

333-E-28
Milton St.
Subdivision
Diversified Properties

2000-0029

on Spreadsheet

add to already created file
on G: Drive



Gorrill-Palmer Consulting Engineers, Inc.

Traffic and Civil Engineering Services

PO Box 1237
31 Main St.
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail:gpcei@maine.rr.com

January 13, 2000

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

Subject: Milton Street
Revised Plans

Dear Rick:

Gorrill-Palmer Consulting Engineers, Inc. has received comments relative to the above referenced project from Anthony Lombardo, P.E. For ease of review, the comments are presented, followed by our response.

Comment 1 – Proposed Lots 165, 168 & 169 specify storm drain service connections directly into manhole structures. This appears on Sheet 5 “Conceptual Development Plan”. Public Works does not allow individual service connections into manholes and is requesting the applicant revise the plans to specify the storm drain service from Lot 168 to connect into the storm drain proposed along the southerly boundary of this lot. The services from Lots 165 & 169 should be connected into the storm drain main, in Milton Street, just ahead of the proposed manhole.

Response – The plans have been revised as requested. Seven sets of updated plans are enclosed.

Gorrill-Palmer Consulting Engineers, Inc. assumes that this completes the engineering related review of this project, and that the only outstanding item at this time is the Hodgdon issue. Please contact me if there are any other engineering, or design issues which need to be addressed.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.

Alton M. Palmer, P.E.
Vice President

Copy: Terry Snow, Esq.
Tony Lombardo, P.E., City of Portland
Steve Bushey, P.E., DeLuca-Hoffman Associates, Inc.
Diversified Properties

From: "Gorrill-Palmer Consulting Engineers Inc." <gpcei@maine.rr.com>
To: "Rick Knowland" <RWK@ci.portland.me.us>
Date: Thu, Jan 13, 2000 2:11 PM
Subject: Milton Street

Hi Rick

We have revised the plans to incorporate Tony Lombardo's latest comments. A courier will be delivering them to your office this afternoon. Please let me know if the plans are acceptable or if there are any other outstanding design/engineering issues. Thanks

Al Palmer

From: Anthony Lombardo
To: RICK KNOWLAND
Date: Wed, Jan 12, 2000 2:42 PM
Subject: Milton Street Subdivision

Rick,

The most recently submitted plans, dated 1/7/00, appear to reflect the revisions requested in my review memo dated 1/3/00.

Upon review of the latest submission of plans, I have the following comments:

1. Proposed Lots 165, 168 & 169 specify storm drain service connections directly into manhole structures. This appears on sheet 5, "Conceptual Development Plan". Public Works does not allow individual service connections into manholes and is requesting the applicant revise the plans to specify the storm drain service from Lot 168 to connect into the storm drain proposed along the southerly boundary of this lot. The services from Lots 165 & 169 should be connected into the storm drain main, in Milton Street, just ahead of the proposed manhole.

CC: Internet: gpcei@maine.rr.com

City of Portland Planning Department

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

FAX TRANSMISSION COVER SHEET

Date: 1-31-00

To: AL PALMON

Company: _____

Fax #: 657-6912

From: R. KNOWLAND

RE: AL - COMMENTS ON PRP III. ILL BG

SENDING YOU SOMETHING ON MILTON ST TODAY

ON TUESDAY.

RK

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

Diversified Properties, Inc.

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

September 17, 1999

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

RE: Maggie Lane Bond

Dear Rick:

Pursuant to our conversation it is my understanding the City would like two proposed bond amounts changed; those being for trees and water service.

The cost per tree we proposed is the actual cost paid to install trees on Buca Run and a project in Falmouth. However, in order to obtain approval of our proposed bond amount we will agree to a figure of \$250 per tree as you suggested. Thus, the total bond amount for 42 trees is \$10,500.

We have not included an amount for water service installation as we did not think it was required. We will be doing a guarantee with the Portland Water District at the appropriate time. Our plan for water service, which is acceptable to the District, will be to run a 2-inch service from the water main to the lot attaching a 3-stop manifold on the lot. The manifold would allow for 2-one inch domestic services and 1-two inch line to provide sprinkler service to an entire building whether a single family or a fourplex.

Please contact me upon receipt of this letter to discuss any questions you may have. It is my hope this letter clears up the remaining issues and my new bond amount of \$462,272 is acceptable.

Thank you for your prompt attention and cooperation.

Very truly yours,



Burt Wolf
LBW/jmy

P.s. Rick this is the fax I told you about in the message on your machine.

From: "Steve Bushey" <srbushey@maine.rr.com>
To: Portland, CityHall(RWK)
Date: Mon, Nov 1, 1999 11:34 AM
Subject: milton st.

Rick,

I have reviewed the letters from Gorrill-Palmer Engineers dated October 8 and October 18, 1999 and generally have no big issues. However, I am confused about the Titcomb Associates recording plat. I have several copies now and am uncertain as to which is the latest since they are not dated. The only one I have which is signed does not have metes and bound data for lots 167 to 172. In addition the dimensional data for the drainage easements is not shown on the plan, although hatching for the easement area does show up. These items should be on the final plan to be recorded I would feel. I presume you and Larry Ash are addressing the Newell st. issues?

If you have any questions please call or e-mail me.

Steve

From: Anthony Lombardo
To: RICK KNOWLAND
Date: Mon, Jan 10, 2000 7:44 AM
Subject: Maggie Lane Sewer

The construction estimate you faxed to me appears to be adequate in its total cost.

PUBLIC WORKS ENGINEERING
MEMORANDUM

To: Rick Knowland, Senior Planner
From: Anthony Lombardo, P.E., Project Engineer
Date: January 3, 2000
Subject: Milton Street Extension.

The following comments were generated during Public Works Engineering review of proposed development plans dated 12/23/99:

- The “Conceptual Development Plan” and the plan entitled “Road Plan/Profile for the completion of Milton Street” specify conflicting utility information. DMH-19 on the “Conceptual Plan” is labeled DMH-19A on the “Road Plan/Profile”. The “conceptual plan” proposes a storm drain connection into DMH-19 from Lots 167 & 168. The “road plan/profile” specifies only a stub section of pipe. The “conceptual plan” proposes a storm drain connection into CB-31 from Lots 170 & 171. The “road plan/profile”, instead, specifies a 12” diameter storm drain stub towards the center of Lot 171 and not towards the easement proposed between Lots 170& 171.
- The “conceptual plan” needs to specify invert information for the proposed catch basins located in the rear yard drainage easements.
- The “conceptual plan” also needs to specify sanitary sewer service stubs from the sanitary main for each proposed house lot. In addition, Public Works is requesting storm drain service stubs be specified for each lot so that the foundation drains for each home can be connected into the storm sewer proposed in Milton Street.
- The “road plan/profile” should also specify every storm drain and sanitary service from each proposed house lot. This is extremely useful in avoiding utility crossing conflicts.
- Public Works is requesting the applicant produce a plan and profile that specifies development on both sides of the street and includes all proposed utility installations.
-

From: "Steve Bushey" <srbushey@maine.rr.com>
To: "Rick Knowland" <RWK@ci.portland.me.us>
Date: Tue, Jan 4, 2000 2:35 PM
Subject: Milton Street

Rick,

I have reviewed the latest submission by Gorrill-Palmer Consulting engineers, Inc, on behalf of Diversified Properties, dated December 22, 1999. I provide the following comments:

1. The Subdivision plat by Titcomb Associates should provide adequate reference to the entire plan set including the drawings from Gorrill-Palmer and LUC. This is important since those plans have much of the relevant data re: topo, grading, utilities etc.

2. The subdivision plan shows no grading easement at the rear of the Germani property. This appears necessary based on the grading shown on the Gorrill-Palmer plan. The lot sizes shown on the subdivision plan also do not exactly match the Gorrill-Palmer plan. The differences are very minor i.e. 1 sf on three lots, probably due to computer rounding. However they should be corrected.

3. The subdivision plan shows a wetland across lots 167, 168, & 169. What is the status of the permitting for this wetland area. Also, is the entire wetland area shown since it appears the wetland limit line does not connect upon itself?

OK
4. The typical roadway plan shows a 24' wide road. Is public works OK with this since the City Standard is 32' for a residential street. In addition the City standard is 5' sidewalks and not 4' as shown on the plan. Perhaps they have already received a waiver for these items. If so, disregard this comment. Public Works should have final say on these issues anyway. If a waiver has been granted then the plan should have a note placed on it to that effect.

5. The Gorrill-Palmer plans and LUC plans are not consistent in their presentation of material. The LUC plan does not show the drainage easements as does the GP plan. The GP plan does not show utilities for UG power, water and sewer. The GP plan does not show the 12" sd stub off DMH 21B. What is the stubs purpose?

6. Has the fire Dept. approved the number of hydrants proposed?

7. The applicant is proposing two new lightpoles, is this satisfactory to planning?

8. Per the subdivision standards, the applicant is required to submit data on the preservation of existing trees/landscaping for the development area. Based on the grading plans it appears the area will be entirely cleared. Is the Planning dept. concerned about tree preservation?

I look forward to discussing these comments with you at the Weds. staff Meeting.
steve

City of Portland Planning Department

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

FAX TRANSMISSION COVER SHEET

Date: 12-23-99

To: J. WOLF

Company: _____

Fax #: 773-6875

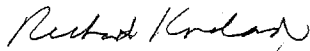
From: R. Knowlton

RE: NOV 3, 1999 MEMO ATTACHED

YOU SHOULD RECEIVE 4 PAGE(S),
INCLUDING THIS COVER SHEET.
IF YOU DO NOT RECEIVE ALL THE PAGES,
PLEASE CALL 207-874-8721 OR 207-874-8719.

Should you have any questions on this letter, please call.

Sincerely,



Richard Knowland
Senior Planner

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Charles Lane, Corporation Counsel
Steve Bushy, Development Review Coordinator
Al Palmer, Gorrill-Palmer, PO Box 1237, 31 Main Street, Gray, ME 04039

From: "Steve Bushey" <srbushey@maine.rr.com>
To: Portland.CityHall(RWK)
Date: Mon, Nov 1, 1999 11:34 AM
Subject: milton st.

Rick,

I have reviewed the letters from Gorrill-Palmer Engineers dated October 8 and October 18, 1999 and generally have no big issues. However, I am confused about the titcomb Associates recording plat. I have several copies now and am uncertain as to which is the latest since they are not dated. The only one I have which is signed does not have metes and bound data for lots 167 to 172. In addition the dimensional data for the drainage easements is not shown on the plan, although hatching for the easement area does show up. These items should be on the final plan to be recorded I would feel. I presume you and Larry Ash are addressing the Newell st. issues?

If you have any questions please call or e-mail me.

Steve

Diversified Properties, Inc.

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

May 13, 1999

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

HAND DELIVERED


RE: Milton Street Extension

Dear Rick:

Pursuant to our conversation enclosed please find 4 copies of the above referenced road plan. In addition, pursuant to the Planning Boards direction in 1995 please review the lots shown as 162 to 166 administratively. We are requesting that the plan be reviewed under Section 14-496(3) of the Land Use Ordinance.

Thank you for your cooperation.

Very truly yours,


James M. Wolf

JMW/jmy
Enclosures

JOE
ALGX

From: Charlie Lane
To: Knowland , Rick
Date: Mon, Dec 13, 1999 9:14 AM
Subject: Milton Street

I have read Wolf's December 8th letter. He is incorrect: the Hodgkin matter has not yet been finally resolved.
Marge has sent Hodgkin a supplementary letter, advising his of a the right to appeal her decision to the ZBA within 30 days.
Until Hodgkin has either exhausted his appeal rights or the 30 day period has run, the problem persists.

PUBLIC WORKS ENGINEERING
MEMORANDUM

To: Rick Knowland, Senior Planner

From: Anthony Lombardo, P.E., Project Engineer

Date: June 7, 1999

Subject: Milton St. .

The following comments were generated during Public Works Engineering review of proposed Milton Street subdivision. The plans and application letter were received on May 18, 1999:

- *The proposed house lots must specify all proposed utility connections. Each house lot should be provided with a storm drain and sanitary sewer lateral as well as the other appropriate services.*
- *The plan should label and clearly specify utility easements for the proposed transformer pads.*
- *Applicant needs to specify street trees.*
- *Public Works is requesting granite monuments be installed at the southwest corner of Lot 166 and Milton St. and at the northwest corner of Lot 162 and Milton Street.*
- *Applicant needs to provide a Standary Boundary plan.*

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

FACSIMILE TRANSMITTAL SHEET

TO:	Rick Knowland	FROM:	Jim White
COMPANY:		DATE:	
FAX NUMBER:	756-8258	TOTAL NO. OF PAGES INCLUDING COVER:	4
PHONE NUMBER:			
RE:			

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Attached please find deed information for the Milton Street project. Please contact me if additional material is needed.

CC. Al Palmer

SHORT FORM WARRANTY DEED

Philip M. Germani and Nancy T. Germani of 76 Bancroft Street, Portland, ME, FOR CONSIDERATION PAID, grant to Diversified Properties, Inc., a Maine corporation, whose mailing address is P.O. Box 10127, Portland, ME, 04104, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land, with any improvements thereon, situated on the westerly side of Harmony Street (formerly Milton Street) in the City of Portland, County of Cumberland and State of Maine, and being Lots 58 through 69, as delineated on Plan of Woodfords Gardens, dated November 16, 1916 and recorded in the Cumberland County Registry of Deeds in Plan Book 13, Page 75.

Including in this conveyance, all rights of way, in common with others, which the Grantors have in the streets delineated on said Plan.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantee herein, by acceptance of this deed, assumes and agrees to pay.

Meaning and intending to convey and hereby conveying a portion of the same premises conveyed to Philip M. Germani and Nancy A. Tourangeau, (now known as Nancy T. Germani), the Grantors herein by deed of Algie D. Fischer, dated August 11, 1975 and recorded in the Cumberland County Registry of Deeds in Book 3725, Page 132.

WITNESS our hands and seals this ⁰²⁷⁵⁰ 4/4 day of September, 1999.

WITNESS

[Signature]

[Signature]

Philip M. Germani
Philip M. Germani

Nancy T. Germani
Nancy T. Germani

STATE OF MAINE
Cumberland, ss.

~~September~~ ^{OCT} 7, 1999

Personally appeared the above named Philip M. Germani and Nancy T. Germani and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Jerry (K) [Signature]
Notary Public/Attorney at Law

Terry N. Snow
print name

Diversified Properties, Inc.

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

October 19, 1999

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

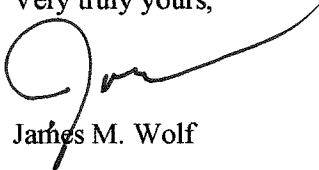
SENT VIA FAX AND FIRST CLASS MAIL

RE: Milton Street Extension

Dear Rick:

Attached is a copy of the letter I received from the Portland Water District. I believe this answers the question regarding water.

Very truly yours,



James M. Wolf

JMW/jmy
Enclosure

cc. Al Palmer



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

(207) 774-5961
FAX (207) 761-8307
www.pwd.org

October 18, 1999

James M Wolf
Diversified Properties, Inc
PO Box 10127
Portland, Me 04104

Re: Milton Street water main extension

Dear jim,

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed 11 lot sub-division located at Milton Street in Portland. The current water main will need to be extended in Milton Street between Newell Ave. and Saugus Street. Checking District records, I find there is an 8" water main in Saugus St. and an 8" water main in Newell Ave. This will require a 560' main extension to serve your proposed sub-division.

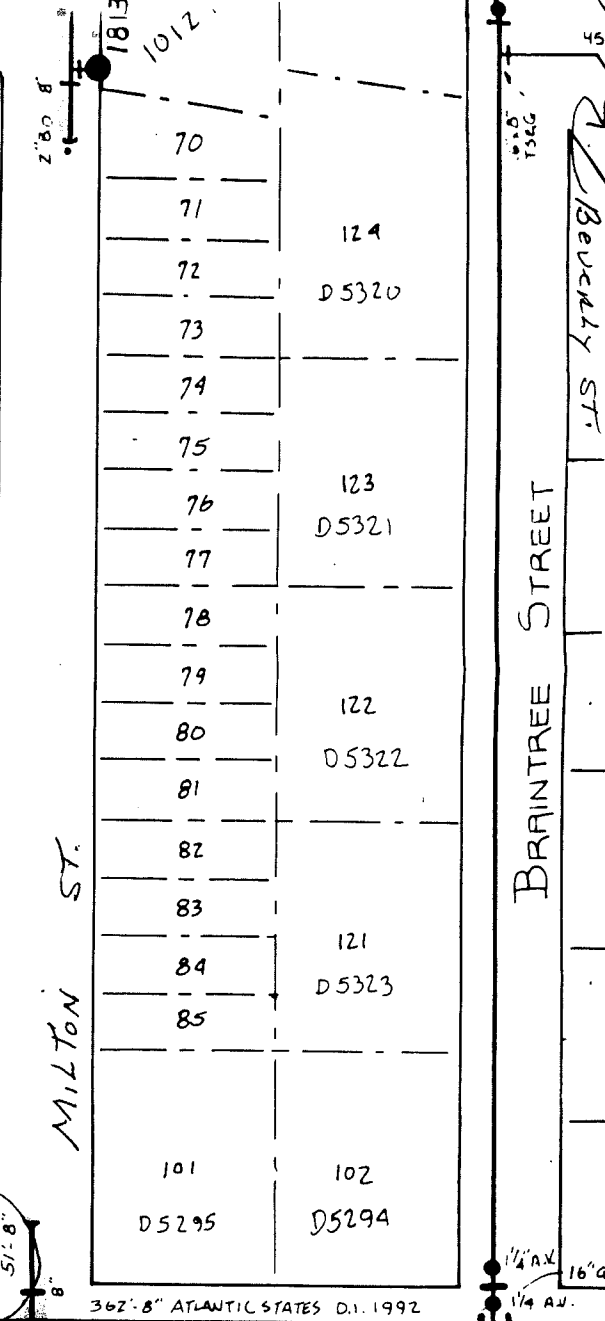
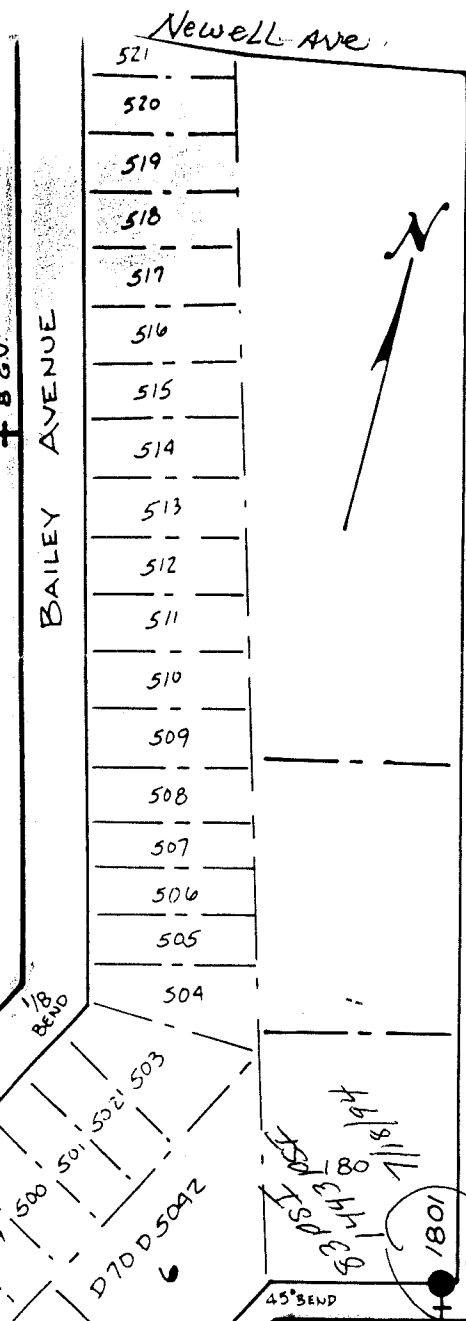
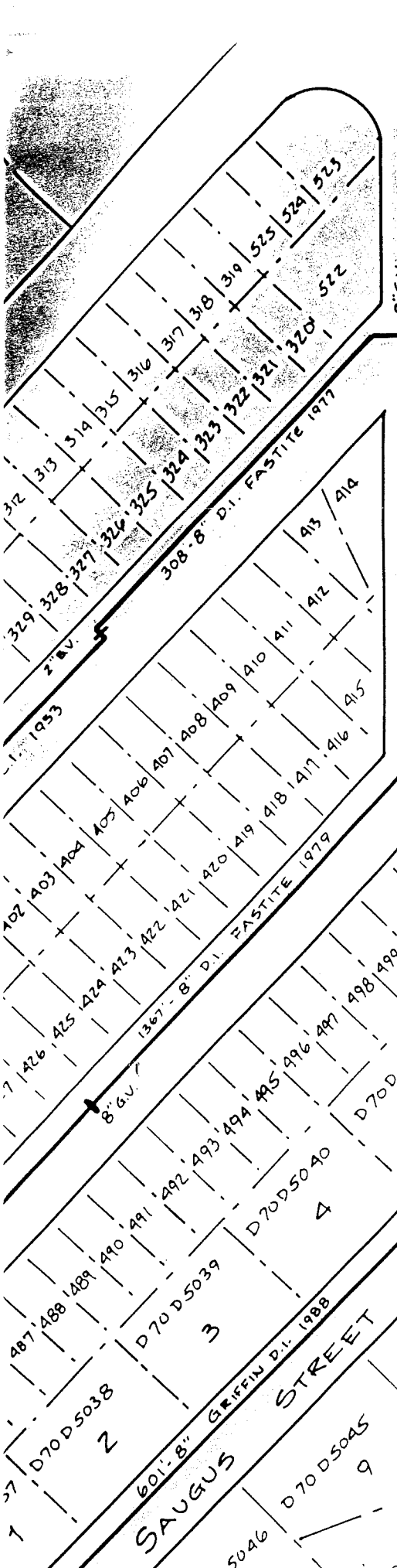
The current data from the nearest hydrant indicates there should be adequate capacity of water.

Saugus Street @Milton St.
Hydrant # 1801
Static pressure = 83 PSI
Flow = 1443GPM
Last Tested = 7/18/94

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

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator



Newell Ave

BAILEY AVENUE

MILTON ST.

BRAINTREE STREET



1801
51'-8"
45° BEND
D70D5042
D70D5041
D70D5040
D70D5039
D70D5038
D70D5037
D70D5036
D70D5035
D70D5034
D70D5033
D70D5032
D70D5031
D70D5030
D70D5029
D70D5028
D70D5027
D70D5026
D70D5025
D70D5024
D70D5023
D70D5022
D70D5021
D70D5020
D70D5019
D70D5018
D70D5017
D70D5016
D70D5015
D70D5014
D70D5013
D70D5012
D70D5011
D70D5010
D70D5009
D70D5008
D70D5007
D70D5006
D70D5005
D70D5004
D70D5003
D70D5002
D70D5001

MILTON STREET

FASTITE 1965

A RUN

12-21-99

B. WOLFE
AL. PAUMEN
MANGG
MIKE NUGENT
BOBBY
ALEX
JOG

demolition permit

* Bill B Broodman sewer construct ^{must} ← use Forest Ave
they cannot use Broadway for access

* B.B. Will accept the street prior to the houses
being built if street construction is OK and
paper-work is in

From: "Steve Bushey" <srbushey@maine.rr.com>
To: Portland.CityHall(RWK)
Date: Mon, Nov 1, 1999 11:34 AM
Subject: milton st.

Rick,

I have reviewed the letters from Gorrill-Palmer Engineers dated October 8 and October 18, 1999 and generally have no big issues. However, I am confused about the titcomb Associates recording plat. I have several copies now and am uncertain as to which is the latest since they are not dated. The only one I have which is signed does not have metes and bound data for lots 167 to 172. In addition the dimensional data for the drainage easements is not shown on the plan, although hatching for the easement area does show up. These items should be on the final plan to be recorded I would feel. I presume you and Larry Ash are addressing the Newell st. issues?

If you have any questions please call or e-mail me.

Steve

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

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Rick Knowland	Jim Wolf
COMPANY:	DATE:
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
756-8258	4
PHONE NUMBER:	
RE:	

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Attached please find deed information for the Milton Street project. Please contact me if additional material is needed.

CC: Al Palmer

AUG 3, 1999

TONY,

ATTACHED IS A JURDICTION PLAN FOR MILTON STREET BY JIM WOLF. COULD YOU GET BACK TO ME WITH SOME COMMENTS ON THAT ASAP? THIS IS GOING TO BE ON A WORKSHOP ON AUGUST 24 TH BUT I'M LEAVING FOR VACATION ON AUGUST 13 TH SO COMMENTS PRIOR TO OUR NEXT WEDNESDAY STAFF MEETING WOULD BE GREAT.

JIM W. HAS RAISED THE QUESTION OF LOOKING AT LARGER DRAINAGE ISSUES. WHAT DO YOU THINK?

THANKS

RK

Diversified Properties, Inc.

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

November 24, 1999

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

RE: Milton Street

Dear Rick:

Attached please find revised Road Profile Plans, which incorporate all of the changes requested by Tony Lombardo and DeLuca Hoffman.

I believe we have now submitted all revisions requested and again ask to be placed on a Public Hearing Agenda.

Thank you for your cooperation.

Very truly yours,



James M. Wolf

JMW/jmy
Enclosures
cc. Al Palmer

Memo

To: Rick Knowland
From: Jim Wolf
CC: Al Palmer/Terry Snow ✓
Date: Monday, February 14, 2000
Re: Milton Street Mylar

Rick

Pursuant to the approval of the Planning Board we have added a note to our plan stating that " the developer shall complete installation of a 5' wide gravel walkway within the limits of the Newell Street right of way for the entire length of lot 172". I have attached the original mylar and hope it will be signed at the next planning board meeting.

