10	AMP
CITY REVIEW	11/5/10	AMP
Issued For		

Design: JWA Draft: CG Date: 8/08
 Checked: AMP Scale: 1"=20' Job No.: 2277.02
 File Name: 2277-Parcel-B.dwg
 This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCE). Any alterations authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

GP Gorrill-Palmer Consulting Engineers, Inc.
 Engineering Excellence Since 1998
 PO Box 1237 207-657-6910
 15 Shaker Road 207-657-6912
 Gray, ME 04039 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Site, Utility, Grading and Drainage Plans
Project:	Hicks Street Parcel B - 182 Hicks Street Hicks Street, Portland, Maine
Client:	MADD LLC 1831 Washington Avenue, Portland, Maine 04103

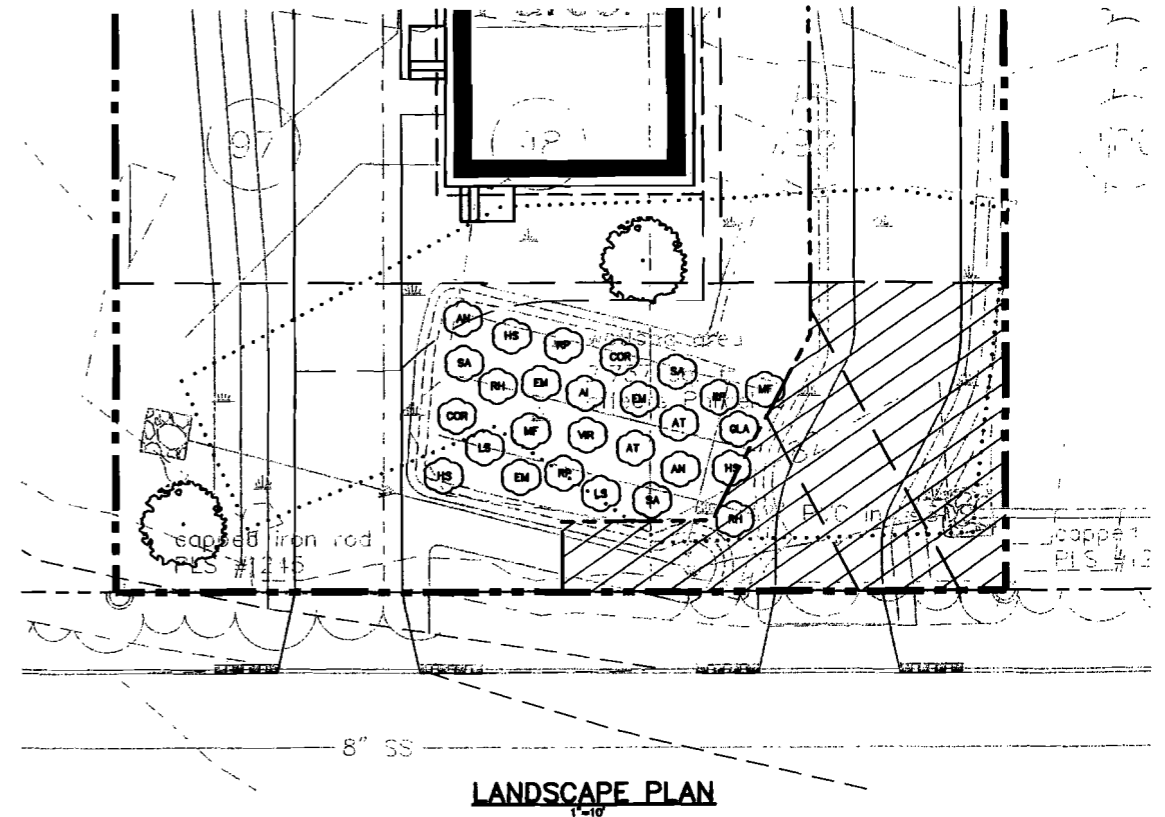
Drawing No.
2



PLANT SPECIES LIST					
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SPACING	SIZE
MI	1	ASCLEPIAS INCAMATA	MARSH MILKWEED	1' O.C.	6" POT
AN	2	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER	2' O.C.	6" POT
AT	2	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	1' O.C.	6" POT
EM	3	EUPATORIUM MACULATUM	JOE PYE WEED	2' O.C.	6" POT
HS	3	HEMEROCALLIS	STELLA D'ORO	15" O.C.	6" POT
LS	2	LIATRIS SPICATA	MARSH BLAZING STAR	18" O.C.	6" POT
MF	2	MONARDA FISTULA	WILD BERGAMOT	18" O.C.	6" POT
RH	2	RUDBECKIA HIRTA	BLACK EYED SUSAN	1' O.C.	6" POT
RP	3	RATIBIDA PINNATA	YELLOW CONEFLOWER	2' O.C.	6" POT
SA	3	SEDUM	AUTUMN JOY	18" O.C.	6" POT
GLA	1	ILEX GLABRA	COMPACT HIBERRY	4' O.C.	15"-18" HT.
VR	1	ITEA VIRGINICA	SWEETSPICE	4' O.C.	#3 CONT.
COR	2	VACUINIUM CORYBOSUM	HIGHBUSH BLUEBERRY	4' O.C.	18"-24" HT.

PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL CONTACT DISSAFE PRIOR TO BEGINNING WORK.
2. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE CAUSED TO THE SITE BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER.
3. ANY DEVIATION FROM THE LANDSCAPE PLAN SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. ALL PLANT MATERIAL SHALL BE FREE FROM DISEASE AND INSECTS, AND SHALL MEET THE SPECIFICATIONS OF AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
4. NON BIODEGRADABLE MATERIAL SHALL BE REMOVED FROM ALL PLANTS PRIOR TO INSTALLATION.
5. PLANTS SHALL BE ADEQUATELY WATERED THE DAY OF INSTALLATION. FERTILIZER SHALL NOT BE USED WITHIN THE BIORETENTION CELL.
6. ALL PLANTS SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF ACCEPTANCE. AT THE END OF THIS PERIOD THE LANDSCAPE CONTRACTOR SHALL REMOVE AND REPLACE ANY DEAD OR DISEASED PLANTS AT NO COST TO THE OWNER.
7. SOIL FILTER MAY BE LIGHTLY MULCHED AFTER PLANT INSTALLATION.