Please contact either myself or Al Palmer if you have any questions.

Thank you for your continued cooperation.

From: Anthony Lombardo
To: "gpcei@maine.rr.com"@Portland.gwgwia
Date: Wed, Jan 26, 2000 3:29 PM
Subject: Re: Maggie Lane & Milton St. Submittal

Maggie Lane Sewer

AI,

The revised sewer configuration and connection appears acceptable to Public Works. I do need a written description for the entire sewer easement and a plan to compare with the written easement description.

Milton St. Subdivision

It appears that all of the revisions requested by Public Works have been added to the plans.

>>> "Gorrill-Palmer Consulting Engineers Inc." <gpcei@maine.rr.com> 01/24 6:20 AM >>>

Tony

After you have had a chance to review the revised sewer alignment for Maggie Lane, please e-mail me your comments or approval. Subsequent to your review, we will revise the easement to match the latest plan.

Thanks

AI Palmer

CC: RICK KNOWLAND

To
Rick for
Snowland
File

Wednesday, December 29, 1999

TO: ALEX JEAGERMAN

FROM: JIM WOLF

RE: MILTON STREET EXTENSION

Attached please find a copy of the proposed deed and transfer tax form DPI to Hodgdon and a copy of the mortgage inspection plan that was completed on the Hodgdon property prior to their purchase. Please note that never did they have the proper setbacks for the barn and at best 3-6 feet existed between the structure and the rear property line.

Please review the attached and contact myself or Al Palmer to discuss how you would like to handle delivery of the originals.

Thank you for your cooperation.

CC. Al Palmer
DD. Terry Snow

QUITCLAIM DEED WITH COVENANT

Diversified Properties, Inc. a Maine corporation with a principal place of business in Portland, County of Cumberland and State of Maine, and a mailing address of P.O. Box 10127, Portland, Maine 04104

For Consideration Paid, GRANT with QUITCLAIM COVENANT to:

James O. Hodgdon and Kristina J. Hodgdon, of 318 Bailey Avenue, Portland, Maine, as joint tenants and not as tenants in common, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land situated in the City of Portland, County of Cumberland, and State of Maine, and more particularly described in EXHIBIT A annexed hereto and made a part hereof.

Being a portion of the premises conveyed to Grantor herein by deed of Philip M. Germani and Nancy T. Germani dated October 4, 1999, and recorded at the Cumberland County Registry of Deeds.

In Witness whereof, the said Diversified Properties, Inc. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by Lloyd B. Wolf, its President thereunto duly authorized this 29th day of December, 1999.

DIVERSIFIED PROPERTIES, INC

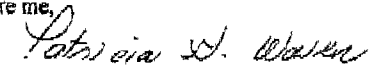

By: Lloyd B. Wolf, Its President

STATE OF MAINE
CUMBERLAND, SS.

Date: December 29, 1999

Then personally appeared the above-named LLOYD B. WOLF, President of Diversified Properties, Inc. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,


Notary Public
Printed name PATRICIA G. WALKER
My commission expires 1-31-2006

MAINE REVENUE SERVICES

Property Tax Division
24 State House Station
Augusta, Maine 04333



FILE BOTH COPIES
OF THIS FORM WITH
COUNTY REGISTRY OF DEEDS
DO NOT DETACH!

PLEASE READ INSTRUCTIONS ON REVERSE BEFORE COMPLETING DECLARATION

REAL ESTATE TRANSFER TAX DECLARATION TITLE 36, M.R.S.A., SECTIONS 4641 through 4641-N

1. MUNICIPALITY OR TOWNSHIP Portland	COUNTY Cumberland	BOOK	PAGE <small>(REGISTRY USE ONLY)</small>
------------------------------------------------	-----------------------------	------	--------------------------------------------

2. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S)
Hedgdon James O.
Hedgdon Kristina J.

3. NUMBER AND STREET 318 Bailey Avenue	CITY OR TOWN Portland	STATE AND ZIP CODE Maine 04103
--------------------------------------------------	---------------------------------	------------------------------------------

4. IDENTITY: NAME(S) (LAST, FIRST, INITIAL) AND SOCIAL SECURITY NUMBER(S) OR CORPORATE NAME(S) AND FEDERAL IDENTIFICATION NUMBER(S)
Diversified Properties, Inc.

5. NUMBER AND STREET P. O. Box 10127	CITY OR TOWN Portland	STATE AND ZIP CODE Maine 04104
------------------------------------------------	---------------------------------	------------------------------------------

PROPERTY	6. TAX MAP & LOT NUMBER (Required) portion of 333-E-44+45	<p>Warning to Buyer: If the property is classified as Farmland, Open Space, or Tree Growth, a substantial financial penalty could be triggered by development, subdivision, partition, or change in use of the property.</p> <input type="checkbox"/> Applicable <input type="checkbox"/> Not Applicable
	<input type="checkbox"/> MUNICIPALITY DOES NOT HAVE TAX MAPS (Please describe property)	
	7. DATE OF TRANSFER <small>(Use numerals)</small>	

CONSIDERATION	8. Consideration meaning total amount or price paid, or required to be paid, for real property valued in money, whether received in money or otherwise and shall include the amount of any mortgage, liens or encumbrances thereon. If a gift or nominal consideration only is paid, consideration is based on the value of the property. Value is the estimated price the property would bring in the open market. (Tax will be collected at the registry when the deed is recorded. The tax rate is \$2.20 per \$500, or fractional part thereof, of consideration or value. The tax is equally divided between the buyer and the seller.) If exempt, complete line 9	
	FULL CONSIDERATION \$ 1.00	TAXABLE CONSIDERATION \$.00

9. EXPLAIN BASIS FOR EXEMPTION (Complete only if transfer is claimed to be fully or partially exempt pursuant to M.R.S.A. 36 §4641-C)

10. Were there special circumstances in the transfer which suggest that the price of the property was either more or less than its fair market value. (Such as the fact that transfer was a forced sale, foreclosure, intercorporate sale, exchange, or transfer tax was based on estimate value.) **PLEASE EXPLAIN.**

YES NO

11. Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by § 5250-A and will remit to Maine Revenue Services within 30 days after date of transfer.

Buyer(s) not required to withhold Maine income tax because:

- seller has qualified as a Maine resident,
- a waiver has been received from the State Tax Assessor,
- consideration for the property is less than \$50,000,
- foreclosure sale; exempt per 36 M.R.S.A. §5250-A, sub§ 3-A

12. Aware of penalties as set forth by Title 36, Section 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete.

GRANTEE(S) or AUTHORIZED AGENT	DATE	GRANTOR(S) or AUTHORIZED AGENT	DATE
			12/29/95

13. Name and address of person or



CITY OF PORTLAND

November 3, 1999

Jim Wolf
Diversified Properties
PO Box 10127
Portland ME 04104

Dear Jim:

This letter is to confirm that the Planning Office will be recommending to the Planning Board that the Milton Street Subdivision be tabled at the November 9th meeting. Hopefully your application could be considered at the November 23rd meeting assuming you can substantially address the issues outlined below.

1. The Hodgdon property formerly owned by Germani has a potential nonconforming setback issue (the barn) which could affect the configuration and land area of lot 172 as well as other lots in the subdivision. This issue is important since Germani owned all or most of the land of your subdivision between Milton Street and Bailey Avenue. We need to know the history of these parcels to determine if the rear setback of the barn is lawfully nonconforming. If these lots were merged, than there is a problem.
2. The revised recording plat needs some adjustment. The plat should specifically reference the lots that are part of this approval. As mentioned previously, we would suggest that the lots along Bailey Avenue be shown in their original form not as new lots. Also the drainage easements do not indicate whether they are public or private nor the dimensions of the easements. See also Steve Bushy's e-mail to me.
3. Tony Lombardo has previously requested that lots specify all utility connections. Each house should be provided with a storm drain and sanitary sewer lateral.
4. Letter from a bank on financial capability.
5. Plans should reflect a 24 foot right of way.
6. Please clarify your wetland delineation.

O:\PLANDEVREV\MILTON\LETTERS\WOLF11-3.JMD

Should you have any questions on this letter, please call.

Sincerely,



Richard Knowland
Senior Planner

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Charles Lane, Corporation Counsel
Steve Bushy, Development Review Coordinator
Al Palmer, Gorrill-Palmer, PO Box 1237, 31 Main Street, Gray, ME 04039

From: "Steve Bushey" <srbushey@maine.rr.com>
To: Portland.CityHall(RWK)
Date: Mon, Nov 1, 1999 11:34 AM
Subject: milton st.

Rick,

I have reviewed the letters from Gorrill-Palmer Engineers dated October 8 and October 18, 1999 and generally have no big issues. However, I am confused about the titcomb Associates recording plat. I have several copies now and am uncertain as to which is the latest since they are not dated. The only one I have which is signed does not have metes and bound data for lots 167 to 172. In addition the dimensional data for the drainage easements is not shown on the plan, although hatching for the easement area does show up. These items should be on the final plan to be recorded I would feel. I presume you and Larry Ash are addressing the Newell st. issues?

If you have any questions please call or e-mail me.

Steve



CITY OF PORTLAND

8 February 2000

Mr. Doug Reynolds, E.I.T., Project Engineer
Gorrill-Palmer Consulting Engineers, Incorporated
P. O. Box 1237
Gray, Maine 04039.

RE: The Capacity to Handle an Anticipated Increase in Wastewater Flows, from the Proposed "Milton Street Extension Subdivision," #139 through #176 +/- Milton Street, through the City Sewer System, and The Portland Water District Sewage Treatment Facilities.

Dear Mr. Reynolds:

The existing eight inch diameter P.V.C. sanitary sewer pipe located in Milton Street, and the Portland Water District sewage treatment facilities, in the City of Portland, have adequate capacity to transport and treat the anticipated wastewater flows of 2,970 GPD, from your proposed subdivision, to be located at #139 through #176+/- Milton Street, City of Portland.

<u>Proposed Wastewater Flows from the Proposed Subdivision</u>	
Proposed Eleven Dwelling Units @ 270 GPD/Unit	= 2,970 GPD
Total Proposed Increase in Wastewater Flows for this Project	= 2,970 GPD

The City combined sewer overflow (C.S.O.) abatement consent agreement, with the U.S.E.P.A. and the Maine D.E.P., requires C.S.O. abatement, as well as stormwater mitigation, in order to offset any increase in sanitary flows, from all projects.

If I can be of further assistance, please call me at 874-8832.

Sincerely,
CITY OF PORTLAND

Frank Brancely
Frank J. Brancely, B.A., M.A.
Senior Engineering Technician

FJB

- cc: Joseph E. Gray, Director, Department of Planning, and Urban Development, City of Portland
- ✓ Richard Knowland, Senior Planner, Department of Planning and Urban Development, City of Portland
- Katherine A. Staples, P.E., City Engineer, City of Portland
- Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
- Anthony W. Lombardo, P.E., Project Engineer, City of Portland
- Stephen K. Harris, Assistant Engineer, City of Portland
- Desk file

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Chair Caron and Members of the Portland Planning Board

FROM: Richard Knowland, Senior Planner

DATE: February 4, 2000

RE: Milton Street Subdivision

On Thursday, February 3rd, a decision was made by the Board of Appeals concerning an abutting property owner of this subdivision. The Board denied an appeal to rebuild a barn (with a nonconforming setback) that was adjacent to lot 172. Originally that lot and the land of this subdivision were one parcel.

Corporation Counsel will be reviewing this matter on Monday and as a result the conditions of approval for this development could change or the project may need to be tabled on Tuesday.

PLANNING REPORT #4-00

MILTON STREET SUBDIVISION
VICINITY OF MILTON STREET BETWEEN
SAUGUS STREET AND BEVERLY STREET
DIVERSIFIED PROPERTIES, APPLICANT

Submitted to:

Portland Planning Board
Portland, Maine

February 8, 2000

I. INTRODUCTION

A public hearing has been scheduled to consider a proposed 11 lot subdivision on Milton Street proposed by Diversified Properties.

390 notices were sent to area residents.

II. FINDINGS

Zone:	R-2 Residential
Land Area:	3.27 acres
Number of Lots:	11
Lot Sizes:	10,000 sq. ft. to 10,195 sq. ft.

This development involves reconfiguring an old subdivision to meet current zoning.

As the Board will recall, at the September 28th workshop, the applicant eliminated the double frontage lots. The Bailey Avenue lots are no longer part of this proposal. The subdivision includes only Milton Street lots except that the rear part of lots 171 and 167 borrowed a small segment of several Bailey Avenue lots.

III. STAFF REVIEW

This development has been reviewed for conformance with the review standards of the subdivision ordinance.

1. Water or Air Pollution

The development will not result in undue water or air pollution.

2/3. Water Supply

A letter from the Portland Water District that "there should be an adequate supply of clean and healthful water" to serve the needs of the subdivision as well as an "adequate capacity" (see Attachment C.)

With an 8 inch water main in Saugus Street and Newell Street, the applicant will need to extend the water main 560 feet through Milton Street to serve the subdivision lots.

4. Soil Erosion

Attachment A-4 indicates measures to prevent soil erosion. These measures include a geotextile sediment filter barrier, a temporary check dam in drainage ways and placement of hay bales as a sediment filter for drop inlets.

5. Traffic

The applicant will construct a public street along Milton Street (dedicated but not presently built) between developed sections of Saugus Street and Beverly Street.

The street is proposed to be 24 feet wide with granite curb and sidewalks on both sides of the street. The lower part of Milton Street by Beverly Street is 32 feet wide so that the new street will be tapered to transition into a 24 foot wide roadway. The existing lower part of Milton Street predates changes in the technical standards that allow for a 24 foot wide residential street.

Comments from Larry Ash, City Traffic Engineer, are shown on Attachment D. Mr. Ash indicates that Newell Street should be extended to create a stub for future development to Bailey Avenue. This would provide for a future connection to streets such as Bailey Avenue, Tarbel Avenue and Newell Avenue and is in accordance with the Transportation Plan which encourages street connections.

Mr. Ash's recommendation would involve extending Newell Avenue along the street frontage of lot 172, a distance of 113 feet.

6/7. Sanitary Waste and Stormwater Disposal

Sanitary waste will flow into a proposed 8 inch sewer line. Due to elevation differences, there will be a separate line for the upper part of Milton Street, while the lower part of Milton Street (most of the lots) will be served by an 8 inch line connecting into lower Milton Street/Beverly Street. A sewer capacity letter should be obtained from Public Works.

A 12 inch storm drain is also planned in Milton Street. It too will be divided into two sections in a similar manner as the sewer line.

A stormwater analysis was prepared for the Hillcrest West Subdivision as well as other subdivisions in the area which took into account the downstream impact of the Woodfords Garden Subdivision. The downstream impact of this development is deemed acceptable. The stormwater from this site will be connected into storm drains originally planned for this subdivision. The outlet for this system is the Milliken Brook which eventually flows into the Presumpscot River.

The plan incorporates drainage easements along the rear and side yards of all lots. The drainage plan facilitates the movement of stormwater from the lots to the city's storm drain system in Milton Street rather than on abutting lots outside the subdivision. The drainage easements are intended to work in tandem with one another to address drainage concerns. Two catchbasins are shown in the rear yards of lots 167-168 and lots 170-171. No catchbasins are shown on the southerly side of Milton Street.

Steve Bushey, Development Review Coordinator (see Attachment E) and Anthony Lombardo, Public Works Engineer, have reviewed and approved the plans. Copies of drainage easements and slope easements will need to be submitted for staff review and approval.

8. Effect on Scenic or Natural Beauty, Aesthetic

This 3.27 acre parcel is located between Beverly Street and Saugus Street in an area of recent single family subdivisions. There are no known significant natural features on this site that would be adversely affected by this proposal.

9. Land Development Plan

The subdivision meets the minimum lot size of the R-2 zone.

11. Financial and Technical Capacity

A letter from a bank has been submitted regarding financial capacity. See Attachment F.

12. Groundwater

The development is served by public water and sewer.

13. Wetlands

Wetland areas are shown in the plan.

14. Fire

The Fire Department has reviewed and approved the plan. There is an existing fire hydrant near lot 162 and a second hydrant at the corner of Milton Street and Saugus Street.

IV. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Board Report #4-00 relevant to the standards for subdivision review [and/or other findings as follows.]

1. That the plan is in conformance with the Subdivision Standards of the Land Use Code.

A. Potential Conditions of Approval:

i. That the applicant submit drainage easements and slope easements for review and approval by city staff.

ii. That a sewer capacity letter from Public Works be submitted documenting adequate capacity to serve this subdivision.

iii

That the Newell St stub be developed along the frontage of lot 172.

construct a pedestrian path across the Newell St stub (Milton St to Missouri same language as



Gorrill-Palmer Consulting Engineers, Inc.

Traffic and Civil Engineering Services

PO Box 1237
31 Main St.
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: gpcei@maine.rr.com

February 3, 2000

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

Re: Milton Street Subdivision
Review Comments

Dear Mr. Knowland:

Gorrill-Palmer Consulting Engineers, Inc. has received a copy of the letter to Al Palmer from you dated February 1, 2000, regarding comments concerning the above referenced project and has prepared responses to each of their comments. For your convenience, each of the comments is repeated followed by our response.

Comment 1 - We will need one set of 11 ½" by 17" reductions of the entire set of plans.

Response - An 11" x 17" set is included with this package.

Comment 2 - Copies of the drainage easements and grading easements should be submitted.

Response - Easement information will be provided by Terry Snow, Esq.

Comment 3 - Technical standards require a street light pole at 120 foot intervals. You are proposing them at 200 foot intervals.

Response - The enclosed full sized Road Plan/Profile for Milton Street has been revised to show 120 foot space intervals for the street light poles.

Comment 4 - Did you receive a sewer capacity letter from Public Works?

Response - An Ability to Serve letter was forwarded to Frank Brancely on February 1, 2000. We anticipate a letter of Ability to Serve prior to the February 8, 2000 meeting.

Mr. Rick Knowland
February 1, 2000
Page 2

Gorrill-Palmer Consulting Engineers, Inc. appreciates the opportunity to respond to the comments from you. Please contact me should you have any questions

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.

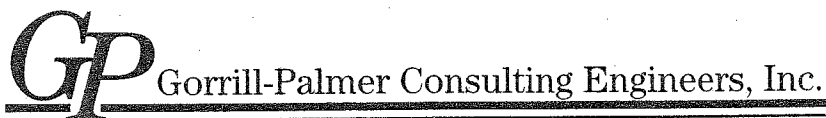


Alton M. Palmer, P.E.
Vice President

Copy: Diversified Properties
Tony Lombardo, P.E., Portland Public Works
Steve Bushey, P.E., DeLuca-Hoffman Associates, Inc.
Terry Snow, Esq. w/o enclosure

Enclosure

AMP/aw/JN99060/Knowland2-1-00



Gorrill-Palmer Consulting Engineers, Inc.

Traffic and Civil Engineering Services

PO Box 1237
31 Main St.
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: gpcei@maine.rr.com

October 18, 1999

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

Re: Milton Street Extension
Review Comments

Dear Mr. Knowland:

Gorrill-Palmer Consulting Engineers, Inc. has received a copy of your letter dated October 13, 1999, regarding comments concerning the above referenced project and has prepared responses to each of their comments. For your convenience, each of his comments is repeated followed by our response.

Comment 1 - A recording plat and subdivision needs to be submitted reflecting the latest changes. A street cross-section will need to be on the recording plat.

Response - A revised recording plat is enclosed with this letter, reflecting the latest changes and a typical street cross-section.

Comment 2 -The plan needs to be revised reflecting a 24 foot wide roadway pavement.

Response - Land Use Consultants is in the process of revising these plans and they will be forwarded to your office upon completion. It would appear that this project could be scheduled for the public hearing, and that any necessary revisions to these plans to address comments from Public Works could be a condition of approval. This approach has been used on other projects in the City.

Comment 3 -Wetland delineation has not been submitted.

Response - The revised recording plat includes the wetland information that was presented on a "Plan Showing a Portion of Woodfords Gardens", dated August 5, 1993 and recorded in the Cumberland County Registry of Deeds in Plan Book 196, Page 140.

Comment 4 - See attached e-mail from Larry Ash, City Traffic Engineer. He indicates that the Newell Street stub along lot 175 should be built.

Response - A portion of Milton Street (northerly end) was constructed as part of the Grondin Subdivision which included a gravel turnaround for Newell Avenue. Although the Grondin Subdivision included one lot with frontage on Newell Avenue, it appears that the only

Mr. Rick Knowland
October 18, 1999
Page 2

construction that was required for Newell was to leave a 24' opening in the Milton Street, and construct a gravel turnaround (presumably for plowing). Milton Street was constructed to approximately 25' beyond Newell, with curb continuing past the opening that was reserved for Newell. Any further work on Newell Avenue at this time would require removal of the tipdowns and cutting of the existing pavement that was just completed this summer, approved by the City and would presumably still be under a performance or defect bond. As no lots are presently proposed for access to/from Newell, it would not appear that there is any need for further construction of Newell Avenue at this time. In the event that the future development of Lots 173-176 require development of Newell Avenue for access, roadway plans for Newell would be submitted for approval prior to any building permit being obtained (refer to Note on Plat for confirmation)

Comment 5 – A letter from Portland Water District should be submitted.

Response – A letter from the Portland Water District is enclosed.

Comment 6 – A financial capacity letter should be submitted.

Response – Diversified Properties will be providing a financial capacity letter under separate cover.

Comment 7 – We have received a letter dated 10-8-99 from Al Palmer responding to Jim Wendel's comments dated 8-29-99. Steve Bushey is in the process of reviewing this letter.

Response – The package dated 10-8-99 was delivered to DeLuca-Hoffman Associates, Inc. and we are awaiting any further comments that they may have.

Comment 8 – Downstream drainage impact.

Response – Our office has discussed this matter with Mr. Bushey, principally, that the proposed storm drain piping for this project is connecting to existing storm drain pipes in both ends of Milton Street. These pipes were approved by the City as part of the Hillcrest West and Grondin Subdivisions. We are awaiting a response from Mr. Bushey as to any additional information that he may require with respect to connection to these previously installed pipes in Milton Street.

Comment 9 – Total land area of the site and lots.

Response – A table including the total land area and lot sizes has been added to the recording plat.

Comment 10 – Vicinity sketch.

Response – A vicinity sketch has been added to the recording plat.

Mr. Rick Knowland
October 18, 1999
Page 3

Gorrill-Palmer Consulting Engineers, Inc. appreciates the opportunity to respond to the these comments and await a response from DeLuca-Hoffman Associates, Inc. as to whether they require any additional information regarding drainage. Please contact me should you have any questions or require any additional information.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Alton M. Palmer, P.E.
Vice President

Copy Mr. Jim Wolf, Diversified Properties, w/Enc.
Mr. Terry Snow, Esq., w/Enc.

AMP/hh/JN99060/Knowland10-8-99



Portland Water District

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

ATTACHMENT C

(207) 774-5961
FAX (207) 761-8307
www.pwd.org

October 18, 1999

James M Wolf
Diversified Properties, Inc
PO Box 10127
Portland, Me 04104

Re: Milton Street water main extension

Dear jim,

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed 11 lot sub-division located at Milton Street in Portland. The current water main will need to be extended in Milton Street between Newell Ave. and Saugus Street. Checking District records, I find there is an 8" water main in Saugus St. and an 8" water main in Newell Ave. This will require a 560' main extension to serve your proposed sub-division.

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

Saugus Street @Milton St.
Hydrant # 1801
Static pressure = 83 PSI
Flow = 1443GPM
Last Tested = 7/18/94

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

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator

**CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
OPERATIONS/ENGINEERING - INSPECTIONS
M E M O R A N D U M**

TO: Rick Knowland, Planning *LA*
FROM: Larry Ash, Traffic Engineer
DATE: September 21, 1999
SUBJECT: Residential development on Milton Street

After reviewing the various possibilities for the development of this residential area, I have the following recommendation: that in the course of this and future developments, all undeveloped and/or unaccepted streets be fully developed as City streets. I am confident that such a procedure will in the long run be of the greatest benefit to the City of Portland and also the future and present residents who will find access/egress to their neighborhoods systematic and uniform rather than piecemeal and arbitrary.

Thus, my recommendation is that Milton St., Bailey St. (or a portion thereof) and Newell St. be fully and completely developed as City streets.

LA:jw *NOTE: RECOMMENDATION IS TO BUILD A STREET STUB
AT NEWELL STREET ALONG THE FRONTAGE OF LOT 172.*

cc: Robert B. Ganley, City Manager
 William J. Bray, P.E., Director of Public Works
 Katherine A. Staples, P.E., City Engineer
 Joseph Gray, Director, Planning
 Alex Jaegerman, Planning
 Penny Littell, Corporation Counsel
 Tom Gorrill, Gorrill-Palmer Consulting Engineers
 Al Palmer, Gorrill-Palmer Consulting Engineers

From: "Steve Bushey" <srbushey@maine.rr.com>
To: "Rick Knowland" <RWK@ci.portland.me.us>
Date: Sat, Jan 8, 2000 7:41 AM
Subject: Milton Street review

Rick,

I have reviewed the latest submission from Gorrill-Palmer on behalf of Diversified Properties dated January 6, 2000. They have addressed my earlier comments satisfactorily. I have no further comments. Please let me know when this project will be on the PB agenda.