**Table 1
MEDOT Specifications for
Aggregate (MEDOT #703.01)**

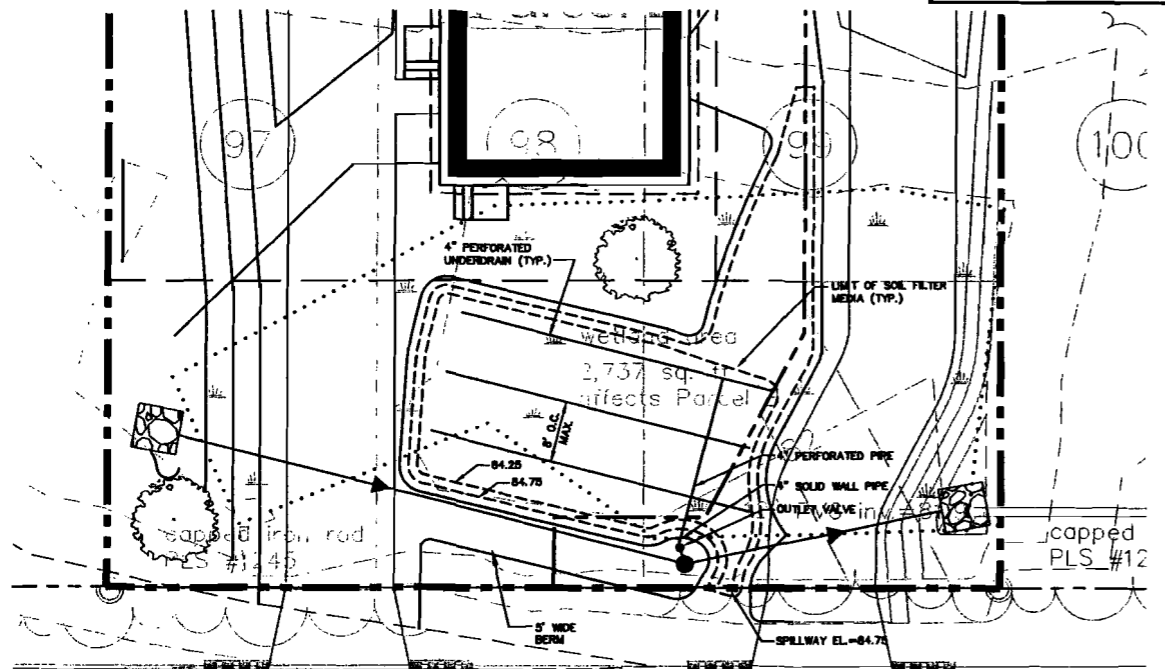
SIEVE SIZE	% PASSING BY WEIGHT
3/8"	100
#4	95-100
#8	80-100
#16	50-85
#30	25-80
#60	10-30
#100	2-10
#200	0-5

**Table 2 MEDOT
Specifications for
Underdrain Type B (MEDOT
#703.22)**

SIEVE SIZE	% PASSING BY WEIGHT
1"	90-100
1/2"	75-100
#4	50-100
#20	15-80
#50	0-15
#200	0-5

SCHEDULE A

ITEM DESCRIPTION	BIORETENTION CELL DIMENSION/ELEVATION/CELL 1
A TOP OF TOPSOIL	84.25
B TOP SOIL FILTER	83.92
C TOP UNDERDRAIN BEDDING STONE	82.92
D PIPE INVERT: 4" PERF. UD	82.25
E BOTTOM UNDERDRAIN BEDDING	81.92

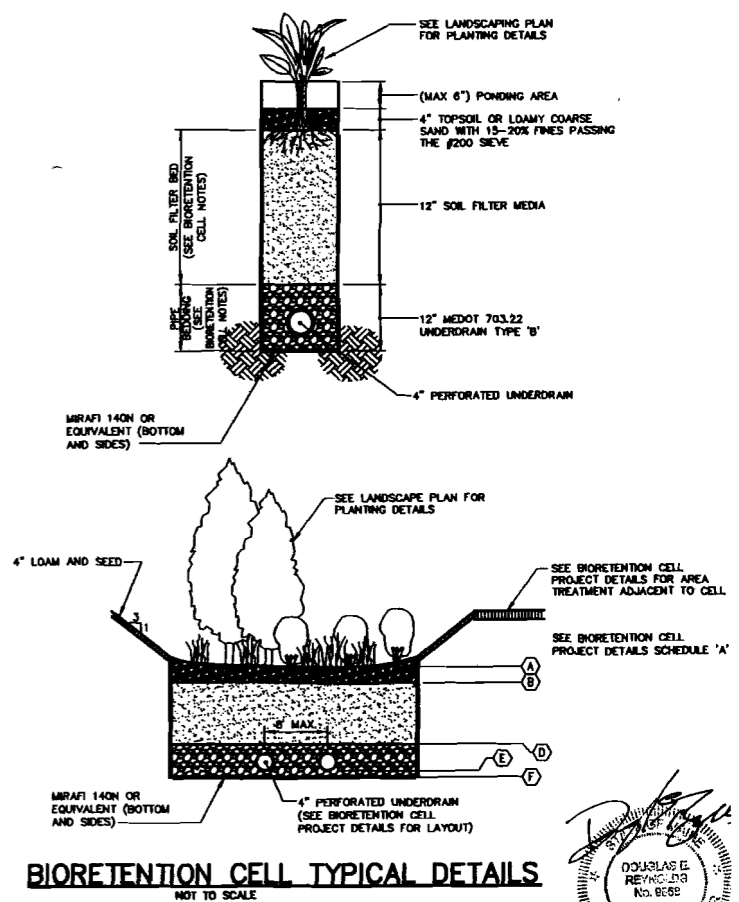


BIORETENTION CELL NOTES:

- SOIL SPECIFICATIONS:**
1. THE SOIL FILTER MEDIA SHALL CONSIST OF A SANDY SOIL MIXED WITH 20% BY VOLUME OF A MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH.
 2. SOIL FILTER MEDIA SAND SHALL MEET THE GRADATION LISTED IN TABLE 1 (MEDOT SPECIFICATION 703.01).
 3. THE RESULTING SOIL FILTER MEDIA MIXTURE SHALL HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE.
 4. THE UNDERDRAIN BEDDING MATERIAL SHALL MEET THE GRADATION LISTED IN TABLE 2 (MEDOT SPECIFICATION 703.22 UNDERDRAIN TYPE B).
 5. SOIL FILTER MEDIA MIXTURE SHALL HAVE A PERMEABILITY OF 2.4 IN./HR. TO 4 IN./HR UPON COMPACTION BETWEEN 90% AND 92% STANDARD PROCTOR (ASTM D698).
- SUBMITTALS:**
1. SUBMIT RESULTS OF FIELD AND LABORATORY TESTING TO PROJECT ENGINEER.
 2. SUBMIT 75 LB. SAMPLE OF EACH TYPE OF MATERIAL: SUBMIT IN AIR TIGHT CONTAINERS TO PROJECT ENGINEER.
 3. THE FOLLOWING MATERIAL SHALL BE SUBMITTED:
 - A. SOIL FILTER MEDIA SAND.
 - B. SOIL FILTER MEDIA MIXTURE.
 - C. UNDERDRAIN BEDDING MATERIAL.
 4. PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 - STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES; 1996a ON EACH TYPE OF THE SAMPLE MATERIAL AND SUBMIT RESULTS TO PROJECT ENGINEER.
 5. PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90% TO 92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698. SUBMIT RESULTS TO THE PROJECT ENGINEER.
 6. PERFORM ONE COMPACTION DENSITY TEST ON THE IN PLACE SOIL FILTER FOR EVERY 2,000 SQUARE FEET OF FILTER SURFACE AREA. TEST SHALL CONFORM TO ASTM D 2922 - STANDARD TEST METHODS FOR DENSITY OF SOIL AND SOIL-AGGREGATE IN PLACE BY NUCLEAR METHODS (SHALLOW DEPTH); 1996. SUBMIT RESULTS TO THE PROJECT ENGINEER.

CONSTRUCTION:

1. SOIL FILTER MEDIA AND UNDERDRAIN BEDDING MATERIAL SHALL BE COMPACTED TO BETWEEN 90% AND 92% STANDARD PROCTOR.
2. PERFORATED UNDERDRAIN PIPE SHALL BE 4" SCHEDULE 40 OR SDR 35 PVC PIPE. SPACED 6 FEET ON CENTER MAXIMUM.
3. TRIBUTARY AREAS SHALL BE STABILIZED PRIOR TO INSTALLATION OF THE SOIL FILTER MEDIA MIXTURE AND UNDERDRAIN. STABILIZED IS DEFINED AS PAVED IF IN A PARKING AREA OR ROADWAY, AND BOX GRASS CATCH IF IN A VEGETATED AREA.
4. OUTFLOW OF THE BIORETENTION CELL SHALL BE CONTROLLED BY A 2" PLASTIC TYPE 346 BALL VALVE WITH TYPE 615 BALL VALVE HANDLE EXTENSION (AVAILABLE FROM E.J. PRESCOTT OR EQUIVALENT). A THREE PIECE VALVE BOX (AVAILABLE FROM E.J. PRESCOTT OR EQUIVALENT) SHALL BE INSTALLED OVER THE VALVE. UPON COMPLETION OF THE BIORETENTION CELL, CONTRACTOR SHALL PROVIDE OWNER WITH THE VALVE HANDLE WHICH FITS THE INSTALLED VALVE.
5. ALL EQUIPMENT USED WITHIN THE LIMITS OF THE BIORETENTION CELL SHALL BE LOW GROUND PRESSURE VEHICLES (LESS THAN 2.0 PS) WHEN FULLY LOADED.
6. UPON COMPLETION OF THE INSTALLATION OF THE SOIL FILTER MEDIA AND PLANTINGS, THE CONTRACTOR SHALL FLOOD THE BIORETENTION CELL TO THE DESIGN ELEVATION WITH CLEAN WATER AND ADJUST THE VALVE TO OBTAIN A 24 HOUR TO 32 HOUR RELEASE TIME.



NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



RECEIVED

DEC 10 2010

Dept. of Building Inspections
City of Portland Maine

Dec 01, 2010 - 8:55am
U:\2277 - Hicks Street\2 - CAD\DWG\2277-Parcel-B.dwg

Rev.	Date	Revision

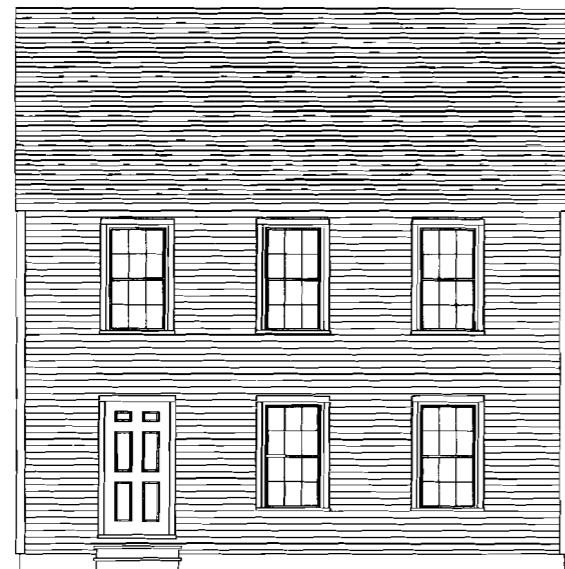
CITY REVIEW	11/5/10	AMP
Issued For	Date	By

Design: JWA Draft: CG Date: JAN 2010
 Checked: DER Scale: AS NOTED Job No.: 2277.02
 File Name: 2277-Parcel-B.dwg
 This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