Steve

Peoples Heritage Financial Group

One Portland Square
P.O. Box 9540
Portland, ME 04112-9540
Tel: 207-761-8500



October 25, 1999

City of Portland
ATTN: Rick Knowland
389 Congress Street
Portland, ME 04102

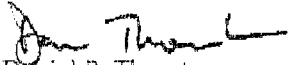
RE: Lloyd B. Wolf - Milton Street
11 lot Subdivision

Dear Mr. Knowland:

Dr. Lloyd (Burt) Wolf has been a customer of Peoples Heritage Bank for close to 15 years. He has an excellent credit history and is a strong and valued customer of the Bank.

Dr. Lloyd (Burt) Wolf has the financial and technical capability to develop the proposed, 11 lot subdivision on Milton Street in Portland. Please feel free to give me a call at (207) 761-8623 with any questions you may have.

Sincerely,

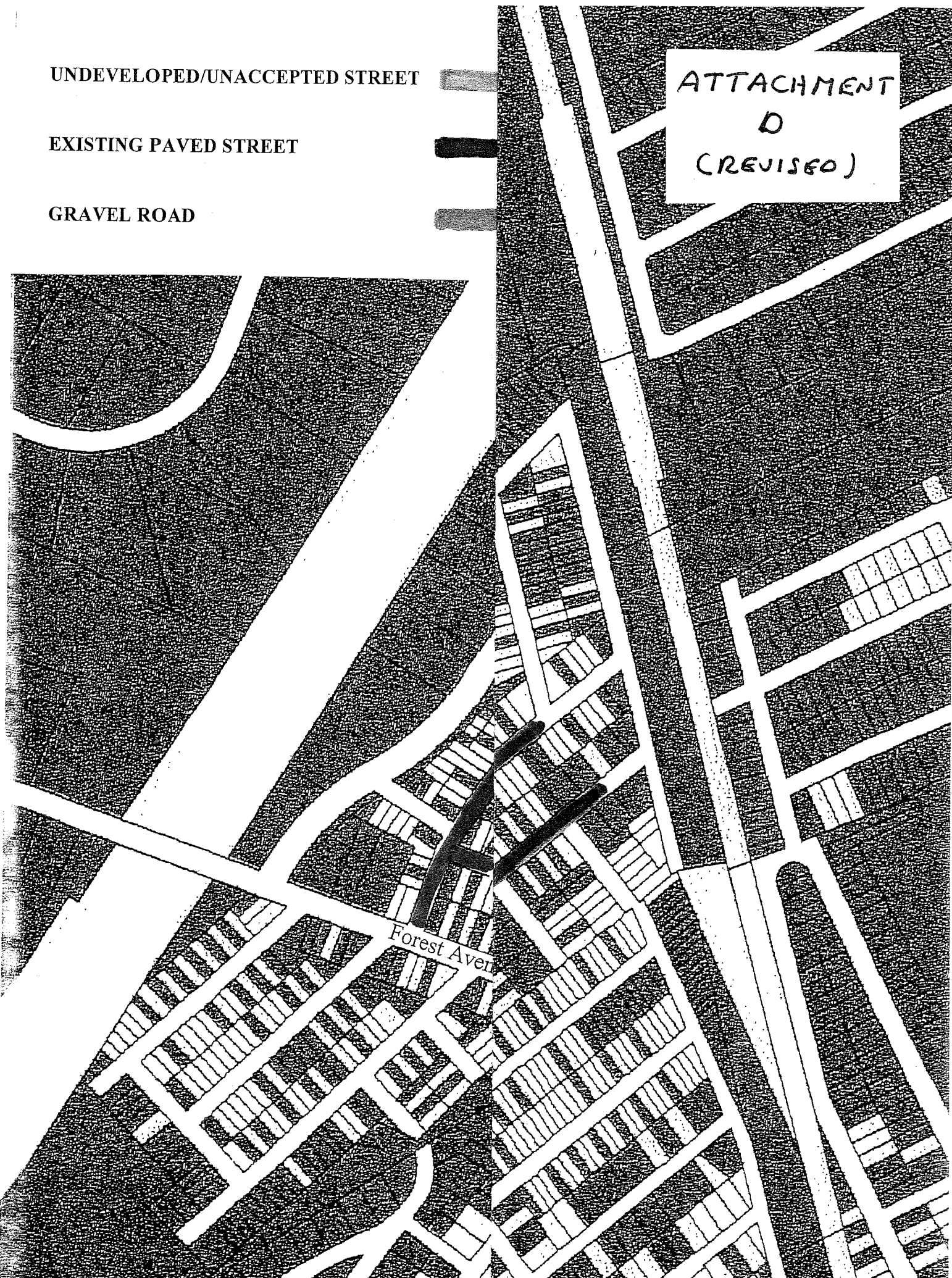

Daniel P. Thornton
Senior Vice President

UNDEVELOPED/UNACCEPTED STREET

EXISTING PAVED STREET

GRAVEL ROAD

ATTACHMENT
D
(REVISED)



DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

RICHARD KNOWLAND
SENIOR PLANNER

5-23-00

JOANIG,

ENCLOSED IS A COPY OF
THE MILTON ST. SUBD.
AND DAVE BRADSHAW HAS ONE
ALSO

RK

**THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY**

*POWERS OF ATTORNEY
CERTIFIED COPY*

KNOW ALL MEN BY THESE PRESENTS: That THE HANOVER INSURANCE COMPANY and MASSACHUSETTS BAY INSURANCE COMPANY, both being corporations organized and existing under the laws of the State of New Hampshire do hereby constitute and appoint **Quentin C. McConnell, Carol Bondeson, Teresa P. Rubeor, Norman L. Magoon and/or Christopher A. Perrin**

of **Portland, ME** and each is a true and lawful Attorney(s)-in-fact to sign, execute, seal, acknowledge and deliver for, and on its behalf, and as its act and deed, at any place within the United States, or, if the following line be filled in, only within the area therein designated

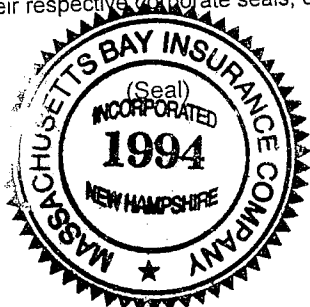
any and all bonds, recognizances, undertakings, contracts of indemnity or other writings obligatory in the nature thereof, as follows:

**- Any such obligations in the United States,
in any amount -**

And said companies hereby ratify and confirm all and whatsoever said Attorney(s)-in-fact may lawfully do in the premises by virtue of these presents. These appointments are made under and by authority of the following Resolution passed by the Board of Directors of said Companies which resolutions are still in effect:

"RESOLVED, That the President or any Vice President, in conjunction with any Assistant Vice President, be and they are hereby authorized and empowered to appoint Attorneys-in-fact of the Company, in its name and as its acts, to execute and acknowledge for and on its behalf as Surety any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-fact shall be as binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company in their own proper persons." (Adopted October 7, 1981 - The Hanover Insurance Company; Adopted April 14, 1982 - Massachusetts Bay Insurance Company)

IN WITNESS WHEREOF, THE HANOVER INSURANCE COMPANY AND MASSACHUSETTS BAY INSURANCE COMPANY have caused these presents to be sealed with their respective corporate seals, duly attested by a Vice President and an Assistant Vice President, this 1st day of December, 1999.



**THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY**
[Signature]
Vice President
[Signature]
Assistant Vice President

THE COMMONWEALTH OF MASSACHUSETTS)
COUNTY OF WORCESTER) ss.

On this 1st day of December, 1999, before me came the above named Vice President and Assistant Vice President of The Hanover Insurance Company and Massachusetts Bay Insurance Company, to me personally known to be the individuals and officers described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of The Hanover Insurance Company and Massachusetts Bay Insurance Company, respectively, and that the said corporate seals and their signatures as officers were duly affixed and subscribed to said instrument by the authority and direction of said Corporations.

[Signature]
Notary Public

My Commission Expires November 26, 2004



I, the undersigned Assistant Vice President of The Hanover Insurance Company and Massachusetts Bay Insurance Company, hereby certify that the above and foregoing is a full, true and correct copy of the Original Power of Attorney issued by said Companies, and do hereby further certify that the Powers of Attorney are still in force and effect.

This Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of The Hanover Insurance Company and Massachusetts Bay Insurance Company.

"RESOLVED, That any and all Powers of Attorney and Certified Copies of such Powers of Attorney and certification in respect thereto, granted and executed by the President or any Vice President in conjunction with any Assistant Vice President of the Company, shall be binding on the Company to the same extent as if all signatures therein were manually affixed, even though one or more of any such signatures thereon may be facsimile." (Adopted October 7, 1981 - The Hanover Insurance Company; Adopted April 14, 1982 - Massachusetts Bay Insurance Company)

GIVEN under my hand and the seals of said Companies, at Worcester, Massachusetts, this 6th day of March, 2000.

**THE HANOVER INSURANCE COMPANY
MASSACHUSETTS BAY INSURANCE COMPANY**
[Signature]
Assistant Vice President

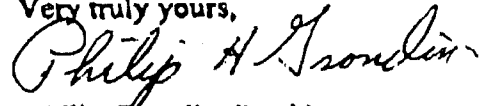
DIVERSIFIED PROPERTIES, INC.
Attn: James M. Wolf
P O Box 10127
Portland, ME 04104

Dear Jim:

In anticipation of the City of Portland accepting Milton Street in the near future, R.J. Grondin and Sons gives Diversified Properties, Inc. and its contractor, A.H. Grover, Inc. permission to make sewer and storm water connections to those pipes servicing Milton Street Extension. All fees and permits will be the sole responsibility of Diversified Properties, Inc. or its contractor.

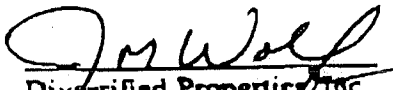
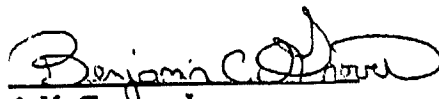
Furthermore, any damages incurred as a result of this activity or repairs required by the City of Portland for this activity shall be the responsibility of Diversified Properties, Inc. and its contractor, A.H. Grover, Inc. Both Diversified Properties, Inc. and A.H. Grover, Inc. agree to indemnify and hold R.J. Grondin and Sons harmless therefrom.

Very truly yours,



Philip Grondin, President
R.J. Grondin and Sons

SEEN AND AGREED TO:


Diversified Properties, Inc.
by James M. Wolf,
its Treasurer
A.H. Grover, Inc.
by Benjamin C. Grover,
its Vice President

TALKED TO TOM HAY
OF PHIL GRONDIN'S OFFICE
ON 4-13-00 1:50 PM
TOM CONFIRMED THAT THE
LETTER WAS SIGNED BY
PHIL.
RK

DIVERSIFIED PROPERTIES, INC.

Attn: James M. Wolf

P O Box 10127

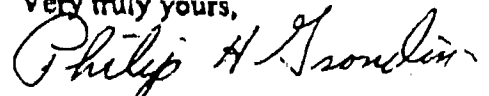
Portland, ME 04104

Dear Jim:

In anticipation of the City of Portland accepting Milton Street in the near future, R.J. Grondin and Sons gives Diversified Properties, Inc. and its contractor, A.H. Grover, Inc. permission to make sewer and storm water connections to those pipes servicing Milton Street Extension. All fees and permits will be the sole responsibility of Diversified Properties, Inc. or its contractor.

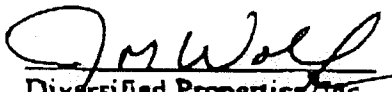
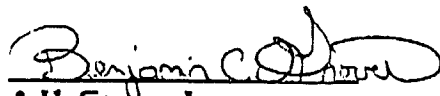
Furthermore, any damages incurred as a result of this activity or repairs required by the City of Portland for this activity shall be the responsibility of Diversified Properties, Inc. and its contractor, A.H. Grover, Inc. Both Diversified Properties, Inc. and A.H. Grover, Inc. agree to indemnify and hold R.J. Grondin and Sons harmless therefrom.

Very truly yours,



Philip Grondin, President
R.J. Grondin and Sons

SEEN AND AGREED TO:


Diversified Properties, Inc.
by James M. Wolf
its Treasurer
A.H. Grover, Inc.
by Benjamin C. Grover,
its Vice President

TALKED TO TOM HAY
OF PHIL GRONDIN'S OFFICE
ON 4-13-06 1:50 PM
TOM CONFIRMS THAT THE
LETTER WAS SIGNED BY
PHIL.

RK

CITY OF PORTLAND, MAINE

PLANNING BOARD

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

February 9, 2000

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

RE: Milton Street Subdivision

Dear Mr. Wolf:

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

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

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

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

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

Memo

To: Rick Knowland
From: Jim Wolf
CC: Al Palmer/Terry Snow/A.H. Grover
Date: Wednesday, March 08, 2000
Re: Milton Street Extension

Rick

Enclosed please find a completion bond to The City of Portland in the amount of \$165,450.00 and a check for \$2,812.65 for inspection fees. Please call me so I may have the mylar picked up and recorded. I will return to you a new mylar and five copies with the proper recording information.

Thank you for your cooperation.

Jim

DIVERSIFIED PROPERTIES, INC.

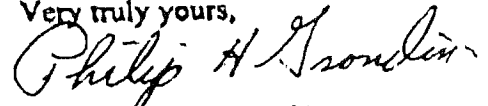
Attn: James M. Wolf
P O Box 10127
Portland, ME 04104

Dear Jim:

In anticipation of the City of Portland accepting Milton Street in the near future, R.J. Grondin and Sons gives Diversified Properties, Inc. and its contractor, A.H. Grover, Inc. permission to make sewer and storm water connections to those pipes servicing Milton Street Extension. All fees and permits will be the sole responsibility of Diversified Properties, Inc. or its contractor.

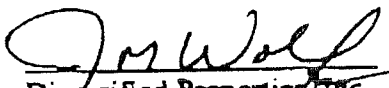
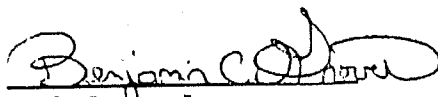
Furthermore, any damages incurred as a result of this activity or repairs required by the City of Portland for this activity shall be the responsibility of Diversified Properties, Inc. and its contractor, A.H. Grover, Inc. Both Diversified Properties, Inc. and A.H. Grover, Inc. agree to indemnify and hold R.J. Grondin and Sons harmless therefrom.

Very truly yours,



Philip Grondin, President
R.J. Grondin and Sons

SEEN AND AGREED TO:


Diversified Properties, Inc.
by James M. Wolf
its Treasurer
A.H. Grover, Inc.
by Benjamin C. Grover,
its Vice President

DIVERSIFIED PROPERTIES, INC.

Attn: James M. Wolf

P O Box 10127

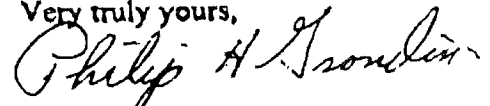
Portland, ME 04104

Dear Jim:

In anticipation of the City of Portland accepting Milton Street in the near future, R.J. Grondin and Sons gives Diversified Properties, Inc. and its contractor, A.H. Grover, Inc. permission to make sewer and storm water connections to those pipes servicing Milton Street Extension. All fees and permits will be the sole responsibility of Diversified Properties, Inc. or its contractor.

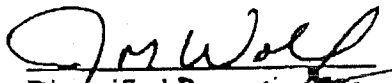
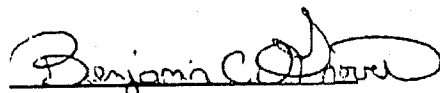
Furthermore, any damages incurred as a result of this activity or repairs required by the City of Portland for this activity shall be the responsibility of Diversified Properties, Inc. and its contractor, A.H. Grover, Inc. Both Diversified Properties, Inc. and A.H. Grover, Inc. agree to indemnify and hold R.J. Grondin and Sons harmless therefrom.

Very truly yours,



Philip Grondin, President
R.J. Grondin and Sons

SEEN AND AGREED TO:


Diversified Properties, Inc.
by James M. Wolf
its Treasurer
A.H. Grover, Inc.
by Benjamin C. Grover,
its Vice President

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

20000029

I. D. Number

Diversified Properties

Applicant
P.O. Box 10127, Portland, ME 04104
Applicant's Mailing Address
Jim Wolf
Consultant/Agent
773-6468
Applicant or Agent Daytime Telephone, Fax

3/10/00

Application Date
Milton Street Subdivision
Project Name/Description

Milton St, Portland, Maine
Address of Proposed Site
333-E-028 and G 1-16
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **11 Lots**

Proposed Building square Feet or # of Units **3.27** Acreage of Site **R-2** Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$500.00** Subdivision **\$275.00** Engineer Review _____ Date: **3/10/00**

Planning Approval Status:

Reviewer _____

Approved Approved w/Conditions See Attached Denied

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

OK to Issue Building Permit _____ _____ _____
signature date

Performance Guarantee Required* Not Required

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

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

3-9-00

TO: DEVELOPMENT REVIEW TEAM

FROM: RICK KNOWLAND

RE: MILTON STREET SUBDIVISION

ATTACHED IS THE APPROVED PLAN FOR THE MILTON STREET
SUBDIVISION. YOU WILL NOTE THAT THESE HAVE BEEN
STAMPED APPROVED. I WILL FORWARD A STAMPED
SUBDIVISION RECORDING PLAT (PAPON) WHEN ALL OF
THE PAPON WORK HAS BEEN COMPLETED. CONSTRUCTION
OR PLANTING SHOULD NOT START UNTIL YOU RECEIVE
FROM ^{ME,} THE STAMPED RECORDING PLAT.

IF YOU HAVE ANY QUESTIONS, PLEASE CALL ME

3-9-00

TO: DEVELOPMENT REVIEW TEAM

FROM: RICK KNIWLAND

RE: MILTON STREET SUBDIVISION

ATTACHED IS THE APPROVED PLAN FOR THE MILTON STREET SUBDIVISION. YOU WILL NOTE THAT THERE HAVE BEEN STAMPED APPROVED. I WILL FORWARD A STAMPED SUBDIVISION RECORDING PLAT (PAPEN) WHEN ALL OF THE PAPER WORK HAS BEEN COMPLETED. CONSTRUCTION OR PLANTING SHOULD NOT START UNTIL YOU RECEIVE FROM ^{ME} THE STAMPED RECORDING PLAT.

IF YOU HAVE ANY QUESTIONS, PLEASE CALL ME

MILTON ST P.H.

Tim Hodgdon doesn't want Newell St extended
driveway is in his way

stub in other end turning radius

Palmer says 20-25K to open up Newell St.

3-9-00

JGW-

ATTACHED IS A CHECK FOR \$2,812.65
FOR THE INSPECTION FEE FOR MILTON STREET.
ALL OF THIS FEE GOES TO PUBLIC WORKS.

RK

DIVERSIFIED PROPERTIES, INC.
WOODFORD GARDENS ACCOUNT
P.O. BOX 10127
PORTLAND, MAINE 04104

EXPLANATION	AMOUNT
Inspection Fee's	

52-150
112

391

CHECK
AMOUNT

PAY Two thousand eight hundred twelve And ⁶⁵/₁₀₀ DOLLARS

DATE	TO THE ORDER OF	DESCRIPTION	CHECK NO.
6-8-00	City of Portland	Milton	391

\$ 2,812.65

MAINE BANK & TRUST
A MAINE BANK FOR MAINE PEOPLE
PORTLAND, MAINE

⑈00039⑈ ⑆011201500⑆ 0052632 0⑈

Engineer Review and Site Inspection Fee Invoice Worksheet

Address: Milton St. Subdivision..... DATE: 6/7/99

Engineering Review

To be filled out by Development Review Coordinator and Public Works at time of application.

Planning

of Hours Estimated: (Private Improvements)

Field Work _____
 _____ Memos/Corresp. _____
 _____ 20 _____

Review/Analysis _____

Meetings/phone calls _____

Total Hours _____ at _____ per hour

Review Fee (Private): \$ _____

 Development Review Coordinator Signature

Public Works

of Hours Estimated: (Public Improvements)

Field Work _____ 1.0 _____
 _____ Memos/Corresp. _____

Review/Analysis _____ 20 _____

Meetings/phone calls _____ 2.0 _____

Total Hours 8.0 at \$35 per hour

Review Fee (Public): \$ \$280 _____

 Public Works Engineer Signature

Site Inspection

To be filled out by DRC and Public Works at time of Performance Guarantee approval.

Planning

____ Accept 1.7% of Private Improvements P.G.
 \$ _____ (dollar amount)
 (dollar amount)

of Hours Estimated:

Field Work _____

Memos/Corresp. _____

Review/Analysis _____

Meetings/phone calls _____

Total Hours _____ at _____ per hour

Alternate Inspection Fee (Private): \$ _____

 Development Review Coordinator Signature

Public Works

____ Accept 1.7% of Private Improvements P.G.
 \$ _____

of Hours Estimated:

Field Work _____ 8.0 _____

Memos/Corresp. _____ 1.0 _____

Review/Analysis _____

Meetings/phone calls _____ 2.0 _____

Total Hours 10.0 at \$35 per hour

Alternate Inspection Fee (Public): \$ \$350 _____

 Public Works Engineer Signature



PO Box 1237
31 Main St.
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: gpcei@maine.rr.com

February 3, 2000

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

Re: Milton Street Subdivision
Review Comments

Dear Mr. Knowland:

Gorrill-Palmer Consulting Engineers, Inc. has received a copy of the letter to Al Palmer from you dated February 1, 2000, regarding comments concerning the above referenced project and has prepared responses to each of their comments. For your convenience, each of the comments is repeated followed by our response.

Comment 1 – We will need one set of 11 ½” by 17” reductions of the entire set of plans.

Response – An 11” x 17” set is included with this package.

Comment 2 –Copies of the drainage casements and grading easements should be submitted.

Response – Easement information will be provided by Terry Snow, Esq.

Comment 3 –Technical standards require a street light pole at 120 foot intervals. You are proposing them at 200 foot intervals.

Response –The enclosed full sized Road Plan/Profile for Milton Street has been revised to show 120 foot space intervals for the street light poles.

Comment 4 – Did you receive a sewer capacity letter from Public Works?

Response – An Ability to Serve letter was forwarded to Frank Brancely on February 1, 2000. We anticipate a letter of Ability to Serve prior to the February 8, 2000 meeting.

Mr. Rick Knowland
February 1, 2000
Page 2

Gorrill-Palmer Consulting Engineers, Inc. appreciates the opportunity to respond to the comments from you. Please contact me should you have any questions

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Alton M. Palmer, P.E.
Vice President

Copy: Diversified Properties
Tony Lombardo, P.E., Portland Public Works
Steve Bushey, P.E., DeLuca-Hoffman Associates, Inc.
Terry Snow, Esq. w/o enclosure

Enclosure

AMP/aw/JN99060/Knowland2-1-00

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

PO Box 1237
31 Main St.
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: gpcei@maine.rr.com

October 18, 1999

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

Re: Milton Street Extension
Review Comments

Dear Mr. Knowland:

Gorrill-Palmer Consulting Engineers, Inc. has received a copy of your letter dated October 13, 1999, regarding comments concerning the above referenced project and has prepared responses to each of their comments. For your convenience, each of his comments is repeated followed by our response.

Comment 1 - A recording plat and subdivision needs to be submitted reflecting the latest changes. A street cross-section will need to be on the recording plat.

Response - A revised recording plat is enclosed with this letter, reflecting the latest changes and a typical street cross-section.

Comment 2 - The plan needs to be revised reflecting a 24 foot wide roadway pavement.

Response - Land Use Consultants is in the process of revising these plans and they will be forwarded to your office upon completion. It would appear that this project could be scheduled for the public hearing, and that any necessary revisions to these plans to address comments from Public Works could be a condition of approval. This approach has been used on other projects in the City.

Comment 3 - Wetland delineation has not been submitted.

Response - The revised recording plat includes the wetland information that was presented on a "Plan Showing a Portion of Woodfords Gardens", dated August 5, 1993 and recorded in the Cumberland County Registry of Deeds in Plan Book 196, Page 140.

Comment 4 - See attached e-mail from Larry Ash, City Traffic Engineer. He indicates that the Newell Street stub along lot 175 should be built.

Response - A portion of Milton Street (northerly end) was constructed as part of the Grondin Subdivision which included a gravel turnaround for Newell Avenue. Although the Grondin Subdivision included one lot with frontage on Newell Avenue, it appears that the only

Mr. Rick Knowland
October 18, 1999
Page 2

construction that was required for Newell was to leave a 24' opening in the Milton Street, and construct a gravel turnaround (presumably for plowing). Milton Street was constructed to approximately 25' beyond Newell, with curb continuing past the opening that was reserved for Newell. Any further work on Newell Avenue at this time would require removal of the tipdowns and cutting of the existing pavement that was just completed this summer, approved by the City and would presumably still be under a performance or defect bond. As no lots are presently proposed for access to/from Newell, it would not appear that there is any need for further construction of Newell Avenue at this time. In the event that the future development of Lots 173-176 require development of Newell Avenue for access, roadway plans for Newell would be submitted for approval prior to any building permit being obtained (refer to Note on Plat for confirmation)

Comment 5 – A letter from Portland Water District should be submitted.

Response – A letter from the Portland Water District is enclosed.

Comment 6 – A financial capacity letter should be submitted.

Response – Diversified Properties will be providing a financial capacity letter under separate cover.

Comment 7 – We have received a letter dated 10-8-99 from Al Palmer responding to Jim Wendel's comments dated 8-29-99. Steve Bushey is in the process of reviewing this letter.

Response – The package dated 10-8-99 was delivered to DeLuca-Hoffman Associates, Inc. and we are awaiting any further comments that they may have.

Comment 8 – Downstream drainage impact.