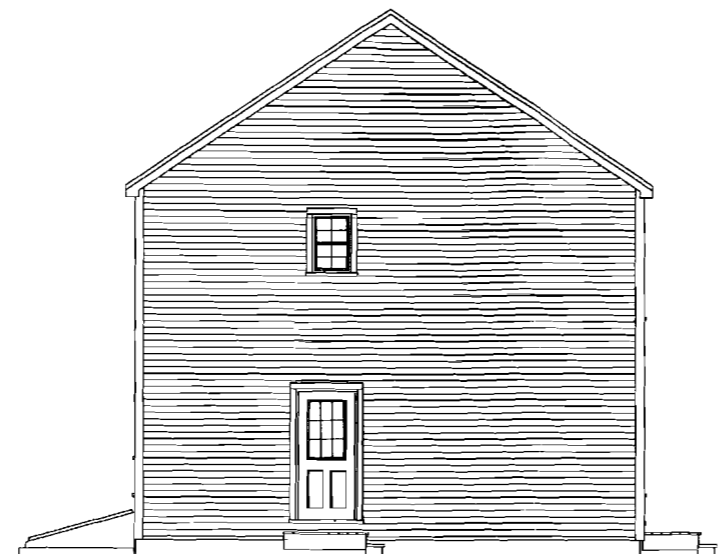
Gp Gorrill-Palmer Consulting Engineers, Inc.
 Transportation and Civil Engineering Services
 PO Box 1237 207-657-6910
 15 Shaker Road FAX: 207-657-6912
 Gray, ME 04039 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Bioretention Cells Details
Project:	Hicks Street Parcel B - 182 Hicks Street Hicks Street, Portland, Maine
Client:	MADD LLC 1831 Washington Avenue, Portland, Maine 04103

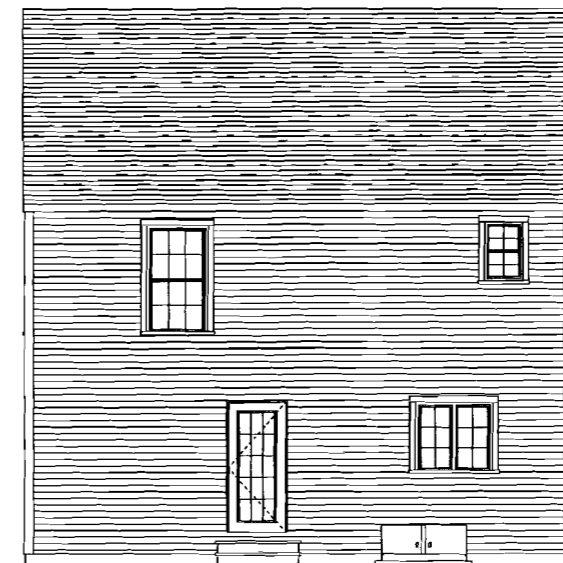
Drawing No.
3



FRONT ELEVATION



LEFT ELEVATION

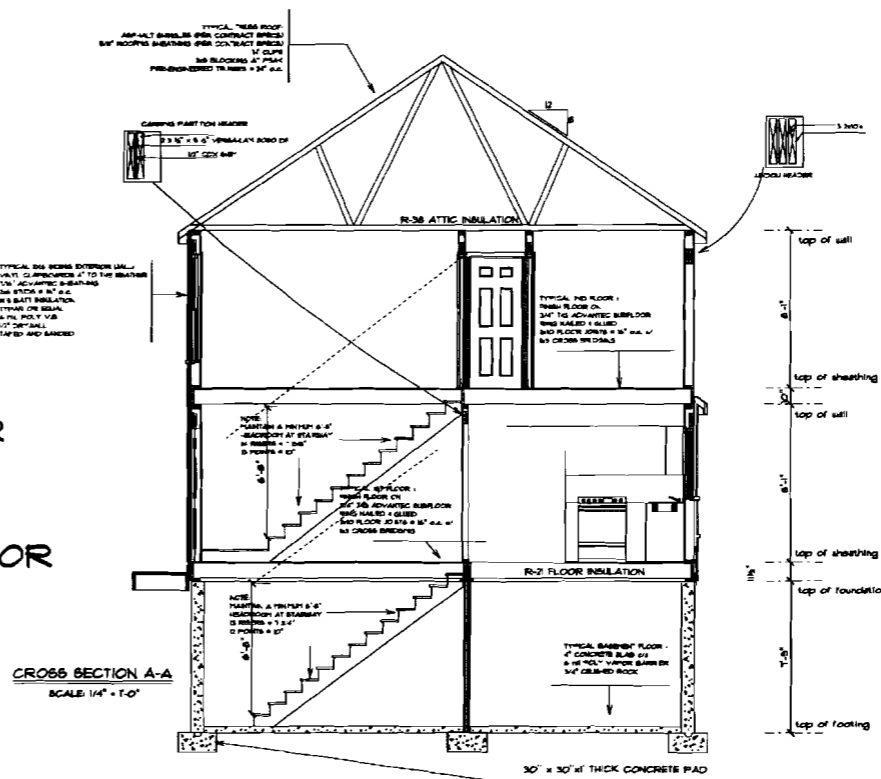


REAR ELEVATION



RIGHT ELEVATION

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



THIS SET OF PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF PORTLAND, OREGON. THE ARCHITECT HAS NOT BEEN LICENSED IN THE STATE OF OREGON. THE ARCHITECT HAS NOT BEEN LICENSED IN THE STATE OF OREGON. THE ARCHITECT HAS NOT BEEN LICENSED IN THE STATE OF OREGON. THE ARCHITECT HAS NOT BEEN LICENSED IN THE STATE OF OREGON. THE ARCHITECT HAS NOT BEEN LICENSED IN THE STATE OF OREGON.

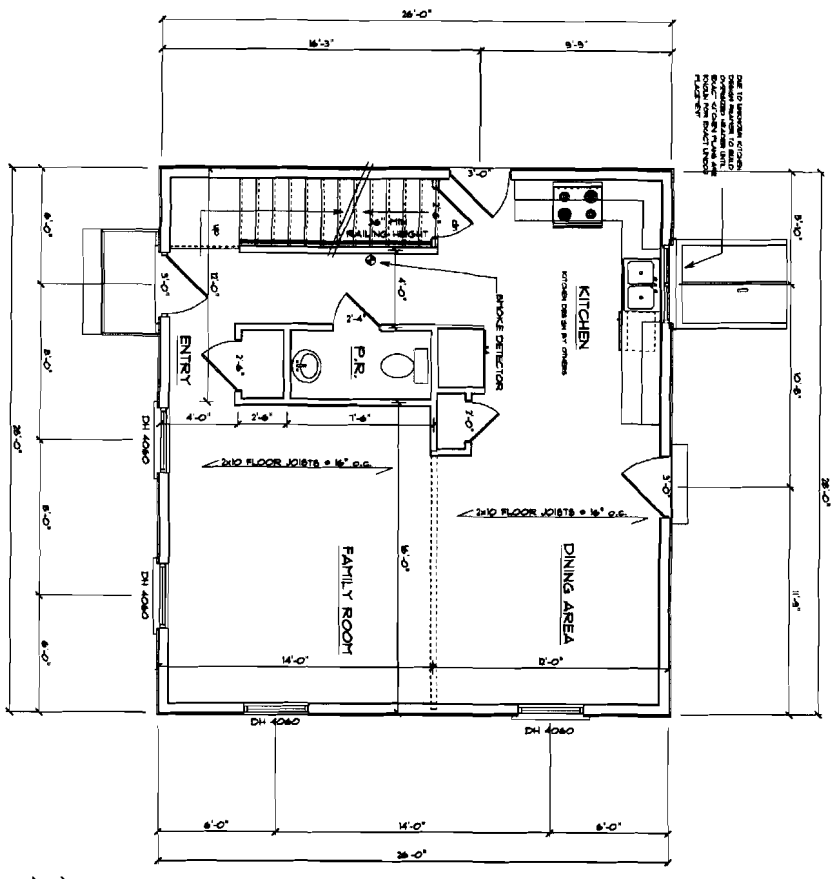
PROJECT NAME:
182 Hicks St.
123 PLAINMOUTH STREET

REVISIONS	

DATE: December 7, 2009
SCALE: AS NOTED
DRAWN:
FILE:
SHEET ___ OF ___

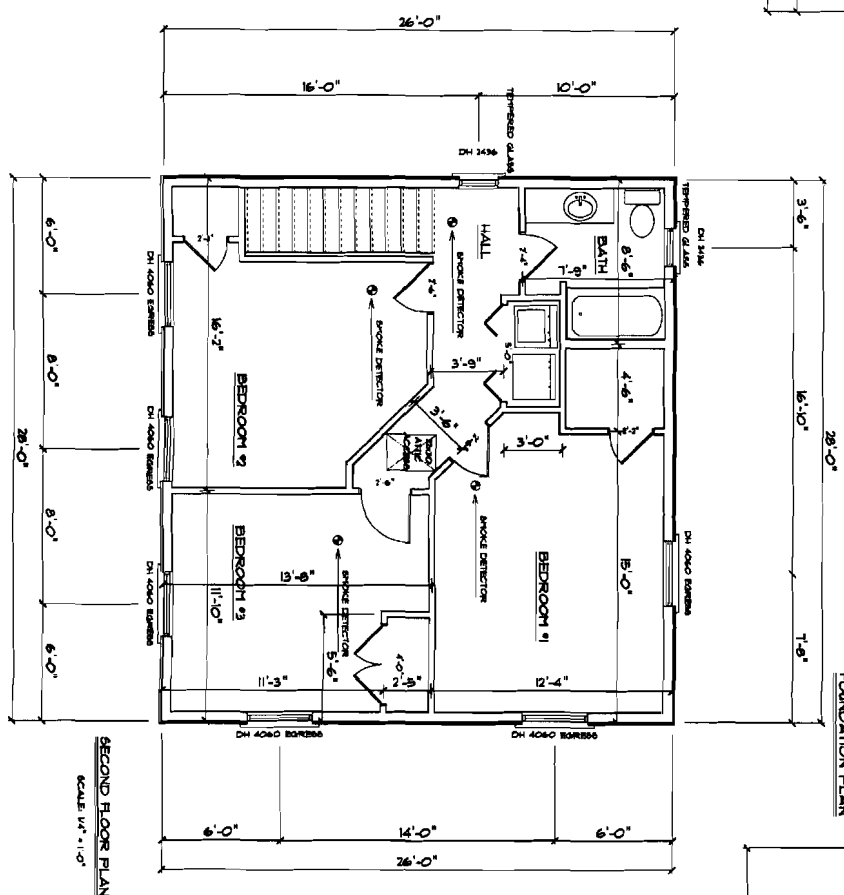
ALL WINDOWS TO HAVE A
U-FACTOR U-.31

DEC - 9 2009

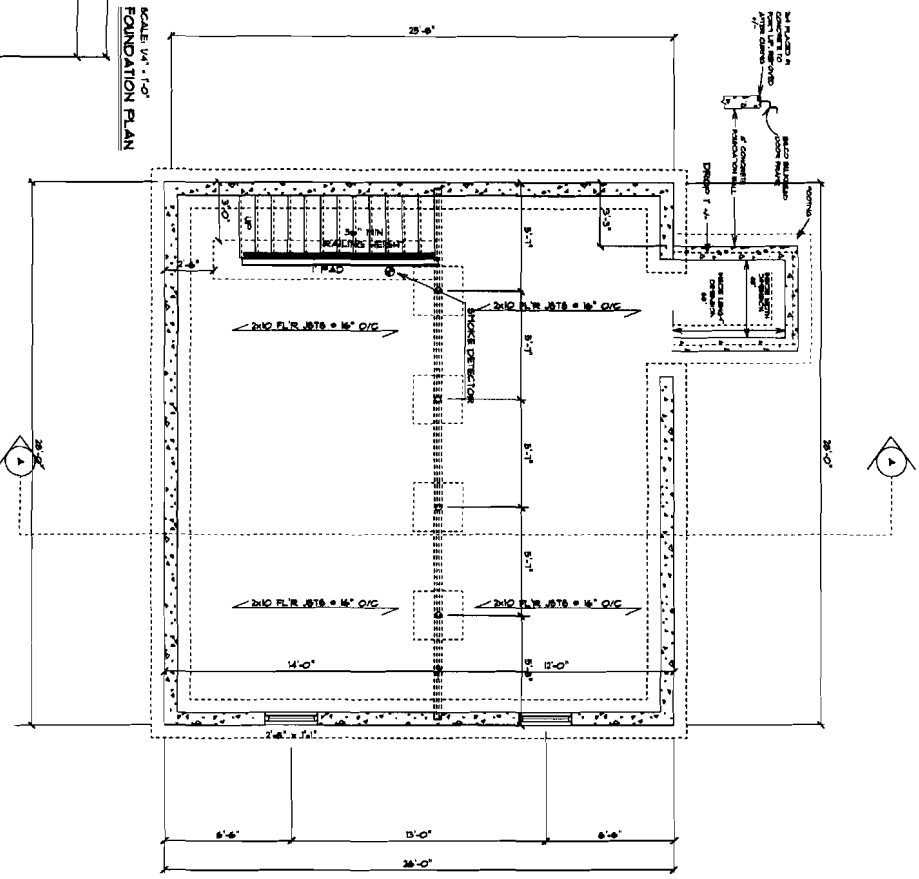


MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTE: ALL WINDOWS
U-FACTOR = .31