Response – Our office has discussed this matter with Mr. Bushey, principally, that the proposed storm drain piping for this project is connecting to existing storm drain pipes in both ends of Milton Street. These pipes were approved by the City as part of the Hillcrest West and Grondin Subdivisions. We are awaiting a response from Mr. Bushey as to any additional information that he may require with respect to connection to these previously installed pipes in Milton Street.

Comment 9 – Total land area of the site and lots.

Response – A table including the total land area and lot sizes has been added to the recording plat.

Comment 10 – Vicinity sketch.

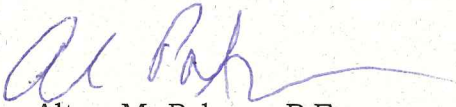
Response – A vicinity sketch has been added to the recording plat.

Mr. Rick Knowland
October 18, 1999
Page 3

Gorrill-Palmer Consulting Engineers, Inc. appreciates the opportunity to respond to the these comments and await a response from DeLuca-Hoffman Associates, Inc. as to whether they require any additional information regarding drainage. Please contact me should you have any questions or require any additional information.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Alton M. Palmer, P.E.
Vice President

Copy Mr. Jim Wolf, Diversified Properties, w/Enc.
Mr. Terry Snow, Esq., w/Enc.

AMP/hh/JN99060/Knowland10-8-99



Portland Water District

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

ATTACHMENT C

(207) 774-5961
FAX (207) 761-8307
www.pwd.org

October 18, 1999

James M Wolf
Diversified Properties, Inc
PO Box 10127
Portland, Me 04104

Re: Milton Street water main extension

Dear jim,

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed 11 lot sub-division located at Milton Street in Portland. The current water main will need to be extended in Milton Street between Newell Ave. and Saugus Street. Checking District records, I find there is an 8" water main in Saugus St. and an 8" water main in Newell Ave. This will require a 560' main extension to serve your proposed sub-division.

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

Saugus Street @Milton St.
Hydrant # 1801
Static pressure = 83 PSI
Flow = 1443GPM
Last Tested = 7/18/94

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

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator

**CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
OPERATIONS/ENGINEERING - INSPECTIONS
M E M O R A N D U M**

TO: Rick Knowland, Planning *JK*
FROM: Larry Ash, Traffic Engineer
DATE: September 21, 1999
SUBJECT: Residential development on Milton Street

After reviewing the various possibilities for the development of this residential area, I have the following recommendation: that in the course of this and future developments, all undeveloped and/or unaccepted streets be fully developed as City streets. I am confident that such a procedure will in the long run be of the greatest benefit to the City of Portland and also the future and present residents who will find access/egress to their neighborhoods systematic and uniform rather than piecemeal and arbitrary.

Thus, my recommendation is that Milton St., Bailey St. (or a portion thereof) and Newell St. be fully and completely developed as City streets.

LA:jw *NOTE: RECOMMENDATION IS TO BUILD A STREET STUB
AT NEWELL STREET ALONG THE FRONTAGE OF LOT 172.*

cc: Robert B. Ganley, City Manager
William J. Bray, P.E., Director of Public Works
Katherine A. Staples, P.E., City Engineer
Joseph Gray, Director, Planning
Alex Jaegerman, Planning
Penny Littell, Corporation Counsel
Tom Gorrill, Gorrill-Palmer Consulting Engineers
Al Palmer, Gorrill-Palmer Consulting Engineers

From: "Steve Bushey" <srbushey@maine.rr.com>
To: "Rick Knowland" <RWK@ci.portland.me.us>
Date: Sat, Jan 8, 2000 7:41 AM
Subject: Milton Street review

Rick,

I have reviewed the latest submission from Gorrill-Palmer on behalf of Diversified Properties dated January 6, 2000. They have addressed my earlier comments satisfactorily. I have no further comments. Please let me know when this project will be on the PB agenda.

Steve

Peoples Heritage Financial Group

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

Tel: 207-761-8500



October 25, 1999

City of Portland
ATTN: Rick Knowland
389 Congress Street
Portland, ME 04102

RE: Lloyd B. Wolf - Milton Street
11 lot Subdivision

Dear Mr. Knowland:

Dr. Lloyd (Burt) Wolf has been a customer of Peoples Heritage Bank for close to 15 years. He has an excellent credit history and is a strong and valued customer of the Bank.

Dr. Lloyd (Burt) Wolf has the financial and technical capability to develop the proposed, 11 lot subdivision on Milton Street in Portland. Please feel free to give me a call at (207) 761-8625 with any questions you may have.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dan Thornton".

Daniel P. Thornton
Senior Vice President

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Chair Carroll and Members of the Portland Planning Board
FROM: Richard Knowland, Senior Planner
DATE: September 28, 1999
RE: Milton Street Subdivision by Diversified Properties

On Tuesday, we will have the second workshop for a 14-lot subdivision on Milton Street, proposed by Diversified Properties.

As the Board will recall, at the August 24th workshop we discussed several issues.

1. The odd configuration of the pork chop lots.
2. Six lots having double frontage on two streets (Milton Street and Bailey Avenue). This lot configuration would have required a waiver under sec. 14-498(G) of the subdivision ordinance and raised the question whether the proposal was leapfrogging land development to another street without putting in the necessary roadway infrastructure.
3. Does the subdivision plan address the Transportation Plan?

On Thursday morning, we received a revised conceptual subdivision layout plan via fax that substantially addresses the above concerns. See Attachment A. The new plan eliminates the double frontage lots. It appeared initially that this new plan would be developed in phases, with the Milton Street lots coming first and the Bailey Avenue lots. However, in talking to the applicant on Friday, he indicated he is not interested in developing Bailey Avenue for the foreseeable future. The Bailey Avenue lots are shown for illustrative purposes, since the applicant is not interested in submitting street engineering plans for Bailey Avenue at this time.

For the record, below are answers to questions that the Board raised at the last workshop, based on the original plan.

1. What are the City Traffic Engineer's comments regarding the proposed subdivision?

See Attachment B. Mr. Ash is recommending that a public street be required for the Bailey Avenue lots, rather than all the lots having frontage on Milton Street.

2. What does the Transportation Plan have to say about circulation issues such as this?

The Transportation Plan states the following under Street Network (Policy):

The City should promote the interconnection of neighborhood streets and pathways, so that there are multiple paths of travel to get to destinations, within and between neighborhoods by foot and bicycle, as well auto.

See Attachment C. Based on this policy statement, we would question whether the earlier proposal was consistent with this policy. The earlier lot configuration would not promote the orderly development of Bailey Avenue for street connections. It totally ignored development of that street.

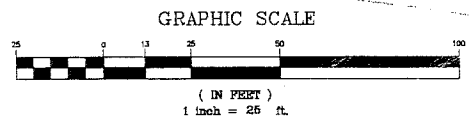
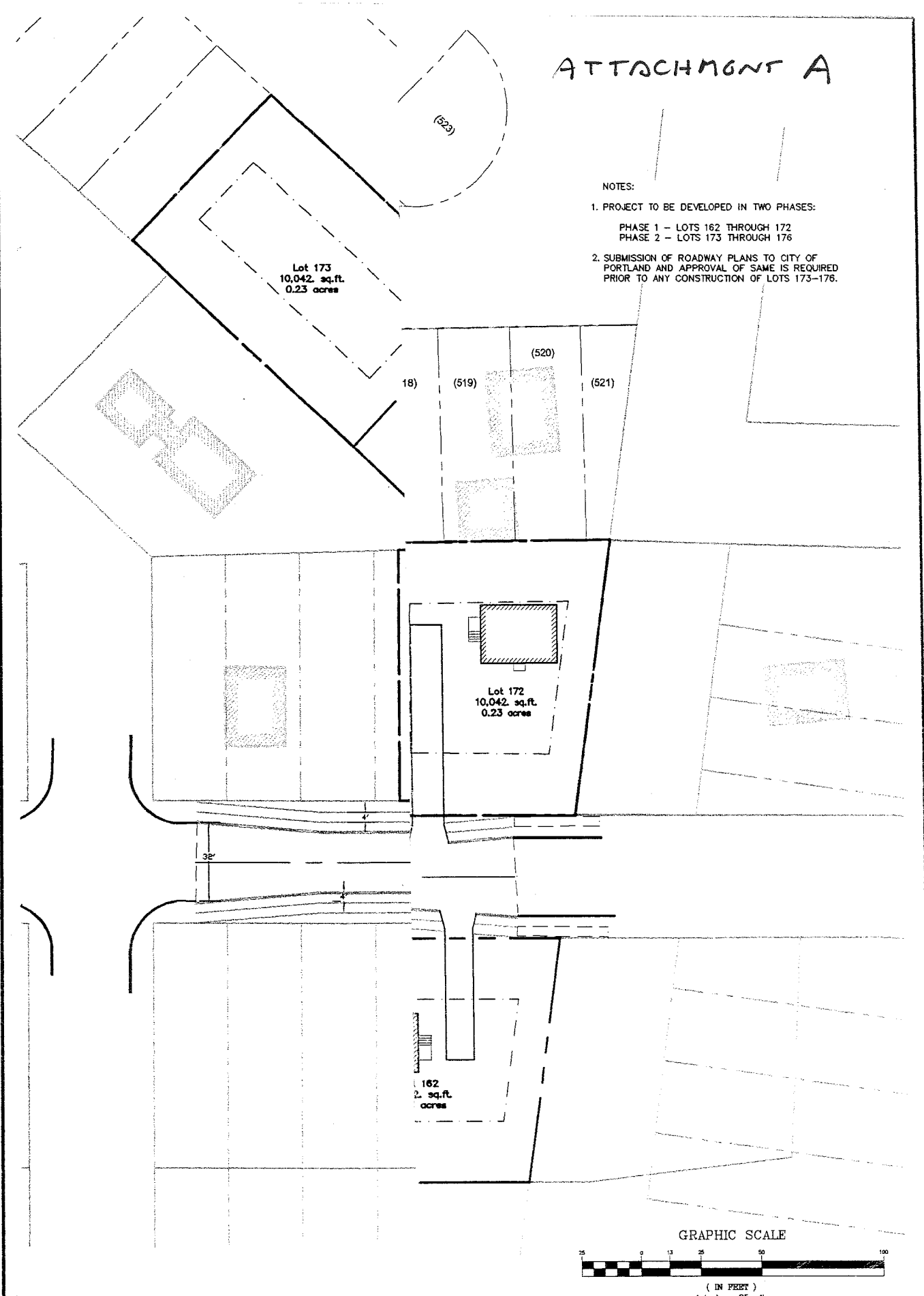
Attachments

- A. Revised Subdivision Plan
- B. City Traffic Engineer's Memo
- C. Transportation Plan (Excerpt)
- D. Revised Vicinity Map

ATTACHMENT A

NOTES:

1. PROJECT TO BE DEVELOPED IN TWO PHASES:
 PHASE 1 - LOTS 162 THROUGH 172
 PHASE 2 - LOTS 173 THROUGH 176
2. SUBMISSION OF ROADWAY PLANS TO CITY OF PORTLAND AND APPROVAL OF SAME IS REQUIRED PRIOR TO ANY CONSTRUCTION OF LOTS 173-176.



1	9/24/99	MODIFIED LOT LAYOUT WEST OF MILTON STREET
Rev.	Date	Revision

Conceptual Development Plan
 Milton Street Extension

Drawing No.
A

**CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC WORKS
OPERATIONS/ENGINEERING - INSPECTIONS
M E M O R A N D U M**

TO: Rick Knowland, Planning *ll*
FROM: Larry Ash, Traffic Engineer
DATE: September 21, 1999
SUBJECT: Residential development on Milton Street

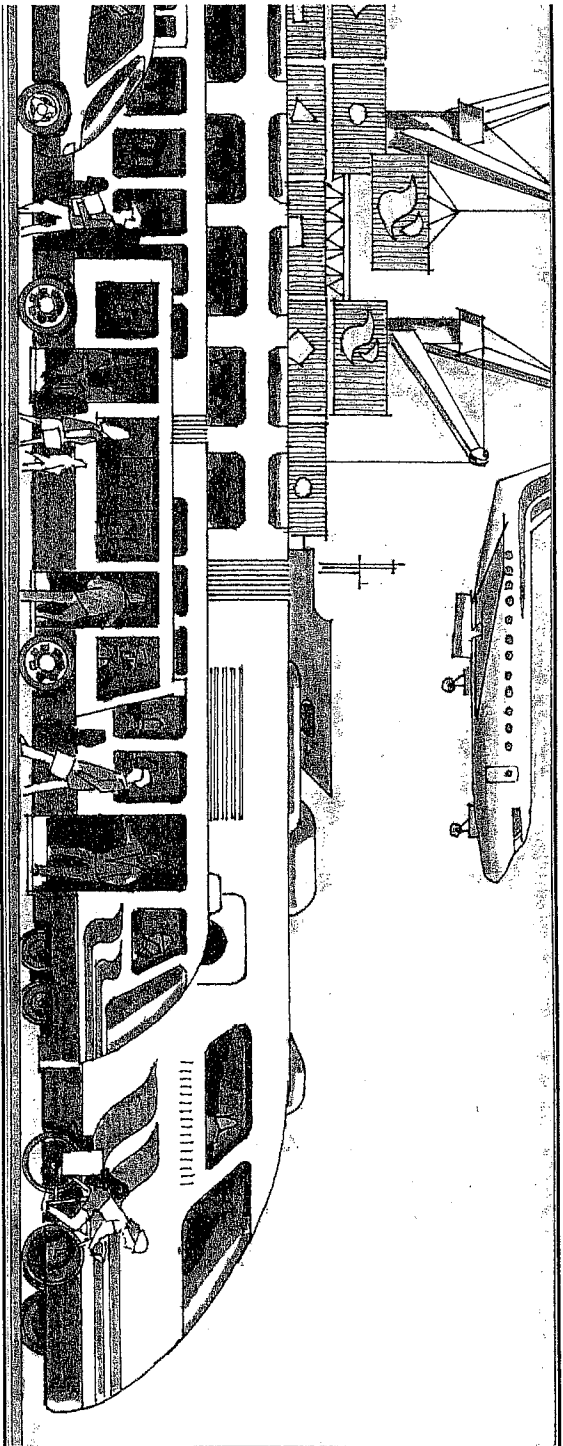
After reviewing the various possibilities for the development of this residential area, I have the following recommendation: that in the course of this and future developments, all undeveloped and/or unaccepted streets be fully developed as City streets. I am confident that such a procedure will in the long run be of the greatest benefit to the City of Portland and also the future and present residents who will find access/egress to their neighborhoods systematic and uniform rather than piecemeal and arbitrary.

Thus, my recommendation is that Milton St., Bailey St. (or a portion thereof) and Newell St. be fully and completely developed as City streets.

LA:jw

cc: Robert B. Ganley, City Manager
William J. Bray, P.E., Director of Public Works
Katherine A. Staples, P.E., City Engineer
Joseph Gray, Director, Planning
Alex Jaegerman, Planning
Penny Littell, Corporation Counsel
Tom Gorrill, Gorrill-Palmer Consulting Engineers
Al Palmer, Gorrill-Palmer Consulting Engineers

TIME OF CHANGE: PORTLAND TRANSPORTATION PLAN



July 1993

Outside of the City's older neighborhoods, the system of neighborhood streets often lacks safe and convenient interconnections. This system of street design protects residents from through traffic but also makes them highly dependent on the auto even for simple tasks.

Policy

The City should promote the interconnection of neighborhood streets and pathways, so that there are multiple paths of travel to get to destinations within and between neighborhoods by foot and bicycle, as well as auto.

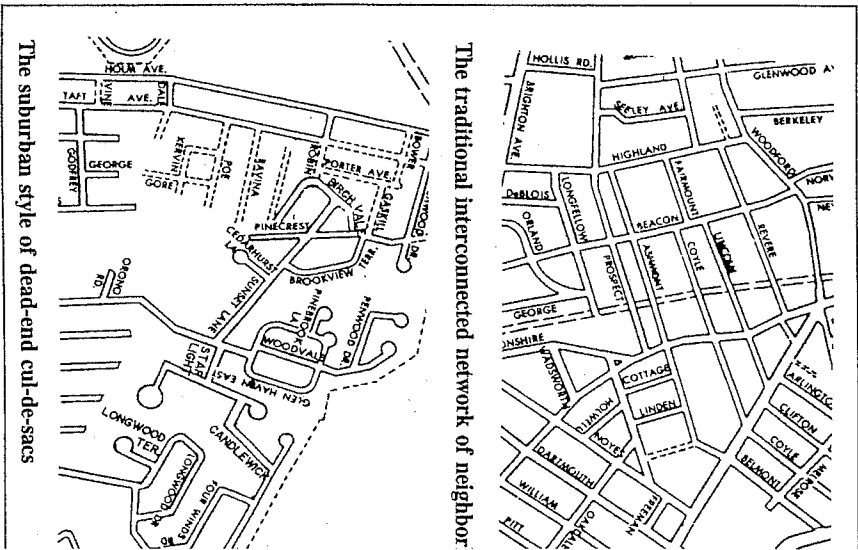
The traditional network of interconnected neighborhood streets offers several advantages. By giving multiple ways to reach the same point, it spreads out local traffic, and it is less likely that any one street will be burdened with the problem of cross-cutting. It allows the neighborhood's residents to get to neighborhood destinations--a school, a store, a friend's house--without having to venture onto an arterial. It makes trips more direct, often cutting down distance and making it easier to think about walking or bicycling.

If neighborhoods are thoughtfully located within larger transportation districts, with arterials and collectors treated in a way that respects the integrity of neighborhoods--as discussed in Chapter V--the need for the dead-end street as a defense against heavy flows of through traffic is lessened. In turn, the opportunities for the neighborhood to function as a social unit, which depend on the physical interconnections of its streets and pathways, are heightened.

The City, of course, cannot dramatically change what already has been built. Many of the city's neighborhoods already have a pattern of interconnected streets. In these cases, the task is to preserve the interconnections. Streets, for example, should not be dead-ended, except perhaps where a neighborhood street is being inappropriately and dangerously used by regional traffic as a through-street; even then, alternatives to eliminating interconnections should first be explored. As a rule streets in the Woodfords area should not be cut-off by

rail lines. In established neighborhoods that don't have a work, there may be opportunities to make connections: v bikepaths, for example.

See Action Box No. N-2.



16 - The Neighborhoods

To promote the interconnection of neighborhood streets and pathways:

Require through the City's subdivision ordinance that new development be integrated into the overall neighborhood to provide a continuous travel network without dead-ends (keeping in mind that traditional "grid" patterns must be modified to fit the natural conditions of the site).

Encourage subdividers to pay attention to the City's old street plats, allowing for potential re-configuration of streets but preserving connections to existing roadways.

Explore the extension of paper streets:

--off Allen Ave. for connections to Canco Road or Washington Ave.

--off Forest Ave. for connections to Warren Ave. or to streets that in turn connect to Allen Ave., Washington Ave., and/ or Bishop Street

--off Ray street for connections to Ocean Ave.

Require new developments to provide pedestrian and bicycle linkages to the surrounding neighborhood and to neighborhood services.

Use natural resources corridors and "greenways" as part of the pedestrian system. Program improvements to neighborhood sidewalks and bicycling facilities.

Identify established neighborhoods that lack an interconnected system of streets or pathways, identify key potential linkages--for example, to elementary schools or to main streets with sidewalks--and explore the possibility of gaining easements for sidewalks and bike paths.

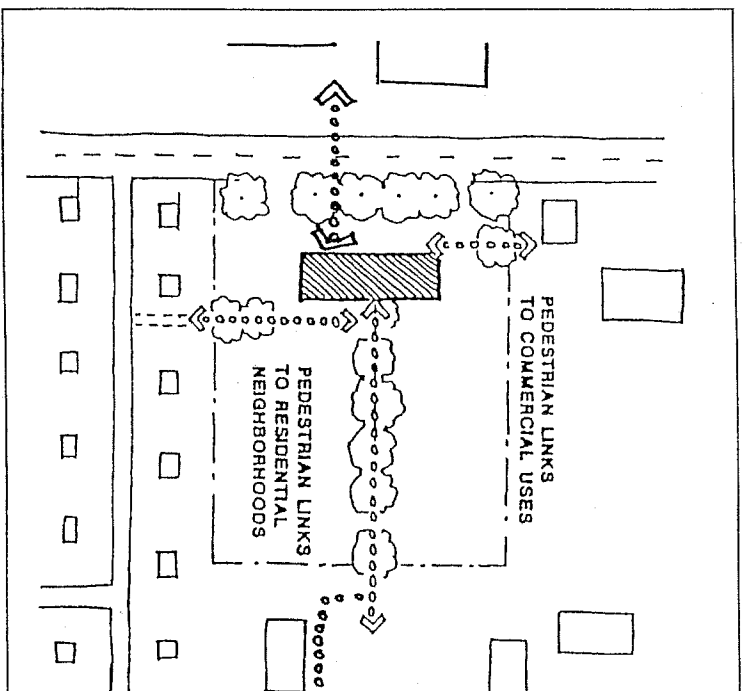


Figure IV-2: Pedestrian interconnections between commercial and residential

8-27-99

MILTON VT - WORK

P.B. WKJAP

KC Tucker street network concerned that Bailey
will not be built not good
the question does it make sense from a transportation point of
view

Jaimie Beca limited access to Forest Ave
Bailey appears to be key
option needs to be built

Deb look at transit plan & circulation plan

Erin concerns

Mark unless transit is silent appears to be logical

Jaimie Newell to Tucker
overall circulation issues

John doesn't like pork chop lots - people living
behind one another
symmetry is important

*wants another workshop get Larry Ash

Deb drainage issue

Jaimie neighborhood concerns

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Chair Carroll and Members of the Portland Planning Board
FROM: Richard Knowland, Senior Planner
DATE: August 24, 1999
RE: Milton Street Subdivision by Diversified Properties

75
75 deep
143 frontage
6/9 double frontage

Diversified Properties requests subdivision review for a proposed 14-lot single-family subdivision on Milton Street. The applicant would construct a public street along Milton Street (dedicated but presently) between Saugus Street and Beverly Street.

This development involves reconfiguring an old subdivision to meet current zoning. The lots range in size from 10,000 sq. ft. to 20,808 sq. ft. The Zoning Administrator has determined that this development proposal requires subdivision approval.

The applicant proposes to construct a public street, 24 feet wide with granite curb and sidewalks on both sides of the street. The proposed street is connected to two improved streets - Saugus Street and Beverly Street.

Double Frontage Lots

Six of the lots have a "pork chop" configuration with frontage on two streets (Milton Street and Bailey Avenue). Double frontage lots are discouraged in the subdivision ordinance (see below).

Sec. 14-498(g) of the subdivision ordinance states:

- (4) Blocks with lots having double frontage on streets shall be avoided.

The proposed double frontage lots are contorted. Given the development pattern and growth pressures in this area, it is inevitable that Bailey Avenue will be built in the future. The rear yard-front yard contradiction posed by these lots (houses facing backwards to Bailey Avenue) is not in the best interests of the City, future lot owners of the subdivision, or neighboring properties.

We feel that if the applicant wants to develop lots along Bailey Avenue, then a street should be extended along Bailey Avenue. This land, after all, was divided up for lots along Bailey Avenue. We don't see any compelling reason why these lots shouldn't be served by Bailey Avenue. This proposal appears to be leapfrogging land development to another street without putting in the necessary roadway infrastructure.

200

Drainage

Drainage calculations should be submitted for the subdivision including capacity of storm drains. Adjacent topography should be shown, so we can understand how the area drains.

A wetland delineation should be submitted if these are wetlands on the property.

Background

Back in 1993, the Board approved a subdivision plan for the reconfiguration of an old subdivision (part of Woodfords Garden Subdivision) on Beverly Street, Braintree Street, and the lower portion of Milton Street. This project also included several street vacations which provided for a more logical street network.

The applicant, Phil Grondin, represented by Jim Wolf, showed a master plan for the Milton, Braintree, and Beverly Street area. At the time, it was agreed that the reconfiguration of certain lots could be reviewed administratively. These included the five lots along the easterly side of Milton Street now being reviewed under the current Diversified Properties application.

The applicant never pursued formal approval for these five lots. The City interpretation of lot reconfiguration in subdivisions has evolved such that these lots are now considered for subdivision review. Since that time, the applicant has acquired land on both sides of Milton Street. The double frontage lots discussed above were not part of that earlier proposal.

Attachments:

- A. Vicinity Map
- B. Subdivision Plan
- C. Written Submissions



PO Box 1237
31 Main St.
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail:gpcei@maine.rr.com

July 29, 1999

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

RE: Workshop Submission
Milton Street Subdivision

Dear Rick:

On behalf of Diversified Properties, Inc., Gorrill-Palmer Consulting Engineers, Inc. is pleased to submit seven (7) copies of plans for the above referenced project for review by Staff and the Planning Board. It is Diversified Properties, Inc.'s desire that the project be scheduled for a workshop session at the August 24, 1999 Planning Board Meeting.

The project, known as the Milton Street Subdivision, consists of 14 lots on the east and west sides of Milton Street between Saugus Street and Beverly Street. The project will reconfigure 35 existing lots on the west side of Milton street into 9 lots. On the east side of Milton Street, 16 existing lots will be reconfigured to 5 lots.

Internal Access

The project will construct approximately 600 feet of Milton Street, a dedicated / unaccepted street. The roadway will be constructed to City Standards for a public street with a paved width of 24' and sidewalks on both sides of the roadway. Access to all of the proposed lots will occur from Milton Street. Plans for the roadway have been prepared by Land Use Consultants. These plans depict a 32' wide paved width, in accordance with previous Portland City Standards. Land Use Consultants is in the process of revising the plans to a 24' paved width and will be incorporating sewer and other utility service stubs in accordance with a comment received from Anthony Lombardo, P.E. dated June 7, 1999. Revised plans will be forwarded to the City upon receipt.