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



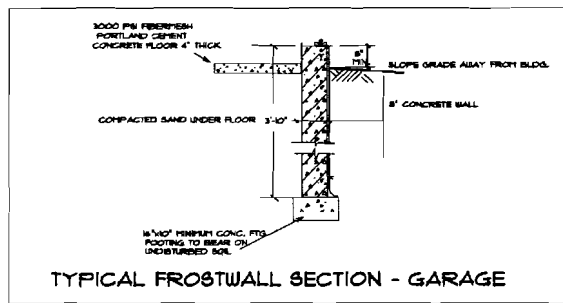
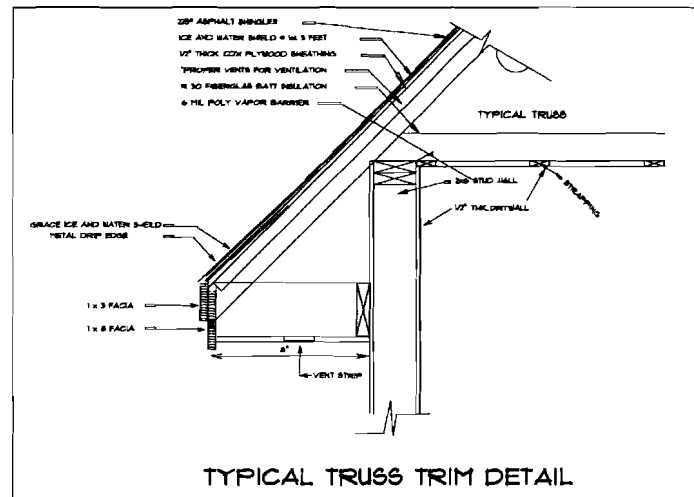
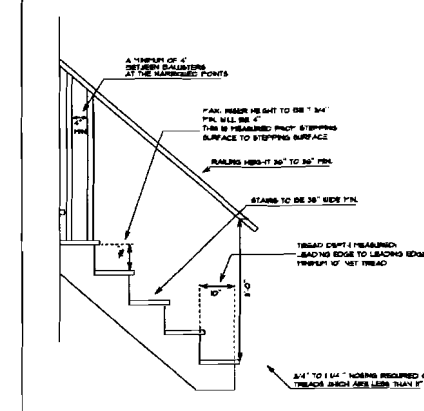
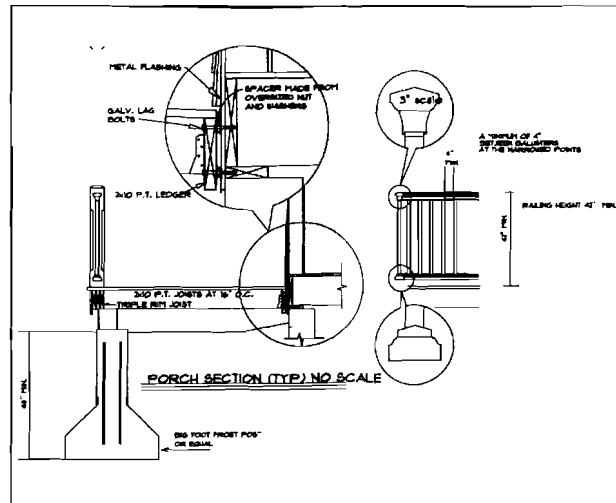
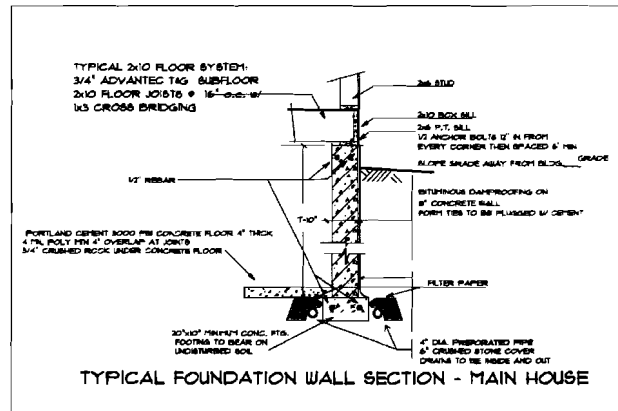
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

DEC - 9 2010

REVISIONS	
DATE: December 7, 2009	
SCALE: AS NOTED	
DESIGNER:	
PLT:	SHEET: 9

PROJECT NAME:
182 Hicks
123 PLYMOUTH STREET

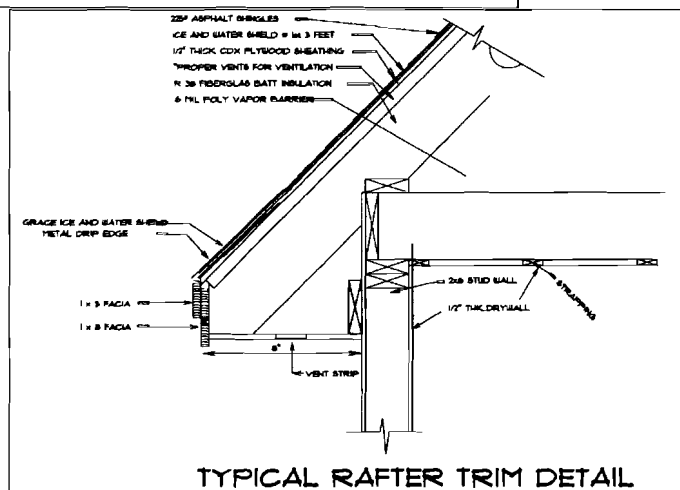
THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF PORTLAND, ME. AND PALANZA DESIGN ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE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