The remaining comments from Mr. Lombardo's June 7, 1999 memorandum have been incorporated into the enclosed plans.

Lot Layout

The lots have been laid out to conform to City standards. A potential buildout of each lot has been provided to demonstrate the developability of the various lots. The actual buildout of the lots may vary from these plans with respect to building location, size and driveway

Mr. Rick Knowland
July 29, 1999
Page 2

location. A potential grading plan has also been prepared for the subdivision denoting recommended sill elevations and grading on individual lots.

Utility Service

Public water, sewer and electrical / cable / telephone service will be constructed within Milton Street with services provided to the individual lots. Preliminary transformer pad easements have been shown on the subdivision plan.

Drainage

A 12" storm drain pipe is proposed within this section of Milton Street, connecting to the existing public storm drains at each end of the proposed roadway. The developed area (building and driveway) for each lot has been graded with the intent of surface flow to the catch basins in Milton Street.

Diversified Properties, Inc. and Gorrill-Palmer Consulting Engineers, Inc. look forward to the review of this project. Please contact this office with any questions.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Alton M. Palmer, P.E.
Vice President

Enclosures: Conceptual Development Plan for West Side of Milton Street prepared by
 Gorrill-Palmer Consulting Engineers, Inc.
 Road Plan / Profile (Sheets 1 - 3) for Milton Street prepared by Land Use
 Consultants
 Subdivision Plan prepared by Titcomb Associates

Copy: Mr. Jim Wolf, Diversified Properties, Inc. w/Enc.
 Mr. Terry Snow, Esq. W/Enc.

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Chair Carroll and Members of the Portland Planning Board
FROM: Richard Knowland, Senior Planner
DATE: August 24, 1999
RE: Milton Street Subdivision by Diversified Properties

Diversified Properties requests subdivision review for a proposed 14-lot single-family subdivision on Milton Street. The applicant would construct a public street along Milton Street (dedicated but presently) between Saugus Street and Beverly Street.

This development involves reconfiguring an old subdivision to meet current zoning. The lots range in size from 10,000 sq. ft. to 20,808 sq. ft. The Zoning Administrator has determined that this development proposal requires subdivision approval.

The applicant proposes to construct a public street, 24 feet wide with granite curb and sidewalks on both sides of the street. The proposed street is connected to two improved streets - Saugus Street and Beverly Street.

Double Frontage Lots

Six of the lots have a "pork chop" configuration with frontage on two streets (Milton Street and Bailey Avenue). Double frontage lots are discouraged in the subdivision ordinance (see below).

Sec. 14-498(g) of the subdivision ordinance states:

- (4) Blocks with lots having double frontage on streets shall be avoided.

The proposed double frontage lots are contorted. Given the development pattern and growth pressures in this area, it is inevitable that Bailey Avenue will be built in the future. The rear yard-front yard contradiction posed by these lots (houses facing backwards to Bailey Avenue) is not in the best interests of the City, future lot owners of the subdivision, or neighboring properties.

We feel that if the applicant wants to develop lots along Bailey Avenue, then a street should be extended along Bailey Avenue. This land, after all, was divided up for lots along Bailey Avenue. We don't see any compelling reason why these lots shouldn't be served by Bailey Avenue. This proposal appears to be leapfrogging land development to another street without putting in the necessary roadway infrastructure.

Drainage

Drainage calculations should be submitted for the subdivision including capacity of storm drains. Adjacent topography should be shown, so we can understand how the area drains.

A wetland delineation should be submitted if these are wetlands on the property.

Background

Back in 1993, the Board approved a subdivision plan for the reconfiguration of an old subdivision (part of Woodfords Garden Subdivision) on Beverly Street, Braintree Street, and the lower portion of Milton Street. This project also included several street vacations which provided for a more logical street network.

The applicant, Phil Grondin, represented by Jim Wolf, showed a master plan for the Milton, Braintree, and Beverly Street area. At the time, it was agreed that the reconfiguration of certain lots could be reviewed administratively. These included the five lots along the easterly side of Milton Street now being reviewed under the current Diversified Properties application.

The applicant never pursued formal approval for these five lots. The City interpretation of lot reconfiguration in subdivisions has evolved such that these lots are now considered for subdivision review. Since that time, the applicant has acquired land on both sides of Milton Street. The double frontage lots discussed above were not part of that earlier proposal.

Attachments:

- A. Vicinity Map
- B. Subdivision Plan
- C. Written Submissions

Memo

To: Rick Knowland
From: Jim Wolf
CC: Al Palmer, Terry N. Snow
Date: Wednesday, February 16, 2000
Re: Milton Street

Rick

Pursuant to your request we have added the word "PRIVATE" to the drainage easements shown on the Milton Street Plan. I believe the plan now meets with city approval and is ready for the signatures of the board.

Please contact either myself or Al Palmer if you have any questions or need additional information.

February 3, 2000

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

Subject: Milton Street Subdivision
Newell Street Comments

Dear Rick:

During our recent telephone conversation, you noted that Larry Ash, City Traffic Engineer, was going to recommend to the Planning Board that a portion of Newell Street be constructed as part of the above referenced project. This resulted in concern on behalf of ourselves and our Client, Diversified Properties, as we had responded to this item in our letter dated October 18, 1999. Subsequent letters from the City dated November 13, 1999 and January 2000 outlining items which were required to be addressed prior to this application being heard by the Planning Board had not included any discussion regarding Newell Street and therefore we had assumed our prior response was adequate.

It is our understanding that the current policy of the City is that corner lots be required to construct all roads along their frontage. In particular, it was noted that Newell Street would be required to be constructed along the frontage of our proposed Lot #172.

Based upon our review of the applicable ordinances, it would appear that Sec. 14-403 (b) would be applicable in this instance. A portion of Sec. 14-403(b) is presented below:

*(b) Minimum requirement street improvements on unimproved and improved but unpaved streets: For a lot abutting any portion of a street which is unimproved or improved but not permanently paved, that portion which abuts the lot, and any like portion between such portion and the nearest permanently paved street or portion **which is the principal access to such lot**, shall be improved, including sewers, storm drains, pavements, curbs and, if located on a designated school walking route, sidewalks, in accordance with the minimum technical standards promulgated by the public works authority pursuant to section 14-498(a) of article of IV of this chapter.
(emphasis added)*

Milton Street and Newell Street are both "unimproved and improved but unpaved streets". As Milton Street will be the "principal access" for Lot #172, it would appear that Sec. 14-403(b) would require improvement of Milton Street, not Newell Street. It would appear that improvement of the principal access (i.e. Milton Street) would be consistent with prior City approvals in this area including:

Mr. Rick Knowland
February 3, 2000
Page 2 of 2

- ◆ The approval of Beverly Street and Milton Street (Grondin Subdivision) which resulted in the creation of Lot #157 did not require construction of Newell Street as a secondary access.
- ◆ The approval of Saugus Street (another Grondin subdivision) which resulted in the creation of Lot #100 and Lot #101 did not require construction of Milton Street as a secondary access between these lots.

These two areas are noted on the enclosed sketch.

It should also be noted that Diversified Properties is proposing continuation of Milton Street from Saugus Street, to be consistent with Section 14-498(b)(2) which requires a project to provide for continuation of streets. Although Diversified Properties lots are approximately 100 feet from Saugus Street, it will appear that continuation of this section of Milton Street would be preferable over construction of 100 feet of Newell Street along Lot #172.

We look forward to the opportunity to meet with you on Monday February 7, 2000 at 11:00 AM to discuss this item. We hope that Mr. Ash would also be available. Please contact this office with any questions.

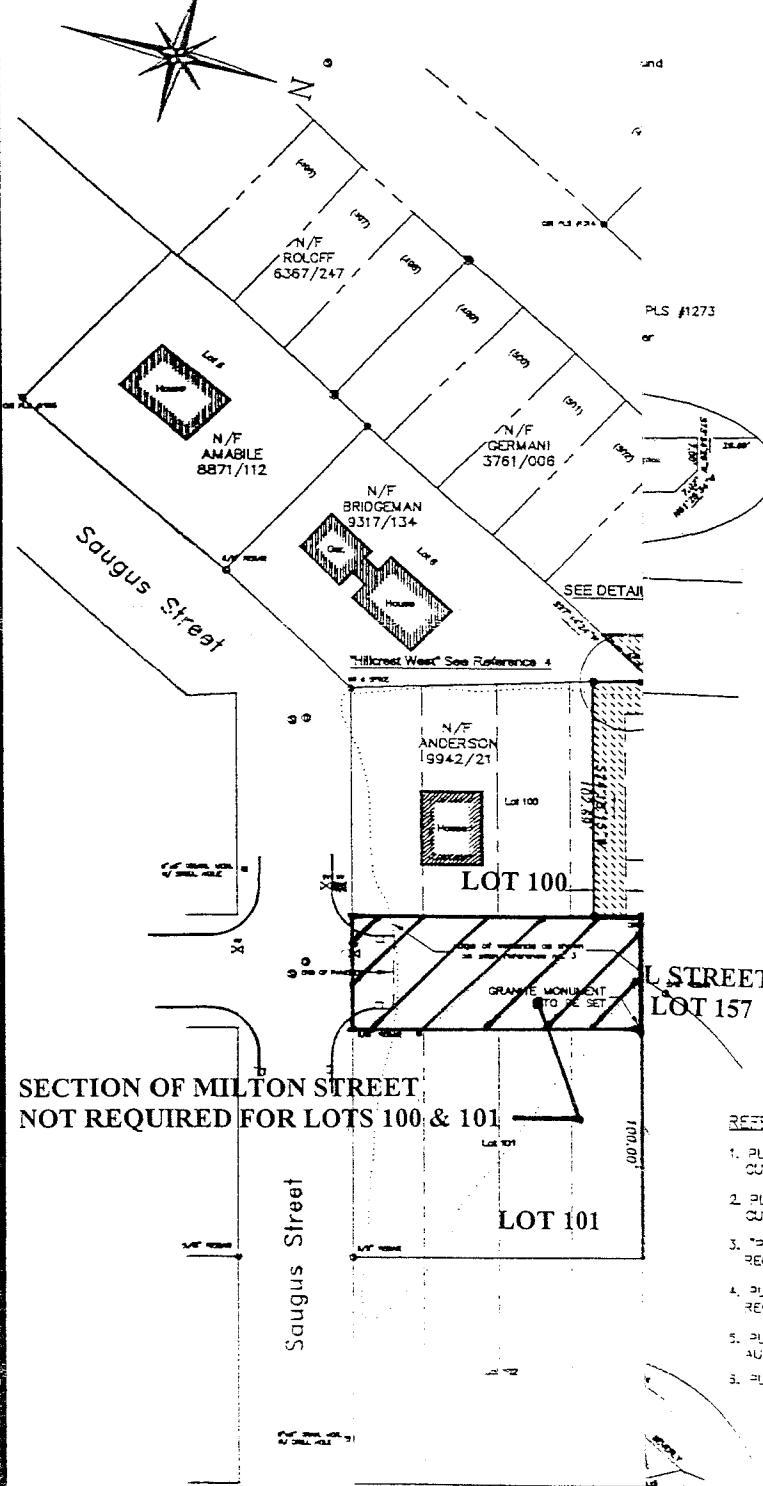
Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.

Alton M. Palmer, P.E.
Vice President

Copy: Terry Snow, Esq. w/enclosure

MAGNETIC NORTH AS SHOWN ON PLAN OF "HILLCREST WEST"
SEE REFERENCE 4



SECTION OF MILTON STREET
NOT REQUIRED FOR LOTS 100 & 101

- LEGEND**
- Iron pin found
 - Granite monument found
 - New or former
 - Existing building
 - Utility pole
 - Drain basin
 - Sewer manhole
 - Edge of pavement
 - Spot elevation
 - Existing contour
 - Drain manhole
 - Water valve
 - Capped Iron Rod Set PLS #1273
 - Subdivision Lot Number
 - Potential Edge of Driveway
 - Potential Building Location
 - Potential Contour

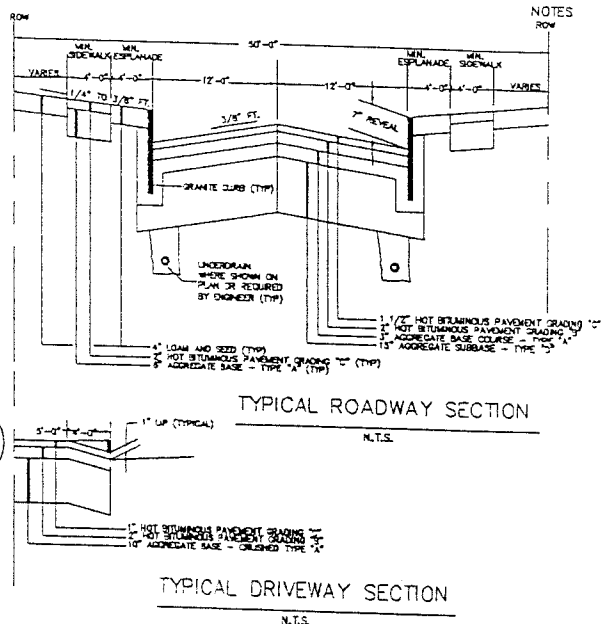
NOTES

THE PURPOSE OF THIS PLAN IS TO DIVIDE LOTS PURSUANT TO SECTION 4-A AND (3) ORDINANCES OF THE CITY OF PORTLAND.

DEVELOPMENT OF THE PARCELS PROPOSED ACCORDANCE WITH DIVISION 3 (SECTIONS CHAPTER 14, LAND USE, OF THE CODE PORTLAND, SUPPLEMENT 5, DATED JANUARY DIMENSIONAL REQUIREMENTS ARE THESE:

- MINIMUM LOT SIZE
- MINIMUM FRONTAGE
- MINIMUM SETBACKS:
 - FRONT YARD - 1 STORY
 - REAR YARD - 1 1/2 STORIES
 - SIDE YARD - 2 STORIES
 - 2 1/2 STORIES
- MINIMUM LOT #101

* THE WIDTH OF ONE (1) SIDE YARD AND SURVEYORS FOR EVERY FOOT THAT THE OTHER SIDE YARD BUT NO SIDE YARD SHALL BE LESS THAN 4" SIDE YARDS SHOWN ON PLAN ARE 4" OR DECREASED DEPENDING UPON NUMBER



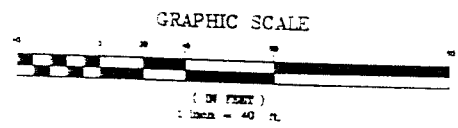
Approved by the City of Portland Planning Board
Dated _____

- NOTES**
- 1) ELEVATIONS ARE BASED ON INFORMATION PROVIDED BY LAND USE CONSULTANTS, BEING THE SAME VERTICAL DATUM AS SHOWN ON THE PLAN/PROFILE OF MILTON STREET, SEE REFERENCE 5.
 - 2) BENCH MARK: FRONT SPINDLE NUT ON HYDRANT AT BRAINTREE AND BEVERLY STREETS ELEVATION = 73.86.

OWNERS OF RECORD
PHILIP & NANCY GERMANI 3761/8 3761/9 3761/12 14651/288 3725/132
DIVERSIFIED PROPERTIES 11842/315

- REFERENCES**
1. PLAN OF "FOREST AVENUE TERRACE", DATED MAY 17, 1910, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 5.
 2. PLAN OF "WOODFORDS GARDENS", DATED NOV. 16, 1916, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13, PAGE 75.
 3. "PLAN SHOWING A PORTION OF WOODFORDS GARDENS", DATED AUG. 5, 1993 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 196, PAGE 140.
 4. PLAN OF "HILLCREST WEST", DATED 5/19/1988, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 178, PAGE 52.
 5. PLAN OF A "STANDARD BOUNDARY SURVEY AT 115-127 CARBELL AVE.", DATED AUG. 18, 1998, MADE BY DESLAURIERS & ASSOC., INC.
 6. PLAN/PROFILE OF MILTON STREET MADE BY LAND USE CONSULTANTS DATED 04/09/99

NO.	REVISION	DATE	BY
Rev. 1	Remove barn from roadway property	11/14/99	JNS.
Rev. 2	lots 171 and 172	11/29/99	DET
Rev. 3	lots 171 & 172, Housdon parcel	12/21/99	DET
Rev. 4	Drainage Equipment	01/08/00	DET



Milton Street Extension Subdivision
3 Bailey Avenue & Milton Avenue, Portland, Maine
MADE FOR
Diversified Properties
P.O. Box 10127
Portland, Maine 04104

JOB# 90049sub_5 DATE: 10/08/99 SCALE: 1" = 40'
BOOK# 546
DISC#
FILE# 7910

Titcomb Associates
133 Gray Road
Falmouth, Maine 04105

January 11, 2000

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

Re: Milton Street Extension
Roadway Plan

Dear Mr. Knowland:

As noted in our letter dated January 6, 2000 it was our intent to separate the plans for the above referenced project to depict all roadway infrastructure related construction on Sheet 1, the Roadway Plan/Profile, and to depict all future lot construction on Sheet 5, the Conceptual Development Plan. These revisions have been completed and updated prints of these plans are enclosed. It is our understanding from Tony Lombardo, P.E. and Steve Bushey, P.E. that they have completed their review of the January 6, 2000 submittal and found the revised plans to be acceptable. Please contact this office to inform us as to when this project will be allowed to proceed to the Planning Board for review.

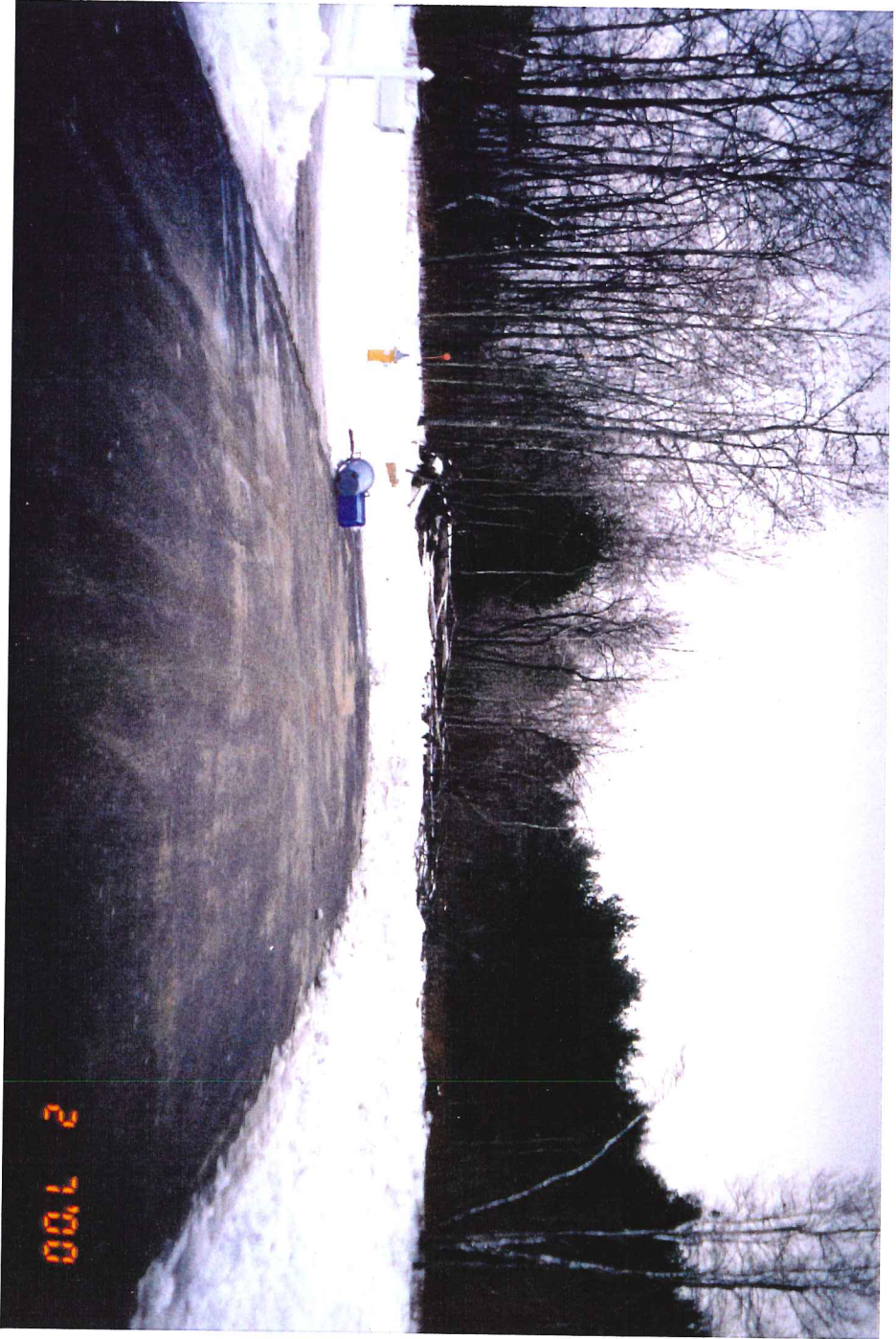
Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Alton M. Palmer, P.E.
Vice President

Copy: Diversified Properties
Tony Lombardo, P.E., Portland Public Works
Steve Bushey, P.E., DeLuca-Hoffman Associates, Inc.
Terry Snow, Esq.



- Pick
for file
second Nathan St





2 7'00

January 13, 2000

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

Subject: Milton Street
Revised Plans

Dear Rick:

Gorrill-Palmer Consulting Engineers, Inc. has received comments relative to the above referenced project from Anthony Lombardo, P.E. For ease of review, the comments are presented, followed by our response.

Comment 1 – Proposed Lots 165, 168 & 169 specify storm drain service connections directly into manhole structures. This appears on Sheet 5 “Conceptual Development Plan”. Public Works does not allow individual service connections into manholes and is requesting the applicant revise the plans to specify the storm drain service from Lot 168 to connect into the storm drain proposed along the southerly boundary of this lot. The services from Lots 165 & 169 should be connected into the storm drain main, in Milton Street, just ahead of the proposed manhole.

Response – The plans have been revised as requested. Seven sets of updated plans are enclosed.

Gorrill-Palmer Consulting Engineers, Inc. assumes that this completes the engineering related review of this project, and that the only outstanding item at this time is the Hodgdon issue. Please contact me if there are any other engineering, or design issues which need to be addressed.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Alton M. Palmer, P.E.
Vice President

Copy: Terry Snow, Esq.
Tony Lombardo, P.E., City of Portland
Steve Bushey, P.E., DeLuca-Hoffman Associates, Inc.
Diversified Properties

From: "Gorrill-Palmer Consulting Engineers Inc." <gpcei@maine.rr.com>
To: "Rick Knowland" <RWK@ci.portland.me.us>
Date: Sun, Jan 9, 2000 8:48 AM
Subject: Milton Street

Rick

Steve Bushey sent me an e-mail that our latest submission addressed all of his comments. Please let me know as soon as possible whether Tony Lombardo is satisfied with the Plans.

Al Palmer

January 6, 2000

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

Re: Milton Street Extension
Review Comments

Dear Mr. Knowland:

Gorrill-Palmer Consulting Engineers, Inc. has received a copy of the memorandum to Rick Knowland from Anthony Lombardo P.E., Project Engineer, Public Works Department dated January 3, 2000, regarding comments concerning the above referenced project and has prepared responses to each of their comments. For your convenience, each of his comments is repeated followed by our response.

Comment 1 – The “Conceptual Development Plan” and the plan entitled “Road Plan/Profile for the completion of Milton Street” specify conflicting utility information. DMH-19 is labeled DMH-19A on the “Road Plan/Profile”. The “Conceptual Plan” proposes a storm drain connection into DMH-19 from lots 167 & 168. The “Road Plan/Profile” specifies only a stub section of pipe. The “Conceptual Plan” proposes a storm drain connection into CB-31 from Lots 170 & 171. The “Road Plan/Profile”, instead, specifies a 12” diameter storm drain stub towards the center of Lot 171 and not towards the easement proposed between Lots 170 & 171.

Response – The “Conceptual Development Plan” has been revised to agree with the “Road Plan/Profile.” The “Road Plan/Profile” has been revised to indicate the entire limit of work for the storm drain system on the adjacent lots

Comment 2 –The” Conceptual Plan” needs to specify invert information for the proposed catch basins located in the rear yard drainage easements.

Response – Information regarding rims and inverts on the proposed catch basins have been added to the “Conceptual Plan” as well as the “Road Plan/Profile”.

Comment 3 –The “Conceptual Plan” also needs to specify sanitary sewer service stubs from the sanitary main for each proposed house lot. In addition, Public Works is requesting storm drain service stubs be specified for each lot so that the foundation drains for each home can be connected into the storm sewer proposed in Milton Street.

Response –The stubs have been added to the Conceptual Development Plan.

Mr. Rick Knowland
January 6, 2000
Page 2

Comment 4 – The “Road Plan/Profile” should also specify every storm drain and sanitary service from each proposed house lot. This is extremely useful in avoiding utility crossing conflicts.

Response – All of the storm drain and sanitary sewer services have been added to the plan view of the “Road Plan/Profile”. Previously, the services were noted for one of the lots and indicated as “typical”.

Comment 5 – Public Works is requesting the applicant produce a plan and profile that specifies development on both sides of the street and includes all proposed utility installations.

Response – As discussed with Mr. Lombardo, our office will be revising the “Road Plan/Profile” so that it depicts the construction associated with all of the infrastructure and revising the “Conceptual Development Plan” to depict all of the lot construction. These plans will be delivered to the City on Monday January 10, 2000.

Gorrill-Palmer Consulting Engineers, Inc. has also received a copy of the memorandum to Rick Knowland from Steve Bushey of DeLuca-Hoffman Associates, Inc. dated January 4, 2000, regarding this project and has prepared responses to each of his comments below:

Comment 1 - The subdivision plat by Titcomb Associates should provide adequate reference to the entire plan set including the drawings from Gorrill-Palmer Consulting Engineers, Inc. and LUC. This is important since those plans have much of the relevant data re: topo, grading, utilities, etc.

Response –A note has been added to the Subdivision Plan.

Comment 2 - The subdivision plan shows no grading easement at the rear of the Germani property. This appears necessary based on the grading shown on the Gorrill-Palmer Consulting Engineers, Inc. plan. The differences are very minor i.e. 1sf. On three lots, probably due to computer rounding. However they should be corrected.

Response –A grading easement has been added to the Subdivision plan. This land is owned by Diversified Properties as they have purchased it from Germani. The lot areas on the “Conceptual Development Plan” have been revised to be consistent with the Plat Plan.

Comment 3 - The subdivision plan shows a wetland across lots 167, 168 & 169. What is the status of the permitting for this wetland area. Also, is the entire wetland area shown since it appears the wetland limit line does not connect upon itself?

Response – The revised recording plat includes the wetland information that was presented on a “Plan Showing a Portion of Woodfords Gardens”, dated August 5, 1993 and recorded in the Cumberland County Registry of Deeds in Plan Book 196, Page 140. Jim Wolf reviewed this with Mr. Bushey and it appeared that this satisfied his concerns. Further, a 4,300 s.f. of disturbance per lot is exempt from permitting under the MDEP regulations.

Mr. Rick Knowland
January 6, 2000
Page 3

Comment 4 - The typical roadway plan shows a 24' wide road. Is Public Works OK with this since the City standard is 32' for a residential street. In addition the City standard is 5' sidewalks and not 4' as shown on the plan. Perhaps they have already received a waiver for these items. If so, disregard this comment. Public Works should have final say on these issues anyway. If a waiver has been granted then the plan should have a note placed on it to that effect.

Response –The roadway typical section complies with the Minor Residential Street standard and therefore no waiver is required. The 4' sidewalk width complies with the standards for this street classification.

Comment 5 - The Gorrill-Palmer Consulting Engineers, Inc. plans and LUC plans are not consistent in their presentation of material. The LUC plan does not show the drainage easements as does the Gorrill-Palmer Consulting Engineers, Inc. The Gorrill-Palmer Consulting Engineers, Inc. plan does not shown utilities for UG power, water and sewer. The Gorrill-Palmer Consulting Engineers, Inc. plan does not show the 12" sd stub off DMH 21B. What is the stubs purpose?

Response –The drainage easements have been added to the Land Use plan (Road Plan/Profile). The utility information has been added to the Gorrill-Palmer Consulting Engineers, Inc. plan (Conceptual Development Plan). Both plans have been revised to depict the storm drain and catch basins on the west side of the roadway.

Comment 6 - Has the Fire Department approved the number of hydrants proposed?

Response –The information regarding the water system has not been revised since July of 1999 and therefore we assume that the Fire Department is satisfied with the proposal.

Comment 7 - The applicant is proposing two new lightpoles, is this satisfactory to planning?

Response –The lightpoles have been proposed since July of 1999 and therefore we assume that the Planning Staff is satisfied with the proposal.

Comment 8 - Per the subdivision standards, the applicant is required to submit data on the preservation of existing trees/landscaping for the development area. Based on the grading plans it appears the area will be entirely cleared. Is the Planning Department concerned about tree preservation?

Response –To comply with the slope limitations imposed by the DRC extensive grading is required on all of the lots. Due to this fact, the following note was included on the subdivision plan with our original submission:

Mr. Rick Knowland
January 6, 2000
Page 4

“A minimum of two trees per lot shall be conserved or planted in the front yard of each lot meeting the City of Portland’s arboricultural specification and standard of practice and landscape design guidelines. Developer may contract for the placement of landscaping, but shall remain ultimately liable to the City of Portland for financial obligation for compliance with City ordinances and approvals. Such financial obligation shall be neither transferable nor waivable by the developer pursuant to conditions and limitations of Section 6 of the City of Portland, Maine Technical and Design Standards and Guidelines.”

Gorrill-Palmer Consulting Engineers, Inc. appreciates the opportunity to respond to the comments from Anthony Lombardo, P.E. and Steve Bushey, P.E. Please contact me should you have any questions. In summary, it appears that all of these comments are minimal in nature and should have no bearing as to whether the project is reviewed by the Planning Board at the upcoming meeting. Please contact this office to inform us as to when this project will be allowed to proceed to the Planning Board for review.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Alton M. Palmer, P.E.
Vice President

Copy: Burt Wolf, Diversified Properties
Tony Lombardo, P.E., Portland Public Works
Steve Bushey, P.E., DeLuca-Hoffman Associates, Inc.
Terry Snow, Esq.



Gorrill-Palmer Consulting Engineers, Inc.

Traffic and Civil Engineering Services

PO Box 1237
31 Main St.
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: gpcei@maine.rr.com

December 22, 1999

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

Re: Milton Street Extension
Revised Plans

Dear Mr. Knowland:

Enclosed please find seven copies of revised plans for the Milton Street Extension Subdivision. The revised plans include the adjusted lot lines for lots 171 & 172, as well as addressing comments previously received from the City. As discussed with Jim Wolf, Diversified Properties requests that this project be placed on the agenda for the January 11, 2000 planning board meeting. Diversified Properties agrees to reimburse the City for the advertising costs for this meeting if the issue with respect to the Hodgdon property line is not resolved prior to the meeting, and the project is removed from the agenda on the day of the meeting. Please contact me should you have any questions or require any additional information.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.

Alton M. Palmer, P.E.
Vice President

Copy Mr. Jim Wolf, Diversified Properties, w/Enc.
Mr. Terry Snow, Esq., w/Enc.

AMP/hh/JN99060/Knowland12-22-99

Diversified Properties, Inc.

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

December 17, 1999

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

RE: Milton Street Extension

Dear Rick:

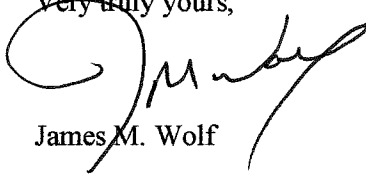
In an effort to be scheduled for Public Hearing on January 11, 2000 we wish to submit the following solution to our abutters problem.

Diversified will work with the Hodgsons and accept as a conditional of approval that sufficient land area be deeded to the Hodgsons to allow reconstruction of the barn/garage at its original location. The land will be deeded prior to the City releasing the Mylar. The proposed land area will be approved by Marge and shown on the recording plat.

Rick, we sincerely hope this proposed solution will satisfy the City. Please review this with Charlie Lane and contact me with his decision.

Once again, thank you for your cooperation.

Very truly yours,



James M. Wolf

JMW/jmy
cc. Terry N. Snow, Esq.
Al Palmer

GORRILL-PALMER CONSULTING ENGINEERS, INC.
PO BOX 1237 31 MAIN STREET
GRAY, MAINE 04039

Telephone # 207-657-6910

Fax #207-657-6912

E-Mail gpcei@maine.rr.com

FACSIMILE TRANSMITTAL SHEET

To: Marge Schunkal Fax: 874-8716
Rick Knowland 756-8258

From: A Palmer Pages: 2

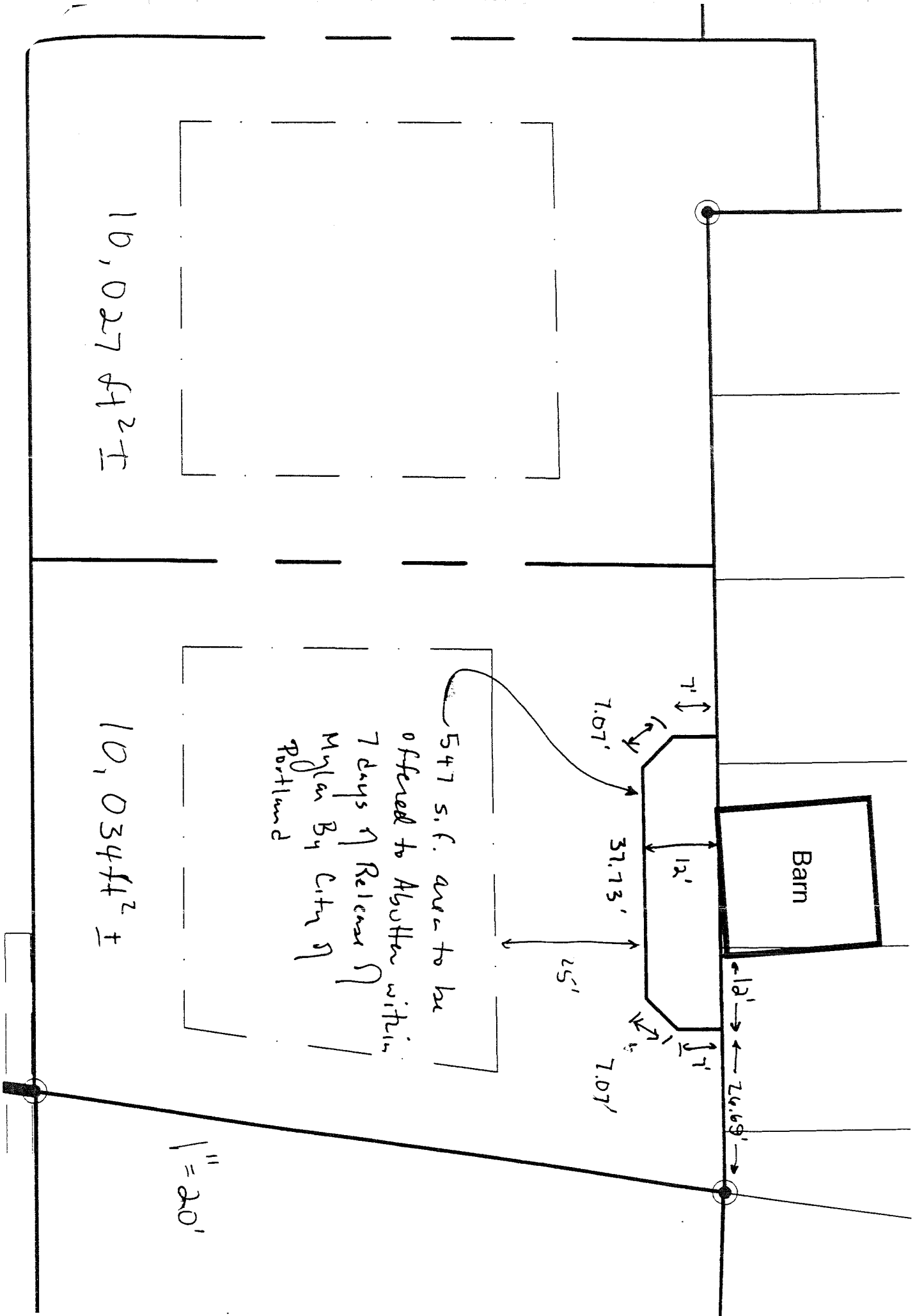
Re: Milton Street Date: 12/17/99

Urgent For Review Please Comment Please Reply For Your Information

• Comments

Marge/Rick

As I discussed with Marge yesterday, Jim Wolf would like to be on the agenda for January 11 and is willing to offer to convey the property as shown on the attached property to the Abutter as a compromise to resolve the Hodgdon encroachment. Please review the attached sketch and call me as to whether this addresses all of the City's concerns on this matter, and if the project will be scheduled for the 1/11/00 meeting. Thank you.



Diversified Properties, Inc.

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

December 15, 1999

Joseph E. Gray, Jr.
Director of Planning & Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

FAKED
12-15-99

Dear Joe:

Thank you for agreeing to meet with Al Palmer and myself on December 21, 1999 at 3:00 PM at your office. Ron Smith of Custom Built Homes may also attend. We requested this meeting to present our insight and potentially offer suggestions that we feel will enhance the residential development process. As residents and business owners, we are proud to be developers in the City, and would like to continue a dialogue that strengthens this process.

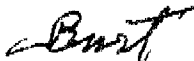
My intent is not to have a "gripe" session or a confrontational meeting. Some of the topics for the agenda would be

1. Application process for subdivision.
2. Pre-construction meetings.
3. On site inspections.
4. Temporary Certificates of Occupancy.
5. Street acceptance process by the City Council (time frame)
6. Follow up of October 24, 1996 "Customer Service Initiatives" meeting.

We hope you will welcome our suggestions, as we will look forward to your input as to how we can better work within the parameters established by your departments.

I had not planned to bring Terry Snow nor do I feel it necessary for City Attorneys to be present. Please call me as soon as possible so that we can reach a decision as to who will be attending the meeting.

Very truly yours,



Burt Wolf
LBW/jmy

cc. Bill Bray ✓
Al Palmer ✓
Terry N. Snow, Esq.

Diversified Properties, Inc.

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

December 14, 1999

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

RE: Milton Street Extension

Dear Rick:

Thank you for a copy of Charlie Lane's memo dated December 13, 1999.

We are still confused with regard to Mr. Lane's position and Diversified's involvement. The memo implies that until Mr. Hodgdon either pursues an appeal from the Zoning Board of Appeals or the period for appeal expires Diversified Properties remains involved in our abutters boundary problem.

In her letter dated December 6, 1999, Ms. Schmuckel determined that the barn/garage could not be rebuilt in its original location, and would have to be built at a location that satisfies current setbacks. If Mr. Hodgdon appeals that decision wouldn't a successive appeal allow them to rebuild the barn/garage at its original location? If so, it would appear that Diversified still would not be involved in the resolution of this issue.

Again, we ask what solution Mr. Lane suggests? Without guidance we are helpless to move our project forward. As you know, based on the legal documentation we provided we do not feel that our project should be delayed any longer.

I look forward to hearing from you and resolving this situation.

As always, thank you for your cooperation.

Very truly yours,



James M. Wolf

JMW/jmy

DIVERSIFIED PROPERTIES, INC.

P.O. BOX 10127
PORTLAND, ME 04104
TEL. (207) 773-4988
FAX (207) 773-5875

December 2, 1999

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

SENT VIA FAX

RE: Milton Street Extension/Hodgdon Property

Dear Rick:

In order to resolve the Hodgdon encroachment issue and cure its nonconformity if the barn is rebuilt on its former location, we propose the following note be added to the plan.

320 sq. ft. area shall be conveyed by Diversified Properties, Inc. to the abutter within 30 days of completion of the following:

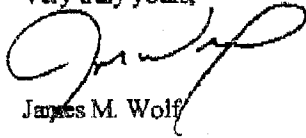
- Receipt by Diversified Properties, Inc. of a Letter of Intent to Purchase from the abutter no later than _____ (11 months from date of demolition permit)
 - Payment to Diversified Properties, Inc. by the abutter of \$1,500.00 as consideration no later than _____ (1 year from date of demolition permit)
 - Release of the Subdivision Plat by the City of Portland for recording at the Cumberland County Registry of Deeds.
-

Richard Knowland
December 2, 1999
Page 2

Please review the plat alteration with Charlie Lane. We feel this to be more than fair as the abutters problem is not ours to resolve; however, we are willing to cooperate so the Hodgdon's can rebuild in the former location and so staff will place us on the next scheduled planning board meeting.

Please contact me after review of this letter.

Very truly yours,



James M. Wolf

JMW/jmy

cc. Al Palmer

Terry N. Snow, Esq.

Joe Gray

Diversified Properties, Inc.

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

November 29, 1999

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

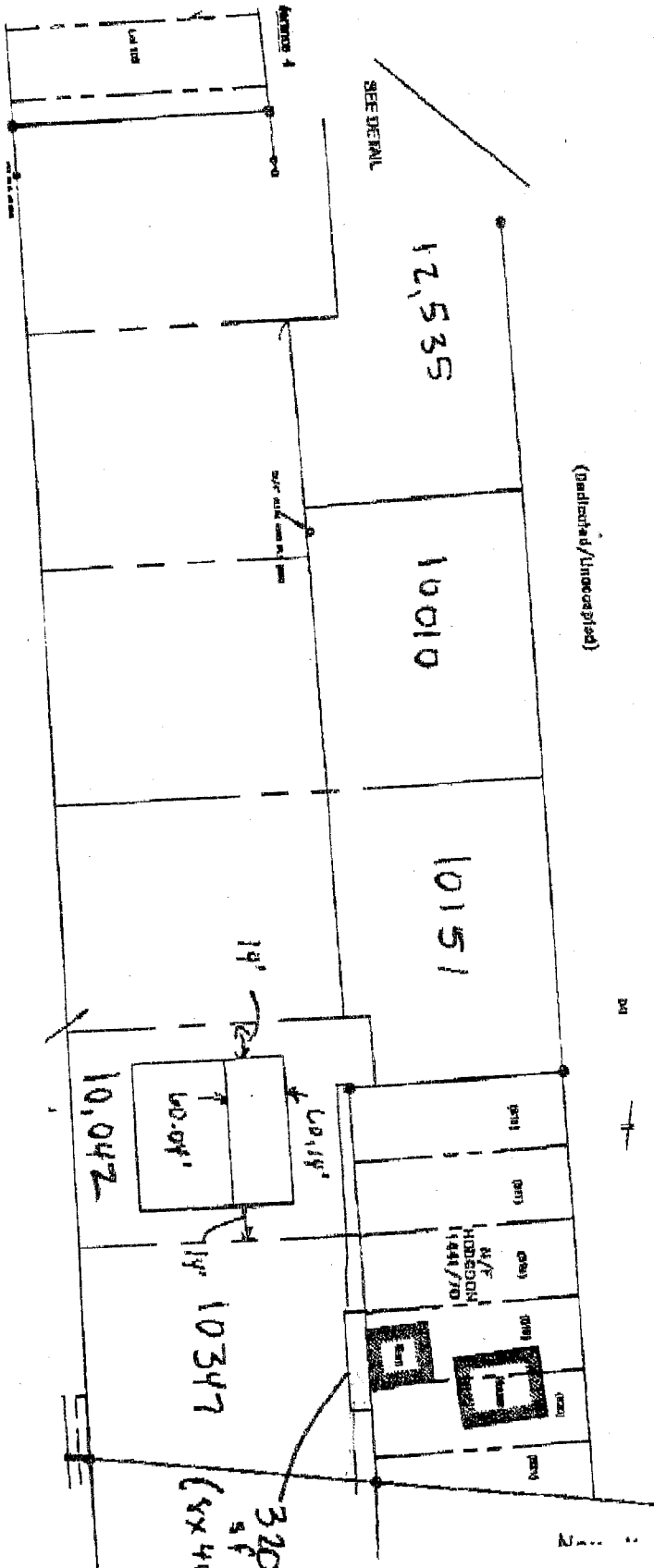
RE: Milton Street Extension

Dear Rick:

As discussed, Diversified Properties, Inc. would like to be placed on the Public Hearing on December 14, 1999.

Diversified was pulled from its scheduled November 9, 1999 hearing because the City felt a potential abutter issue may affect lot 172 on our proposed plan. Over the past 30 days we have met with building inspection and it has been determined that our abutter, James Hodgdon, does not have the legal right to rebuild his barn on the same footprint it once stood.

In an effort to help Mr. Hodgdon resolve his dilemma, we have suggest that he either A) ask the Board of Appeals for a variance, B) plan to build his garage eight feet off his property line or C) ask his title company to intervene and possibly buy the property needed in order to meet the setback. Obviously we cannot force either option, however, we are redesigning lots 171 and 172 which would allow Diversified to sell land to Mr. Hodgdon without causing our property to become nonconforming. It is this plan we wish to have in front of the board.



(partial/line/occupied)

Handwritten: *Handwritten Scribble*

Handwritten: *To Drive From A2*

11/25/1999 00:34 FAX

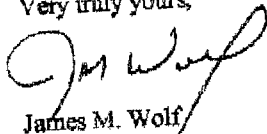
+++ DIVERSIFIED PROP 01

Rick Knowland
November 29, 1999
Page 2

Rick, we urge the Planning department to allow this plan to move forward. We have done everything in our control to resolve this issue for our neighbor while our project has been delayed.

Thank you for your cooperation and I look forward to seeing you at our December 14, 1999 Public Hearing.

Very truly yours,



James M. Wolf

JMW/jmy
Enclosures

Diversified Properties, Inc.

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

November 16, 1999

Richard Knowland
Senior Planner
City of Portland
389 Congress Street
Portland, ME 04106

RE: Milton Street Extension

Dear Rick:

Pursuant to our telephone conversation enclosed please find the following:

- Deed from Germani to Hodgdon dated 12/18/98.
- Deed from Fisher to Germani dated 8/11/75.
- Deed from Harvie to Fisher dated 2/26/68.

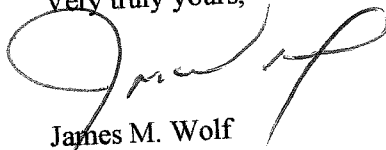
We have not researched past this point as for a 30-year period the current Hodgdon and Diversified land were held under one ownership. The division of land took place under the Germani ownership, thus, the rear setback of the barn, when it stood, appeared not to conform to current setbacks as you implied in your November 3, 1999.

Now that the barn has been removed we are unclear what problem exists which could pertain to our subdivision.

Please contact me after your review to discuss what, if any additional information is needed. We urge you to leave us on the November 23rd planning board meeting, as we do not feel this issue affects our application.

Thank you for your continued cooperation.

Very truly yours,



James M. Wolf

JMW/jmy

cc. Terry N. Snow, Esq.
Al Palmer
Marge Schmuckel

BK 14419PG070

92435

SHORT FORM WARRANTY DEED

Philip M. Germani and Nancy T. Germani, of 318 Bailey Avenue, Portland, Maine, FOR CONSIDERATION PAID, grants to James O. Hodgdon and Kristina J. Hodgdon, of 22 Munjoy South, Portland, Maine, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land, with the buildings thereon, situated on the easterly side of Bailey Avenue, in the City of Portland, County of Cumberland and State of Maine, and being Lots 516, 517, 518, 519, 520 and 521 as delineated on Plan of Lots at Forest Avenue Terrace, which Plan is dated May 7, 1910 and recorded in Cumberland County Registry of Deeds in Plan Book 12, Page 5.

Including in this conveyance all rights of way, in common with others, which the grantor has in the streets delineated on said Plans.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantees herein, by acceptance of this deed, assume and agree to pay.

Meaning and intending to convey and hereby conveying a portion of the same premises conveyed to the Grantors herein by deed of Algic D. Fischer, dated August 11, 1975 and recorded in the Cumberland County Registry of Deeds in Book 3725, Page 132.

WITNESS our hands and seals this 18th day of December, 1998.

WITNESS

Kenneth A. Adams

Philip M. Germani
Philip M. Germani

Nancy T. Germani
Nancy T. Germani

MAINE REAL ESTATE TAX PAID

BK14419PG071

STATE OF MAINE
County of Cumberland, ss

December 18, 1998

Personally appeared the above named Philip M. Germani and acknowledged the foregoing instrument to be his free act and deed.

Before me

Kimberly A. Adams
Notary Public/Attorney at Law
Print Name Kimberly A Adams
My commission expires 5/7/05

SEAL

STATE OF MAINE
County of Cumberland, ss

December 18, 1998

Personally appeared the above named Nancy T. Germani and acknowledged the foregoing instrument to be her free act and deed.

Before me

James R. Lemieux
James R. Lemieux, Attorney at Law

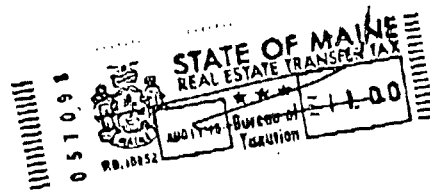
RECEIVED
REGISTRY OF DEEDS
1998 DEC 23 PM 3:52
CUMBERLAND COUNTY
John B. O'Brien

Know all Men by these Presents, That
I, **Algie D. Fischer** of Portland, County of Cumberland and State of Maine.

In consideration of one dollar and other valuable consideration paid by Philip M. Germani of 15 Bradley Street in said Portland, and Nancy A. Tourangeau of 22 Reynolds Street in said Portland, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Philip M. Germani and Nancy A. Tourangeau, as joint tenants and not as tenants in common, their heirs and assigns forever, the following described real estate:

A certain lot or parcel of land with the buildings thereon situated on the easterly side of Bailey Avenue in the City of Portland, County of Cumberland and State of Maine, and being Lots 516, 517, 518, 519, 520 and 521 as delineated on Plan of Lots at Forest Avenue Terrace, which Plan is dated May 7, 1910 and recorded in Cumberland County Registry of Deeds in Plan Book 12, Page 5.
ALSO, another certain lot or parcel of land situated on the westerly side of Harmony Street (formerly Milton Street) in said Portland, and being Lots 58 through 69 as delineated on Plan of Woodfords Garden, dated November 16, 1916 and recorded in said Registry of Deeds in Plan Book 13, Page 75.

Including in this conveyance all rights of way, in common with others, which the grantor has in the streets delineated on said Plans.
Being the same premises conveyed to this grantor by Henry J. Harvie, Administrator of the Estate of William H. Harvie, by deed dated February 23, 1968 and recorded in Cumberland County Registry of Deeds in Book 3030, Page 186.
This conveyance is made subject to real estate taxes of the City of Portland for the tax year commencing April 1, 1975.