PLEASE NOTE TO ACHIEVE A MINIMUM 10" NET TREAD OF THE STRINGER MUST BE CUT TO 10"

LOCATION NOTES:

- ALL FRAMING FOOTINGS MUST BE SET IN 4\"/>
- ALL JOIST BOLTS MUST BE 2\"/>
- ALL JOIST BOLTS MUST BE 2\"/>
- ALL DAYLIGHT SAMPLING CONDUITS TO BE DRIVEN INTO THE SOIL BY CONTRACTOR FOR UTILITY USE AND THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL CONDUITS FOR UTILITY USE AND THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL CHECK ALL DIMENSIONS WITH A PLUM OR LEV ON ANY ADDITIONAL BRUSH, PIPES, BARS, ETC. FOR PRODUCT DIMENSIONS OR SPECIAL ALIAS MUST CHECK ALL STRUCTURAL MEMBERS FOR LOAD BEARING INFORMATION BEFORE WORK BEGINS.
- CONTRACTOR SHALL ADJUST WALL AND FOOTING SIZES TO SOIL BEARING CAPACITY AS REQUIRED.
- DO NOT BRUSH, PIPES, BARS, ETC. BEHIND A F.R. BRACKET JOINT 4\"/>
- DO NOT BRUSH, PIPES, BARS, ETC. BEHIND A F.R. BRACKET JOINT 4\"/>
- ALL DIMENSIONS SHALL BE SHOWN IN ALL PLANS AND SECTIONS.
- SEE BIDDING SECTION FOR ADDITIONAL REQUIREMENTS.



FRAMING SCHEDULE			FASTENING SCHEDULE	
NO.	DESCRIPTION	QUANTITY	LOCATION	CONNECTION
1	2x10 STRINGER	4	FACE RAJ	4x8\"/>
2	2x6 TREAD	16	FACE RAJ	4x8\"/>
3	2x4 RISER	16	FACE RAJ	4x8\"/>
4	2x8 ASPHALT SHINGLES	16	FACE RAJ	4x8\"/>
5	1/2\"/>			
6	3/4\"/>			
7	1\"/>			
8	2x8 ASPHALT SHINGLES	16	FACE RAJ	4x8\"/>
9	1/2\"/>			
10	3/4\"/>			
11	1\"/>			
12	2x8 ASPHALT SHINGLES	16	FACE RAJ	4x8\"/>
13	1/2\"/>			
14	3/4\"/>			
15	1\"/>			
16	2x8 ASPHALT SHINGLES	16	FACE RAJ	4x8\"/>
17	1/2\"/>			
18	3/4\"/>			
19	1\"/>			
20	2x8 ASPHALT SHINGLES	16	FACE RAJ	4x8\"/>
21	1/2\"/>			
22	3/4\"/>			
23	1\"/>			
24	2x8 ASPHALT SHINGLES	16	FACE RAJ	4x8\"/>
25	1/2\"/>			
26	3/4\"/>			
27	1\"/>			
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30	3/4\"/>			
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32	2x8 ASPHALT SHINGLES	16	FACE RAJ	4x8\"/>
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34	3/4\"/>			
35	1\"/>			
36	2x8 ASPHALT SHINGLES	16	FACE RAJ	4x8\"/>
37	1/2\"/>			
38	3/4\"/>			
39	1\"/>			
40	2x8 ASPHALT SHINGLES	16	FACE RAJ	4x8\"/>
41	1/2\"/>			
42	3/4\"/>			
43	1\"/>			
44	2x8 ASPHALT SHINGLES	16	FACE RAJ	4x8\"/>
45	1/2\"/>			
46	3/4\"/>			
47	1\"/>			
48	2x8 ASPHALT SHINGLES	16	FACE RAJ	4x8\"/>
49	1/2\"/>			
50	3/4\"/>			
51	1\"/>			
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90	3/4\"/>			
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93	1/2\"/>			
94	3/4\"/>			
95	1\"/>			
96	2x8 ASPHALT SHINGLES	16	FACE RAJ	4x8\"/>
97	1/2\"/>			
98	3/4\"/>			
99	1\"/>			
100	2x8 ASPHALT SHINGLES	16	FACE RAJ	4x8\"/>

FASTENING SCHEDULE (SEE TABLE 2304.9.1 M.E.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN REVISIONED SINCE THE ORIGINAL SET WAS ISSUED. ANY CHANGES TO THE ORIGINAL SET SHALL BE MADE BY THE ARCHITECT OR ENGINEER AND NOT BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR CONSTRUCTION.

PROJECT NAME:
187 HICKS
123 PLEASANT STREET

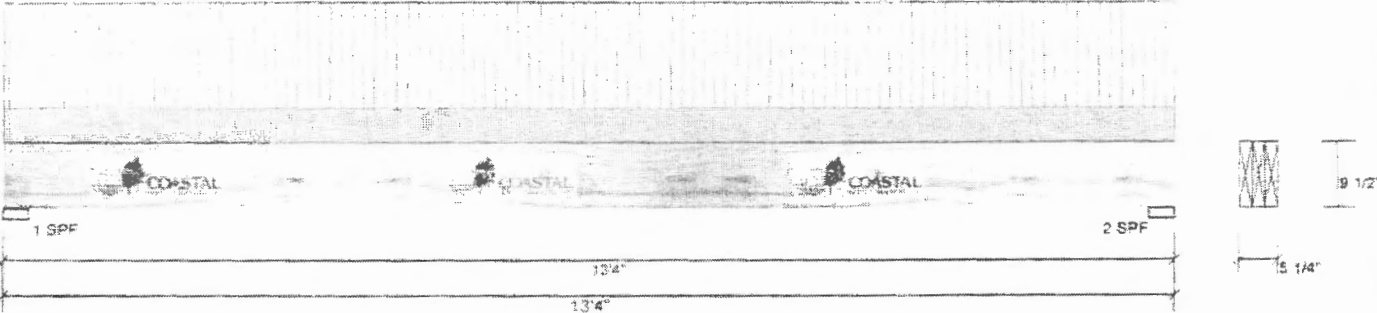
DEC 9 2009

NO.	REVISIONS

DATE: December 9, 2009
SCALE: AS NOTED
DRAWN:
FILE:
SHEET: 1 of 1

1422 Hicks

		Client	Address
Project Name	Job#	Quantity 1 (3pcs)	Description
HILLSIDE 2.0E CP-LAM 1.75" X 9.5" 3-Ply			5/16/2012 8:12 AM Page 1 of 1