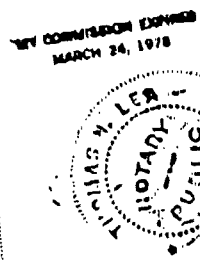
To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Philip M. Germani and Nancy A. Tourangeau, as joint tenants and not as tenants in common, their heirs and assigns, to them and their heirs and assigns forever. And I do covenant with the said Grantee, that I have lawful right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs and assigns shall and will warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons.
In Witness Whereof, I, the said Algie D. Fischer, being unmarried,

[Signature]
Signed, sealed and delivered in presence of
11th day of August

State of Maine, Cumberland, ss.
Personally appeared the above named Algie D. Fischer
AUG 11, 19 75,

and acknowledged the foregoing instrument to be his free act and deed.
Before me, *[Signature]* NOTARY PUBLIC.

STATE OF MAINE, CUMBERLAND COUNTY, SS.
Received AUG 11 1975 at 3 o'clock 09 m. P. M. and recorded in BOOK 3725 PAGE 132 Attest: *[Signature]* Register.



296

2476

RECEIVED
VIA
430
FID

KNOW ALL MEN BY THESE PRESENTS THAT I, Henry J. Harvie, Administrator of the Estate of William H. Harvie, late of Portland, in the County of Cumberland and State of Maine, Intestate, having on the 27th day of December, 1967, obtained license from the honorable Nathaniel L. Haskell, Judge of probate within and for the County of Cumberland and State of Maine, to sell and convey at private sale the real estate hereinafter described, of the said William H. Harvie, for the sum of three thousand, five hundred (\$3,500.00) dollars, the same being an advantageous offer therefor, and having agreeably to the order and decree of said court, given due notice upon the petition for license to make such sale, and having given the bond required by law, by virtue of the power and authority with which I am as aforesaid vested, and in consideration of the aforesaid sum of three thousand, five hundred (\$3,500.00) dollars, to me paid by Algie D. Fischer, of said Portland, the receipt whereof I do hereby acknowledge, have given, granted and sold, and by these presents do give, grant, sell and convey to the said Algie D. Fischer, his heirs and assigns forever, the following described real estate, viz:

A certain lot or parcel of land, with the buildings thereon, situated on Bailey Avenue, in Portland, in the County of Cumberland and State of Maine, being lots numbered five hundred sixteen, five hundred seventeen, five hundred eighteen, five hundred nineteen, five hundred twenty and five hundred twenty-one, (516, 517, 518, 519, 520, and 521), as shown on plan of lots at Forest Avenue Terrace belonging to Jacob W. Wilbur, said plan being made by A. L. Elliot, C. E., dated May 7, 1910, and recorded in Cumberland County Registry of Deeds, Plan Book 12, Page 5. Containing

taken together, according to said plan, fourteen-thousand, six hundred seventy-nine (14,679) square feet, more or less. Together with the fee insofar as Lilla L. Harvie had the right so to convey the same of all the streets and ways shown on said plan, and subject to the right of all said lot owners to make any customary use of said streets and ways.

Also another certain lot or parcel of land situated on Harmony Road, formerly Milton Street, in said Portland, being lots numbered fifty-eight, fifty-nine, sixty, sixty-one, sixty-two, sixty-three, sixty-four, sixty-five, sixty-six, sixty-seven, sixty-eight, and sixty-nine (58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, and 69) as shown on plan of lots at Woodford's Garden belonging to J. W. Wilbur Co., Inc. said plan being made by Ernest W. Branch, C. E., dated November 16, 1916, and recorded in said Registry of Deeds, Plan Book 13, Page 75. Containing taken together, according to said plan, forty-one thousand four hundred sixty-four (41,464) square feet, more or less. Together with the fee in so far as the said Lilla L. Harvie had the right so to convey the same of all the streets and ways shown on said plan, in common with the owners of the other lots shown on said plan and subject to the right of all the said lot owners to make any customary use of said street and ways.

The above described real estate was acquired by William H. Harvie, under the Last Will and Testament of Lilla L. Harvie.

To have and to hold the same, with all the privileges and appertinences to the same belonging, in manner as aforesaid, to the said Algis D. Fischer, of said Portland, his heirs and assigns forever.

And I, the said Henry J. Harvie, in my said capacity, do covenant to and with the said Algis D. Fischer, his heirs and assigns, that I have in all things observed the rules and directions of law relative to the selling of said estate, and have good right and lawful authority to sell and convey the same in manner aforesaid.

IN WITNESS WHEREOF, I herewith set my hand and seal in my said capacity, this 23 day of February in the year of our Lord, one-thousand, nine hundred and sixty-eight.

Signed, sealed and delivered in presence of

Henry J. Harvie
Administrator as aforesaid

STATE OF MAINE
CUMBERLAND, SS.

February 23, 1968.

Personally appeared the above-named Henry J. Harvie, Administrator of the Estate of William H. Harvie, and acknowledged the above instrument to be his free act and deed, in said capacity.

Before me,

Charles D. Chapman Jr.
Justice of the Peace

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE FEB 26 1968
Received at 12 16 PM and recorded in
BOOK 7030 PAGE 386 Samuel P. T. Jones Registrar

2432
Know All Men by These Presents, that

we, ROBERT BOUTHRET and PEGGY BOUTHRET, both of Westbrook in the County of Cumberland and State of Maine,

In consideration of (\$5,500.00) FIVE THOUSAND FIVE HUNDRED dollars, paid by the Gorham Savings Bank, a corporation established by law at Gorham in the County of Cumberland, and State of Maine, the receipt whereof is hereby acknowledged, we hereby give, grant, bargain, sell and convey unto the said Gorham Savings Bank, its successors and assigns forever the following described real estate.

A certain lot or parcel of land with the buildings thereon, situated in said Westbrook on the westerly side of Dearborn Street, and being Lot numbered Ninety-Five (95) as shown on Plan of Longfellow Heights Annex as made by E. C. Jordan and Co. and recorded in Cumberland County Registry of Deeds, in Plan Book 14, Page 48.

Together with the fee in land in said Dearborn Street in front of and adjoining said lot and extending from the Street line to the middle of said Street, subject nevertheless to the rights of others to use same as a Street.

Together with the ownership to the water pipeline laid from Longfellow Street to the house on said premises.

Being the same premises conveyed to the Grantors herein by Alfred K. Ferry by Warranty Deed of recent date recorded in said Registry of Deeds.

Discharge
Book 359
Page 106

Diversified Properties, Inc.

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

November 18, 1999

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

RE: Milton Street Extension

Dear Rick:

Thank you for calling me yesterday and explaining the outcome of your staff meeting. Unfortunately, we do not understand the problem that the Hodgdon's may have in the future affects our project. What concerns us more is our land planner and attorney do not see where we are involved in this situation.

As shown, the Hodgdon's purchased a lot with a garage with nonconforming setbacks. They have demolished the building and, if the lot were grandfathered, would be able to reconstruct the building. However, the lot is not grandfathered.

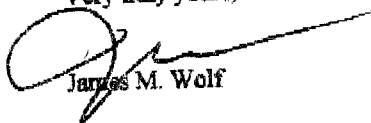
Our question, why are we being delayed? What have we done wrong that will make the city again postpone letting us develop our property.

Again, we request to be placed on the November 23rd Public Hearing. We understand this issue may still be lingering, however, we wish to let the board make the decision. We do not want to seem difficult or pushy, but this project has been lingering for months, the garage was always shown on our plan (although it has now been removed), and the abutting lot is not a grandfathered lot for setbacks.

Please speak with Joe and contact me.

Thank you for your cooperation.

Very truly yours,



James M. Wolf

CC. Al Palmer
Terry N. Snow

Diversified Properties, Inc.

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

November 17, 1999

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

RE: Milton St. Extension

Dear Rick:

The purpose of this memo is to bring you up to speed on the remaining responsibilities of Diversified Properties.

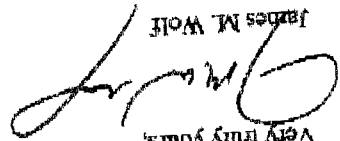
1. I spoke with Marge yesterday afternoon and I am hopeful that the deed information provided and the fact the barn no longer exists will eliminate the concern of the possible nonconforming lot by the abutter. Being the barn is no longer encroaching and the lot is large enough size wise we do not feel this situation is our concern.

2. Later today I will deliver a new recording plat which eliminates the barn encroachment from the plan.

3. Later today I will deliver the new construction plans which will incorporate the 24-foot road and Tony Lombardo's comments. I believe the above material will complete our submission, thus, I again ask that we remain on the November 23rd public hearing.

Thank you for all of your efforts.

Very truly yours,



James M. Wolf

JMW/jmy

cc: Al Palmer
Terry N. Snow, Esq.

Diversified Properties, Inc.

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

SENT VIA FAX AND FIRST CLASS MAIL

October 19, 1999

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

RE: Milton Street Extension

Dear Rick:

Attached is a copy of the letter I received from the Portland Water District. I believe this answers the question regarding water.

Very truly yours,



James M. Wolf

JMW/jmy

Enclosure

cc. Al Palmer



Gorrill-Palmer Consulting Engineers, Inc.

Traffic and Civil Engineering Services

PO Box 1237
31 Main St.
Gray, ME 04039

207-657-6910
FAX: 207-657-6912
E-Mail: gpcei@maine.rr.com

October 18, 1999

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

Re: Milton Street Extension
Review Comments

Dear Mr. Knowland:

Gorrill-Palmer Consulting Engineers, Inc. has received a copy of your letter dated October 13, 1999, regarding comments concerning the above referenced project and has prepared responses to each of their comments. For your convenience, each of his comments is repeated followed by our response.

Comment 1 - A recording plat and subdivision needs to be submitted reflecting the latest changes. A street cross-section will need to be on the recording plat.

Response - A revised recording plat is enclosed with this letter, reflecting the latest changes and a typical street cross-section.

Comment 2 - The plan needs to be revised reflecting a 24 foot wide roadway pavement.

Response - Land Use Consultants is in the process of revising these plans and they will be forwarded to your office upon completion. It would appear that this project could be scheduled for the public hearing, and that any necessary revisions to these plans to address comments from Public Works could be a condition of approval. This approach has been used on other projects in the City.

Comment 3 - Wetland delineation has not been submitted.

Response - The revised recording plat includes the wetland information that was presented on a "Plan Showing a Portion of Woodfords Gardens", dated August 5, 1993 and recorded in the Cumberland County Registry of Deeds in Plan Book 196, Page 140.

Comment 4 - See attached e-mail from Larry Ash, City Traffic Engineer. He indicates that the Newell Street stub along lot 175 should be built.

Response - A portion of Milton Street (northerly end) was constructed as part of the Grondin Subdivision which included a gravel turnaround for Newell Avenue. Although the Grondin Subdivision included one lot with frontage on Newell Avenue, it appears that the only

Mr. Rick Knowland
October 18, 1999
Page 2

construction that was required for Newell was to leave a 24' opening in the Milton Street, and construct a gravel turnaround (presumably for plowing). Milton Street was constructed to approximately 25' beyond Newell, with curb continuing past the opening that was reserved for Newell. Any further work on Newell Avenue at this time would require removal of the tipdowns and cutting of the existing pavement that was just completed this summer, approved by the City and would presumably still be under a performance or defect bond. As no lots are presently proposed for access to/from Newell, it would not appear that there is any need for further construction of Newell Avenue at this time. In the event that the future development of Lots 173-176 require development of Newell Avenue for access, roadway plans for Newell would be submitted for approval prior to any building permit being obtained (refer to Note on Plat for confirmation)

Comment 5 – A letter from Portland Water District should be submitted.

Response – A letter from the Portland Water District is enclosed.

Comment 6 – A financial capacity letter should be submitted.

Response – Diversified Properties will be providing a financial capacity letter under separate cover.

Comment 7 – We have received a letter dated 10-8-99 from Al Palmer responding to Jim Wendel's comments dated 8-29-99. Steve Bushey is in the process of reviewing this letter.

Response – The package dated 10-8-99 was delivered to DeLuca-Hoffman Associates, Inc. and we are awaiting any further comments that they may have.

Comment 8 – Downstream drainage impact.

Response – Our office has discussed this matter with Mr. Bushey, principally, that the proposed storm drain piping for this project is connecting to existing storm drain pipes in both ends of Milton Street. These pipes were approved by the City as part of the Hillcrest West and Grondin Subdivisions. We are awaiting a response from Mr. Bushey as to any additional information that he may require with respect to connection to these previously installed pipes in Milton Street.

Comment 9 – Total land area of the site and lots.

Response – A table including the total land area and lot sizes has been added to the recording plat.

Comment 10 – Vicinity sketch.


Response – A vicinity sketch has been added to the recording plat.

Mr. Rick Knowland
October 18, 1999
Page 3

Gorrill-Palmer Consulting Engineers, Inc. appreciates the opportunity to respond to the these comments and await a response from DeLuca-Hoffman Associates, Inc. as to whether they require any additional information regarding drainage. Please contact me should you have any questions or require any additional information.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Alton M. Palmer, P.E.
Vice President

Copy Mr. Jim Wolf, Diversified Properties, w/Enc.
Mr. Terry Snow, Esq., w/Enc.

AMP/hh/JN99060/Knowland10-8-99



Portland Water District

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

(207) 774-5961
FAX (207) 761-8307
www.pwd.org

October 18, 1999

James M Wolf
Diversified Properties, Inc
PO Box 10127
Portland, Me 04104

Re: Milton Street water main extension

Dear jim,

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed 11 lot sub-division located at Milton Street in Portland. The current water main will need to be extended in Milton Street between Newell Ave. and Saugus Street. Checking District records, I find there is an 8" water main in Saugus St. and an 8" water main in Newell Ave. This will require a 560' main extension to serve your proposed sub-division.

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

Saugus Street @Milton St.
Hydrant # 1801
Static pressure = 83 PSI
Flow = 1443GPM
Last Tested = 7/18/94

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

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator

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

FACSIMILE TRANSMITTAL SHEET

TO: Rick Knowland FROM: Jim Wole
COMPANY: _____ DATE: 10-15-99
FAX NUMBER: _____ TOTAL NO. OF PAGES INCLUDING COVER: 2
PHONE NUMBER: _____
RE: Milken St. Lots 162-166

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

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

Diversified Properties, Inc.

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

COPY

October 15, 1999

Steve Bushey
DeLuca Hoffman Associates, Inc.
778 Main Street, Suite 8
So. Portland, ME 04106

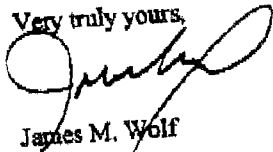
RE: Milton Street, Lots 162-166

Dear Steve:

Pursuant to the request of Jim Wendell enclosed please find the existing data point elevations on the above referenced lots. If additional information is needed, please contact either Al Palmer or myself.

Thank you for your cooperation.

Very truly yours,



James M. Wolf

JMW/jmy
Enclosures
cc. Al Palmer
Rick Knowland

iv. Stabilize the slope with stone riprap -- The applicant will place a layer of stone riprap on the slope by November 15. The applicant will hire a registered professional engineer to determine the stone size needed for stability and to design a filter layer for underneath the riprap.

3. Standard for the timely stabilization of disturbed soils -- By September 15 the applicant will seed and mulch all disturbed soils on areas having a slope less than 13%. If the applicant fails to stabilize these soils by this date, then the applicant will take one of the following actions to stabilize the soil for late fall and winter.

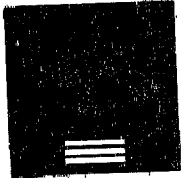
i. Stabilize the soil with temporary vegetation -- By October 1 the applicant will seed the disturbed soil with winter rye at a seeding rate of 3 pounds per 1000 square feet, lightly mulch the seeded soil with hay or straw at 75 pounds per 1000 square feet, and anchor the mulch with plastic netting. The applicant will monitor growth of the rye over the next 45 days. If the rye fails to grow at least three inches or fails to cover at least 75% of the disturbed soil before November 15, then the applicant will mulch the area for over-winter protection as described in item iii of this standard.

ii. Stabilize the soil with sod -- The applicant will stabilize the disturbed soil with properly installed sod by October 1. Proper installation includes the applicant pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.

iii. Stabilize the soil with mulch -- By November 15 the applicant will mulch the disturbed soil by spreading hay or straw at a rate of at least 150 pounds per 1000 square feet on the area so that no soil is visible through the mulch. Prior to applying the mulch, the applicant will remove any snow accumulation on the disturbed area. Immediately after applying the mulch, the applicant will anchor the mulch with plastic netting to prevent wind from moving the mulch off the disturbed soil.

STANDARDS FOR STABILIZING SITES FOR THE WINTER

1. **Standard for the timely stabilization of ditches and channels** -- The applicant will construct and stabilize all stone-lined ditches and channels on the site by November 15. The applicant will construct and stabilize all grass-lined ditches and channels on the site by September 15. If the applicant fails to stabilize a ditch or channel to be grass-lined by September 15, then the applicant will take one of the following actions to stabilize the ditch for late fall and winter.
 - i. **Install a sod lining in the ditch** -- The applicant will line the ditch with properly installed sod by October 1. Proper installation includes the applicant pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, watering the sod to promote root growth into the disturbed soil, and anchoring the sod with jute or plastic mesh to prevent the sod strips from sloughing during flow conditions.
 - ii. **Install a stone lining in the ditch** -- The applicant will line the ditch with stone riprap by November 15. The applicant will hire a registered professional engineer to determine the stone size and lining thickness needed to withstand the anticipated flow velocities and flow depths within the ditch. If necessary, the applicant will regrade the ditch prior to placing the stone lining so to prevent the stone lining from reducing the ditch's cross-sectional area.
2. **Standard for the timely stabilization of disturbed slopes** -- The applicant will construct and stabilize stone-covered slopes by November 15. The applicant will seed and mulch all slopes to be vegetated by September 15. The department will consider any area having a grade greater than 15% (10H:1V) to be a slope. If the applicant fails to stabilize any slope to be vegetated by September 15, then the applicant will take one of the following actions to stabilize the slope for late fall and winter.
 - i. **Stabilize the soil with temporary vegetation and erosion control mats** -- By October 1 the applicant will seed the disturbed slope with winter rye at a seeding rate of 3 pounds per 1000 square feet and apply erosion control mats over the mulched slope. The applicant will monitor growth of the rye over the next 45 days. If the rye fails to grow at least three inches or fails to cover at least 75% of the disturbed slope by November 15, then the applicant will cover the slope with a layer of woodwaste compost as described in item iii of this standard or with stone riprap as described in item iv of this standard.
 - ii. **Stabilize the slope with sod** -- The applicant will stabilize the disturbed slope with properly installed sod by October 1. Proper installation includes the applicant pinning the sod onto the slope with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil. The applicant will not use late-season sod installation to stabilize slopes having a grade greater than 33% (3H:1V) or having groundwater seeps on the slope face.
 - iii. **Stabilize the slope with woodwaste compost** -- The applicant will place a six-inch layer of woodwaste compost on the slope by November 15. Prior to placing the woodwaste compost, the applicant will remove any snow accumulation on the disturbed slope. The applicant will not use woodwaste compost to stabilize slopes having grades greater than 50% (2H:1V) or having groundwater seeps on the slope face.



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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

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

MEMORANDUM

TO: Rick Knowland, Senior Planner

FROM: Steve Bushey, Acting Development Review Coordinator


RE: Hilton Garden Inn Proposal

DATE: October 14, 1999

I have reviewed the application materials dated August 30, 1999 and September 13, 1999 prepared by Sebago Technics and provide the following comments:

1. The project plans are generally complete and provide adequate information and design to address the projects stormwater management and erosion and sedimentation control needs.
2. The Applicant should obtain a MeDEP NRPA permit for the proposed wetland impacts.
3. The Applicant should receive Planning Board approval from the City of South Portland.
4. The Applicant should provide signoff letters from the utility pipeline companies for work within their easements and provide evidence of said signoffs to the City.
5. The proposed project meets the thresholds of a MeDEP Chapter 500 Stormwater permit. The Applicant has provided sufficient measures including a stormwater wetpond to meet both the water quantity and water quality treatment measures required by the State and local regulations.
6. The applicant should provide an executed Drainage Maintenance Agreement to the City when available.
7. The site plan should be modified to include additional geometric and layout control data. This may be either a baseline, coordinates of various points or some combination.
8. The Applicant should include the MeDEP's Standards for Wintertime Construction as part of the erosion control notes. A copy is attached.

If you have any questions regarding my comments, please call this office.



 Stephen R. Bushey, P.E. *19*

Diversified Properties, Inc.

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

October 14, 1999

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

RE: Maggie Lane Subdivision

Dear Rick:

Thank you for a copy of your memo to Alex Jeagerman dated October 1, 1999, which I received on October 12, 1999. I hope to be delivering all of those items requested to you on Monday, October 18, 1999. I do ask that because our bond has been on order for sometime that one bond be accepted for the entire construction project. Also, would you please review your file as I believe you will find that 7 copies of the plan were previously submitted.

I look forward to meeting with you on Monday and beginning construction on the light early in the week.

Thank you for your continued cooperation.

Very truly yours,



Burt Wolf
LBW/jmy

cc. Terry N. Snow, Esq.

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

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

TO *Rick Knowland*

LETTER OF TRANSMITTAL

JOB NUMBER/PHONE <i>99060</i>	DATE <i>8-19-99</i>
ATTENTION <i>Rick Knowland</i>	
RE: <i>Milton Street</i>	

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

Shop drawings Prints Plans Specifications Samples

Copy of letter Change order Other:

COPIES	DATE	NUMBER	DESCRIPTION
<i>1</i>			<i>Revised Plans</i>

THESE ARE TRANSMITTED as checked below:

For your approval Approved as submitted Resubmit _____ copies for approval

For your use Approved as noted Submit _____ copies for distribution

As requested Returned for corrections Return _____ corrected prints

For review and comment Other

FOR BIDS DUE/DATE: _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO

SIGNED *Al Palmer*

October 8, 1999

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

Re: Milton Street Extension
Review Comments

Dear Mr. Knowland:

Gorrill-Palmer Consulting Engineers, Inc. has received a copy of the memorandum to Rick Knowland from DeLuca-Hoffman Associates, Inc., dated August 24, 1999, regarding comments concerning the above referenced project and has prepared responses to each of their comments. For your convenience, each of his comments is repeated followed by our response.

Comment 1 – Due to the native soil and the type of soil that will likely comprise the fill necessary to raise the grades as proposed, we recommend that the slopes of the inverts of the broad swales and the grading away from the houses are a minimum of 2.5%. If this minimum slope cannot be achieved, then catch basin inlets are recommended to be added to the plan; the locations would be at the common property lines between lots 169 and 170, and between lots 172 and 171 and 173. Also, the swales should be moved to straddle the nearest common property line and 20" private drainage easements should be located to encompass the catch basins and swales. The private drainage easements should include a drainage maintenance agreement with the City; the standard agreement is in the City's technical standards manual.

Response – The grading has been revised to include 2.5% slopes within swales and away from all structures. Catch basins have been added at the back of the lots between lots 167 and 168 and lots 170 and 171. A field inlet has been added to lot 167 to drain the area along the property line. Drainage easements have been included where necessary.

Comment 2 –We recommend that the proposed grading on lot 167 be raised 1'. How does this lot currently drain?

Response – This comment has been addressed in response #1.

Comment 3 –Based on the City's technical standards, stormwater detention is required since the existing storm drain outfall does not discharge flow directly to the ocean. Also, it appears that the project will exceed 1 acre of new impervious surface due to the road/sidewalk, roofs and drives, and will require a stormwater permit for quantity.

Mr. Rick Knowland
October 8, 1999
Page 2

Response - As we discussed in our recent telephone conversation, this project is the completion of a city street. Storm drain piping exists within the portions of Milton Street that are being extended as part of this project. On the Saugus Street end, the 12" storm drain in Milton Street connects to the 36" storm drain in Saugus which outlets to a swale and eventually the Presumpscot River. When the City reviewed the plans for Saugus, it was determined that detention was not warranted as the storm drain system was tributary to the Presumpscot River. On the Beverly Street end, the 12" storm drain in Milton Street will connect to an existing 15" main in Beverly, which was approved by the City as part of the Grondin Subdivision. Based upon our discussion, it is our understanding that detention will not be required.

A Stormwater Permit is not required from the MDEP as the impervious surfaces associated with the residential development is exempt from review, pursuant to Section 420-D.7.E.

Comment 4 - The type "F" basin should be noted as a 2' diameter structure; Public Works requires round grates and frames only.

Response - The Type "F" basins have been noted as 2' diameter structure with a round frame and grate per Public Works requirements.

Comment 5 - A response is needed for the comments provided in a June 18, 1999 memo to you regarding lots 162 - 166.

Response - This comment will be addressed separately by Land Use Consultants.

Gorrill-Palmer Consulting Engineers, Inc. appreciates the opportunity to respond to the comments from DeLuca-Hoffman Associates, Inc. Please contact me should you have any questions.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Alton M. Palmer, P.E.
Vice President

Copy: Mr. Steve Bushey, P.E.
Mr. Jim Wolf, Diversified Properties

GORRILL-PALMER CONSULTING
ENGINEERS INC.

PO BOX 1237
GRAY, MAINE 04039

TELEPHONE# 207-657-6910

FAX # 207-657-6912

FACSIMILE TRANSMITTAL SHEET

To: Rick Knowland Fax: 756-8258

From: A. Palmer Pages: 9/23/99

Re: H. Ho Street Date: 2

Urgent For Review Please Comment Please Reply For Your Information

● Comments:

Rick

Please call to discuss how lots along Bailey
should be shown on recording plat as
Jim does not plan to construct Bailey
at this time.