Type:	Girder	Application:	Floor
Piles:	3	Design Method:	ASD
Moisture Condition:	Dry	Building Code:	IBC/IRC
Deflection LL:	360	Load Sharing:	Yes
Deflection TL:	240	Deck:	Not Checked
Importance:	Normal	Vibration:	Not Checked
Temperature:	Temp <= 100°F		

Reactions					
Brg	Live	Dead	Snow	Wind	Const
1	2515	922	0	0	0
2	2515	922	0	0	0

Analysis	Actual	Location	Allowed	Capacity	Load Comb.	Ld. Case
Moment	11079 ft-lb	6'5 3/8"	21963 ft-lb	0.507 (51%)	D+L	L
Shear	3015 lb	12'3 7/8"	9476.3 lb	0.318 (32%)	D+L	L
LL Defl inch	0.323 (L/478)	8'8"	0.430 (L/380)	0.750 (75%)	L	L
TL Defl inch	0.442 (L/350)	8'8"	0.580 (L/240)	0.590 (69%)	D+L	L

Bearings						
Bearing	Input Length	In Analysis	Cap. React	D/L lb	Total Ld. Case	Ld. Comb.
1 - SPF	3.500"	1.750"	88%	922 / 2515	3436 L	D+L
2 - SPF	3.500"	1.750"	88%	922 / 2515	3436 L	D+L

Design OK.
Design Notes
1 Girders are designed to be supported on the bottom edge only.
2 Multiple plies must be fastened together as per manufacturer's details.
3 Top loads must be supported equally by all plies.

ID	Load Type	Location	Trib Width	Side	Dead	Live	Snow	Wind	Const.	Comments
1	Uniform		13'-0"	Top	10 PSF	30 PSF	0 PSF	0 PSF	0 PSF	
	Self Weight				12.95 PLF					

Notes
Calculated Structural Design is responsible only for the structural adequacy of the component based on the design intent and loading shown. It is the responsibility of the customer to provide the contractor to ensure the component, suitability of the material, application, and to verify the dimensions and loads.
LUMBER
1. Dry service conditions unless noted otherwise.
2. LVL not to be treated with fire retardant or

corrosive chemicals.
Handling & Installation
1. LVL beams need not be cut or drilled.
2. Sawn timber installation requires information regarding installation requirements, including fastening details, beam strength values, and code approvals.
3. Damaged beams must not be used.
4. Damage to surface after angle is liability restricted.
5. Provide adequate support at bearing points to avoid lateral displacement and rotation.

© For full code provisions please refer to printed version.

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 southerly sideline of the above described parcel; thence S70°-09'-08"E along the southerly sideline of 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 along the southerly sideline of the above described parcel and continuing across Lot 99 of said plan, 5.91 feet; thence S19°-50'-52"W 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.

Parcel is conveyed subject to a 2,713 sq.ft. drainage easement benefitting land easterly of the above described parcel 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 the above described parcel and across Lots 97, 98 and 99 of said plan, 78.00 feet to the southerly sideline of the above described parcel; thence N70°-09'-08"W along the southerly sideline of the above described parcel and continuing across Lot 99 of said plan, 5.91 feet; thence N42°-26'-05"W along the above described parcel and continuing 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 subject to a 10-foot drainage and utility easement, 650 sq.ft. in size, benefitting land easterly of the above described parcel 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, 22.00 feet to the southerly sideline of the above described parcel and the **point of beginning**; thence N70°-09'-08"W along the southerly sideline of the above described parcel and across Lot 99 of said plan, 65.00 feet; thence N19°-50'-52"E across the above described parcel and continuing across Lot 99 of said plan, 10.00 feet; thence S70°-09'-08"E continuing across the above described parcel and across Lot 99 of said plan, 65.00 feet to the easterly sideline of the above described parcel and the westerly sideline of Lot 96 of said plan; thence S19°-50'-52"W along the easterly sideline of the above described parcel and the westerly sideline of Lot 96 of said plan, 10.00 feet to the point of beginning.

The aforementioned drainage easements shall permit the owners of the Parcel 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 186 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

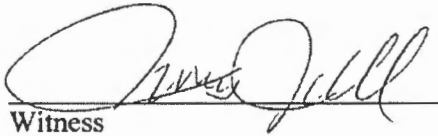
Reference is made to a plan entitled "Plan of Standard Boundary Survey" for Diversified Properties, by Titcomb Associates dated June 29, 2009, last revised 10/20/09 and recorded in plan book 209, page 399 CCRD. Bearings herein are referenced to said plan and are Maine State Plane zone 1802, west.

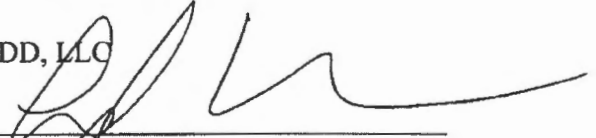
Reference is further made to a Stormwater Drainage System Maintenance Agreement of even date to be recorded herewith.

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 B 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.

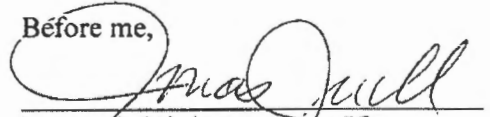

Witness

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 Jewell
Printed name of person taking

Acknowledgment
Recorded
Recorded Register of Deeds
Oct 25, 2011 11:12:09A
Cumberland County
Pamela E. Lovley

Memorandum
Department of Planning and Urban Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: September 10, 2012

RE: C. of O. for # 182 Hicks Street, Anderson Single Family
(Id#2009-0079 or 2011-11-2749-SF) (CBL 296 C 001001)

After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a Permanent Certificate of Occupancy.**

Cc: Tammy Munson, Inspection Services Manager
Barbara Barhydt, Development Review Services Manager
File: 1S