September 15, 1999

Mr. Larry Ash, P.E.
City of Portland
55 Portland Street
Portland, ME 04101-3503

Subject: Milton Street Extension

Dear Larry,

Tom and I appreciated the opportunity to meet with you the other day to discuss the above referenced project. As we discussed, the factors which were used to develop the present layout of the subdivision included:

- ◆ As the Planning Board had approved Tucker Avenue with "double frontage" lots (other frontage on Beal) it appears that the logical development sequence for the remaining streets would be to:
 - ❖ Skip Beal Avenue and construct Tarbell with double frontage lots (with the other frontage to the west being on Beal and to the east on Bailey).
 - ❖ Construct Milton Street (with double frontage lots to the west on Bailey) and complete the Beverly to Saugus loop. Thus when the City desires a vehicular loop, connect Tarbell to Tucker with a walking path over Newall to Milton which would appear to be consistent with the Transportation Plan which encourages multiple access.

Due to the cost of constructing a city street, a developer needs to have lots on both sides of the roadway, which would seem to preclude the construction of Beal, based on the Board's recent decision, and the fact that the lots on the east side of Beal are only 70' deep, which does not allow an adequate building envelope using the existing zoning ordinances front and rear setbacks of 25'.

- ◆ The present layout includes 9 lots on the west side of Milton Street. If the developer were to construct a portion of Bailey, a minimum of 6 lots would still have frontage and access on Milton, a difference of only 3 lots. Prior traffic studies performed in the area have shown that Newton, Stuart and Saugus Streets can handle through traffic.
- ◆ The shortest amount of roadway for the developer to construct along Bailey would be to construct Newell from Milton to Bailey, and then Bailey along the limit of their frontage. This would result in a connection to the existing paved/gravel section of Tarbell. As you are aware, Tarbell is approximately 12' wide. The Development Team was of the opinion that this connection would not be in the best interests of the neighborhood or the City. Although the

Mr. Larry Ash
September 15, 1999
Page 2

proposed lots would have a roadway built to City standards for a connection to Milton, there may be a tendency to use Tarbell, particularly if a resident was travelling to the west. With Tarbell only being 12' wide, this would not seem to be a desirable condition. The developer and our office have serious concerns as to the safety of Tarbell when connected in its existing condition to the 100 plus homes in Woodfords Gardens, which in theory could use Tarbell. Tarbell is 12' wide and has no sidewalks.

We appreciated the opportunity to meet with you last week and await your decision. If you would like to conduct a site walk with us or desire any additional information, please contact this office.

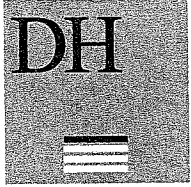
Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Alton M. Palmer, P.E.
Vice President

Copy: Mr. Jim Wolf, Diversified Properties
Mr. Rick Knowland, City of Portland Planning Dept.



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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

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

MEMORANDUM

TO: Rick Knowland, Senior Planner

FROM: Jim Wendel, PE, Development Review Coordinator

DATE: August 24, 1999

RE: Site Plan/Subdivision Review
Milton Street Phase
Woodfords Gardens, a.k.a. Forest Avenue Terrace-dated 1910

A review of the concept grading plan of the latest submission dated July 29, 1999 for lots 167-175 has been completed. We offer the following comments:

1. Due to the native soil and the type of soil that will likely comprise the fill necessary to raise the grades as proposed, we recommend that the slopes of the inverts of the broad swales and the grading away from the houses are a minimum of 2.5%. If this minimum slope cannot be achieved, then catch basin inlets are recommended to be added to the plan; the locations would be at the common property lines between lots 169 and, 168 and 170, and between lots 172 and, 171 and 173. Also, the swales should be moved to straddle the nearest common property line and 20' private drainage easements should be located to encompass the catch basins and swales. The private drainage easements should include a drainage maintenance agreement with the City; the standard agreement is in the City's technical standards manual.
2. We recommend that the proposed grading on lot 167 be raised 1'. How does this lot currently drain?
3. Based on the City's technical standards, stormwater detention is required since the existing storm drain outfall does not discharge flow directly to the ocean. Also, it appears that the project will exceed 1 acre of new impervious surface due to the road/sidewalk, roofs and drives, and will require a stormwater permit for quantity.
4. The type "F" basin should be noted as a 2' diameter structure; Public Works requires round grates and frames only.
5. A response is needed for the comments provided in a June 18, 1999 memo to you regarding lots 162-166.

Should you have any questions, please call.

July 29, 1999

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

RE: Workshop Submission
Milton Street Subdivision

Dear Rick:

On behalf of Diversified Properties, Inc., Gorrill-Palmer Consulting Engineers, Inc. is pleased to submit seven (7) copies of plans for the above referenced project for review by Staff and the Planning Board. It is Diversified Properties, Inc.'s desire that the project be scheduled for a workshop session at the August 24, 1999 Planning Board Meeting.

The project, known as the Milton Street Subdivision, consists of 14 lots on the east and west sides of Milton Street between Saugus Street and Beverly Street. The project will reconfigure 35 existing lots on the west side of Milton street into 9 lots. On the east side of Milton Street, 16 existing lots will be reconfigured to 5 lots.

Internal Access

The project will construct approximately 600 feet of Milton Street, a dedicated / unaccepted street. The roadway will be constructed to City Standards for a public street with a paved width of 24' and sidewalks on both sides of the roadway. Access to all of the proposed lots will occur from Milton Street. Plans for the roadway have been prepared by Land Use Consultants. These plans depict a 32' wide paved width, in accordance with previous Portland City Standards. Land Use Consultants is in the process of revising the plans to a 24' paved width and will be incorporating sewer and other utility service stubs in accordance with a comment received from Anthony Lombardo, P.E. dated June 7, 1999. Revised plans will be forwarded to the City upon receipt.

The remaining comments from Mr. Lombardo's June 7, 1999 memorandum have been incorporated into the enclosed plans.

Lot Layout

The lots have been laid out to conform to City standards. A potential buildout of each lot has been provided to demonstrate the developability of the various lots. The actual buildout of the lots may vary from these plans with respect to building location, size and driveway

Mr. Rick Knowland
July 29, 1999
Page 2

location. A potential grading plan has also been prepared for the subdivision denoting recommended sill elevations and grading on individual lots.

Utility Service

Public water, sewer and electrical / cable / telephone service will be constructed within Milton Street with services provided to the individual lots. Preliminary transformer pad easements have been shown on the subdivision plan.

Drainage

A 12" storm drain pipe is proposed within this section of Milton Street, connecting to the existing public storm drains at each end of the proposed roadway. The developed area (building and driveway) for each lot has been graded with the intent of surface flow to the catch basins in Milton Street.

Diversified Properties, Inc. and Gorrill-Palmer Consulting Engineers, Inc. look forward to the review of this project. Please contact this office with any questions.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Alton M. Palmer, P.E.
Vice President

Enclosures: Conceptual Development Plan for West Side of Milton Street prepared by
Gorrill-Palmer Consulting Engineers, Inc.
Road Plan / Profile (Sheets 1 - 3) for Milton Street prepared by Land Use
Consultants
Subdivision Plan prepared by Titcomb Associates

Copy: Mr. Jim Wolf, Diversified Properties, Inc. w/Enc.
Mr. Terry Snow, Esq. W/Enc.

DIVERSIFIED PROPERTIES, INC.

P.O. BOX 10127
PORTLAND, ME 04104
TEL. (207) 773-4988
FAX (207) 773-6875

June 4, 1999

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

RE: Milton Street Extension

Dear Rick:

Pursuant to our conversation, I understand that Corporation Counsel feels the amended plan of Milton Street lots needs Planning Board approval. While Corporation Counsel and Terry Snow discuss this difference of opinion, I formally request that the 5 lots shown on the plan submitted be reviewed for 1st line changes and placed on a Planning Board Agenda. My understanding is the June 22nd meeting is open and you will ask Joe Gray if he feels this project can go directly to public hearing. Being lot line changes creating fewer lots is being requested this appears quite simple.

Thank you for your cooperation.

Very truly yours,



James M. Wolf

JMW/jmy
cc. Terry N. Snow, Esq.

Diversified Properties, Inc.

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

May 27, 1999

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

RE: Beverly Street Subdivision.


Dear Rick:

Enclosed please find a progress print for Grondin's Beverly Street Subdivision. Note 4 includes lots 162-167, however, because these lots were not to be constructed along with the others described they were omitted from the final plan.

I believe this shows that these changes were reviewed and ready for staff change if the road had been constructed. Now that we are prepared to construct the road it would seem that the same review criteria should apply to our lots as applied to the Grondin lots.

Thank you for your cooperation.

Very truly yours,


James M. Wolf

JMW/jmy
Enclosure

DIVERSIFIED PROPERTIES, INC.

P.O. BOX 10127
PORTLAND, ME 04104
TEL. (207) 773-4988
FAX (207) 773-6875

May 26, 1999

FAX MEMO

TO: Rick Knowland

FROM: Jim Wolf

RE: Milton Street Extension

In reviewing files I found the attached letter from Joe to Grondin confirming revisions to a plat and realized the City is now taxing the Milton Street property under the new descriptions we show on our plan. Please review the current tax maps.

Thank you for your cooperation.



CITY OF PORTLAND

March 3, 1993

R.J. Grondin & Sons
11 Bartlett Road
Gorham, ME 04038

RE: Amendment to Woodfords Gardens Subdivision

Dear Mr. Grondin:

This letter is to confirm the revision to the subdivision plat for Woodfords Gardens as depicted on the plan by Land Use Consultants dated 2/8/93 and amended 2/22/93. The alterations to the original recording plat have been approved by the City of Portland Department of Planning and Urban Development in compliance with Section 14-496(3) of the Subdivision Ordinance. Five (5) copies of the plat, one (1) of which shall be on mylar shall be submitted to the Planning Authority. The registry book and page number shall be recorded on the five (5) copies. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision, please contact the Planning staff at 874-8300, ext. 8722.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph E. Gray, Jr.", written over a printed name and title.

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

cc: Alexander Jaegerman, Chief Planner
Melodie Esterberg, Development Review Coordinator
P. Samuel Hoffses, Chief of Building Inspections
Jeff Tarling, City Arborist
Lt. Gaylen MacDougal, Fire Prevention
Natalie Burns, Associate Corporation Counsel
Approval Letter File
Louise Chase, Permit Secretary, Inspections Division
Jim Wolf, Wolf Associates, Inc.
P.O. Box 10127
Portland, ME 04104

Facsimile Cover Sheet

To: RICK KNOWLAND

Company: PORTLAND

Phone: _____

Fax: 756-8258

From: Jean W

Company: DeLuca-Hoffman Associates, Inc.
Phone: (207) 775-1121
Fax: (207) 879-0896

Date: 6/21/99

Pages including this cover page: 2

Comments: _____

Diversified Properties, Inc.

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

May 21, 1999

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

RE: Milton Street Extension

Dear Rick:

For several weeks we have been discussing what steps need to be taken in order for the final section of Milton Street be constructed.

In 1993 when R.J. Grondin and Sons went before the Planning Board to develop Beverly Street, they were instructed to submit lot reconfigurations to the Planning Authority for review and approval. The Board felt that revisions to lots should be handled at the staff level. As a result, on Oct. 26, 1995, Joseph Gray signed an amended recorded plat for lots owned by Grondin located on Beverly and Milton Streets.

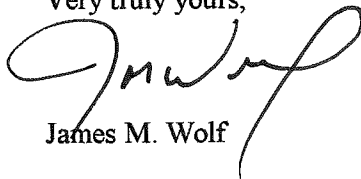
Diversified Properties now requests that Milton Street Ext., which was shown on the Grondin plan, be treated in the same manner as instructed by the Board previously. In fact, the lots in question were originally part of the Grondin plan, however, because they were not being developed at the time they were omitted from the final amended plat signed by Mr. Gray.

In following the Board's direction we have submitted plans showing road construction to current City standards (which will complete Milton Street), a site plan showing the five new lots in questions and drainage plans for the lots. In addition, Custom Built Homes of Maine is prepared to make application for building permits on 4 of the 5 lots which make the drainage plans actual.

Please review the enclosed material and contact me as to what additional items are needed.

Thank you for your cooperation.

Very truly yours,

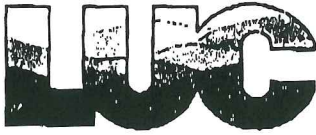


James M. Wolf

JMW/jmy

Enclosure

cc. Terry N. Snow, Esq.



Land Use Consultants, Inc.
 966 Riverside Street
 Portland, Maine 04103
 Tel: 207-878-3313
 Fax: 207-878-0201

Transmittal Fax No.: _____

To: RICK KNOWLAND Date: 10-25-95
PORTLAND PLANNING DEPT Job No.: 1851
 Project: WOODFACIS
GARDENS

From: DAVE KAMILA

Re: REVISION MYCAR

Message: AS DISCUSSED YESTERDAY WE HAVE
MADE REVISIONS TO THE RECORDING PLAN AS FOLLOWS:

- LOTS 148 THRU 167 ARE CROSS Hatched AND
NOTED IN LEGEND FOR FUTURE PHASE
- LOTS 148 THRU 167 REMOVED FROM NOTE No. 4
- LOTS 138, 140, 141, 142, 143, 148, 149, 150 LOWEST
BLOCK. OPENING ELEVATIONS REVISED IN NOTE
No. 7.
- ADDED NOTE No. 10 REQUIRING SITE PLAN
REVIEW FOR ALL LOTS
- ADDED REQUIREMENT TO NOTES 4 AND 8 ABOVE
SIGNATURE BLOCK.

PLEASE REVIEW AND IF ACCEPTABLE APPEAR
FOR JOE GRAY TO SIGN AND I WILL THEN
GET MYCAR COPIES MADE AND RECORD
AS REQUESTED.

THANKS FOR YOUR HELP!

D

Copy To: _____ No. Pages: _____

VACATING PORTIONS OF NEWELL AVENUE, BRAINTREE STREET AND
BEVERLY AVENUE

R.J. GRONDIN AND SONS, APPLICANTS

4-0 (withholding C. 1103-1-140)

Submitted to:

Portland Planning Board
Portland, Maine

July 25, 1995

I. Introduction

R.J. Grondin and Sons requests approval to vacate portions of Newell Avenue, Braintree Street and Beverly Avenue. The street vacations are intended to facilitate the development of a residential subdivision in this area. A vicinity map, background information and a subdivision plan are shown as attachment A, B and C.

105 notices were sent to area residents.

II. Findings

On August 10, 1993, the Planning Board held a public hearing to consider this proposal. Although the Board made a positive recommendation on the street vacations, the applicant delayed forwarding this request to the City Council for approval. Given the nearly two years that has transpired since the Board's public hearing, the Planning Director has determined that a fresh look at the street vacation proposals is appropriate.

As the Board may recall, the Grondin proposal is located north of Saugus Street. Recently the Board reviewed a similar proposal by Diversified Properties (James Wolf) for streets south of Saugus Street. Although Mr. Wolf represented the Grondin Proposal in 1993, he is no longer associated with the project.

1993 Planning Board Approval for Woodfords Gardens Alterations

When the Board made a recommendation on the applicant's street vacation request, the Board also approved certain revisions to this subdivision. The Woodfords Gardens subdivision was originally recorded in 1916 and has a number of design deficiencies which the applicant sought to address. These measures include the proposed street vacations, reconfiguring several street intersections and combining or reconfiguring lots, since the original lot sizes were only between 3,000 sq. ft. to 4,000 sq. ft. in size.

The Board's 1993 approval included the following:

- *Reconfiguring or extending segments of Braintree Street, Milton Street and Beverly Street to improve circulation.

- *Approving new lots created by the vacation of streets and the new street extensions. These lots include 148, 149, 154 to 161 and range in size from 10,000 sq. ft. to 17,066 sq. ft. of land area.

The remainder of the lots are being reconfigured to meet the 10,000 sq. ft. R-2 minimum lot size. As this revision involves reconfiguring lots of an existing subdivision, these changes can be reviewed by the Planning Authority. A condition of the Board's 1993 approval stated:

"That engineering drawings including street profiles for the subdivision streets be submitted to City staff for review and approval"

The applicant has submitted plans which are in the process of being reviewed. City staff will review drainage issues in a comprehensive manner including drainage impacts of the subdivision and requiring grading/drainage plans for each lot including building sill elevations as required for the Buca Run Subdivision.

III. Street Vacations

The applicant proposes to vacate portions of Newell Street, Beverly Street and Braintree Street. These street vacations will improve the roadway circulation of the subdivision by eliminating segments that are either awkward or are not needed. All of the street segments to be vacated are unaccepted and undeveloped streets. See Attachments A and C.

Two sections of Newell Street are proposed to be vacated. The Newell Street segment runs through lots 148 to 150 to a steep ravine (across from Durastone Concrete Products). It is highly unlikely this section would ever be built. The 200 foot section of Newell Street between Braintree Street and Milton Street is also being vacated because if it were constructed, it would result in a poor three-way intersection.

Vacating a small segment of Beverly Street (by lot 156, near Missouri Street) allows Milton Street to be extended. Without this street vacation, Milton Street could not be extended since an awkward three-way intersection would be created.

Comments from public utilities have been received concerning the street vacation request. The Portland Water District has requested that an easement be retained in the portion of Braintree Street to be vacated (see Attachment D) since they have an existing waterline within the right-of-way. Letters have been received from New England Telephone (Attachment E) and Northern Utilities (Attachment F) indicating no objections to the street vacation.

A draft waiver and indemnification agreement from the applicant benefiting the City has been submitted. This will need to be signed by the applicant (see Attachment G).

A written description of the street vacation has been submitted (see Attachment H). This will need to be reviewed by Public Works.

IV. Motions for the Board to Consider

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report #28-93, the Planning Board finds:

1. Recommendation to the City Council that portions of Newell Avenue, Beverly Street and Braintree Street described in this report should be vacated.

Potential Conditions of Approval:

- i. That an easement in an appropriate form be granted to the Portland Water District for their waterline in Braintree Street;

- ii. That an executed copy of waiver and indemnification agreement benefiting the City for the street vacations be submitted to City staff for review and approval;
- iii. That the submitted written description of the street vacations be subject to review and approval by City staff.

Attachments

- A. Vicinity Map
- B. Background Information
- C. Subdivision Plan
- D. Letter from Portland Water District
- E. Letter from New England Telephone Co.
- F. Letter from Northern Utilities
- G. Street Vacation Waiver and Indemnification (Draft)
- H. Description of Street Vacations
- I. 1993 Planning Board Recommendation

CITY OF PORTLAND, MAINE

PLANNING BOARD

Kenneth M. Cole III, Chair
Jadna R. O'Brien, Vice Chair
Joseph R. DeCourcy
Irving Fisher
Cyrus Hagge
John H. Carroll
Donna Williams

TO: Rick
From: Jim Wolf

August 16, 1993

Mr. James Wolf
P.O. Box 10127
Portland, ME 04101

Re: Woodfords Gardens Subdivision

Dear Mr. Wolf:

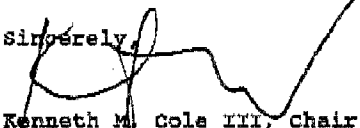
On August 10, 1993 the Portland Planning Board voted 6-0 (Cole absent) on the following motions regarding the proposed alterations to the Woodfords Gardens Subdivision.

1. Recommendation to the City Council that certain portions of Newell Avenue, Beverly Street and Braintree Street be vacated subject to the following conditions:
 - i. That an easement in an appropriate form be granted to the Portland Water District for their waterline in Braintree Street;
 - ii. That an executed copy of waiver and indemnification benefiting the City for the street vacations be submitted to City staff for review and approval; and
 - iii. That the written descriptions of the street vacations be subject to review and approval by City staff.
2. That the proposed alterations to the Woodfords Gardens Subdivision are in conformance with the Subdivision Ordinance of the Land Use Code.
 - i. That engineering drawings including street profiles for the subdivision streets be submitted to City staff for review and approval; and
 - ii. That a deed be submitted to city staff for review and approval regarding the conveyance of a portion of Lot 128 for the reconfiguration of Braintree Street.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #28-93, which is attached. Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat. In addition, a performance guarantee covering the public improvements as well as an inspection fee payment of 1.7% of the guarantee amount must be submitted to and approved by the Planning Division and Public Works prior to the recording of the subdivision plat.

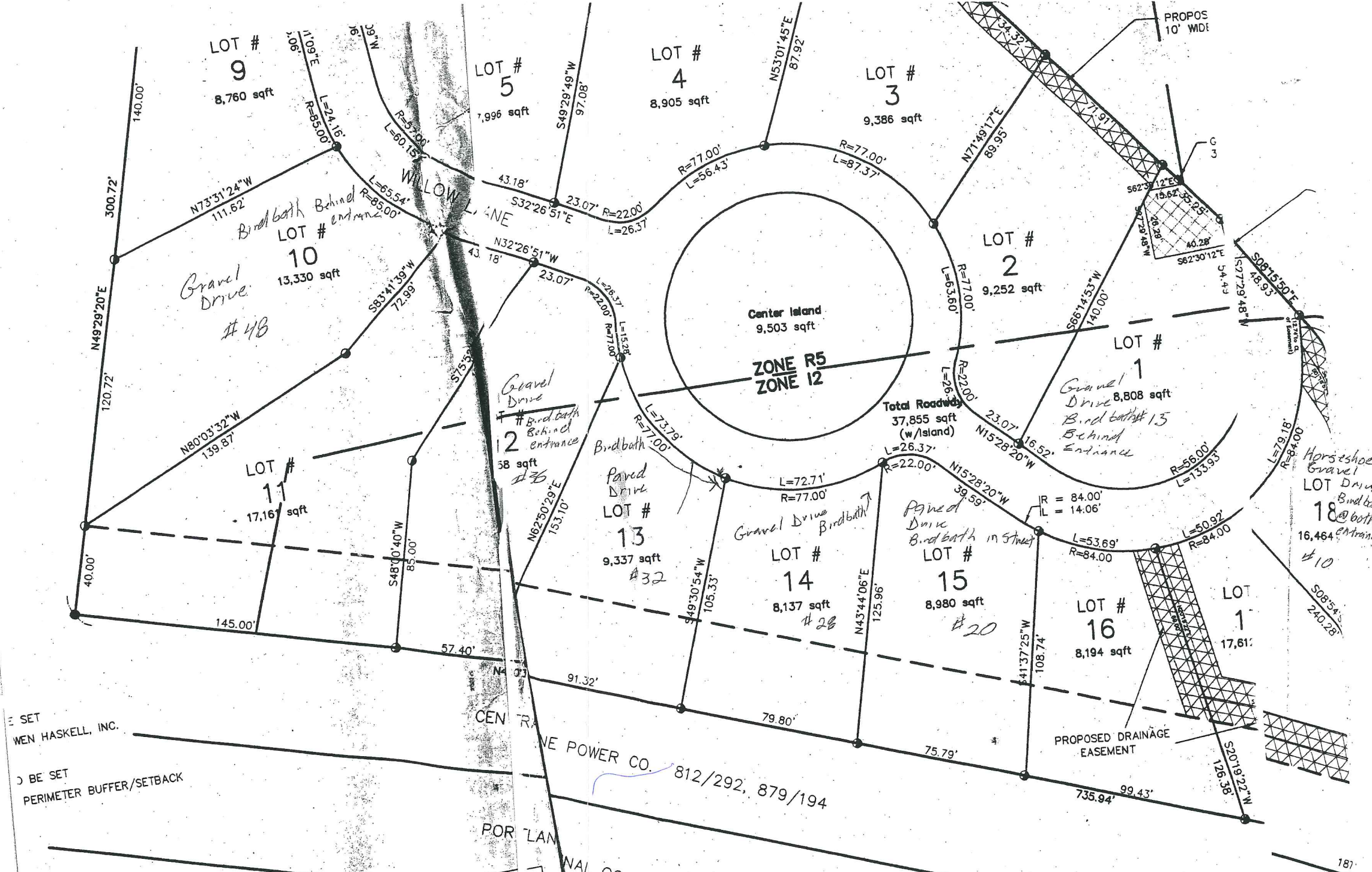
If there are any questions regarding the Board's actions, please contact the planning staff.

Sincerely,


Kenneth M. Cole III, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Richard Knowland, Senior Planner
P. Samuel Hoffees, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Parks and Public Works
John Rague, Principal Engineer
Melodie Esterberg, Development Review Coordinator
William Bray, Deputy Director of Parks and Public Works
Jeff Tarling, city Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Paul Niehoff, Materials Engineer
Louise Chase, Building Permit Secretary
Dave Kamila, Land Use Consultants
One India Street, Portland, Maine 04101
R.J. Grondin, 11 Bartlett Road, Gorham, Maine 04038
Approval Letter File

N
Z



E SET
WEN HASKELL, INC.

D BE SET
PERIMETER BUFFER/SETBACK

CEN TR
NE POWER CO. 812/292, 879/194

PORTLAND
NAL CO.

APPROVED BY THE
CITY OF PORTLAND
PLANNING BOARD DATED _____

9/30/96

TO: SARRAH HOPKINS

FROM: MIKE SPARKS

PAGE 1 OF 3

RE: FOLE RIVER PLACE

IN RESPONSE TO YOUR LETTER DATED 9/27/96 I OFFER THE FOLLOWING RESPONSES (I NUMBERED THE ITEMS ON YOUR LETTER + STEVE BUSHEP'S LETTER):

- 1) LANDSCAPING PLAN HAS BEEN REVISED TO MEET THE 2 TREE/LOT REQUIREMENT AS PER PHONIC. BETWEEN YOU AND RIC W.
- 2) A TYPICAL BETWEEN LOT SWALE DETAIL HAS BEEN ADDED.
- 3) WORKING HAS BEEN ADDED TO THE ~~THE~~ ^{SWALE} ~~SITE~~ PLANS.
- 4) WORKING HAS BEEN ADDED TO THE LOT GRADING PLAN (NOTE: ALL PLANS IN THIS SET HAS REFERENCED IN THE SUBDIVISION PLAN WHICH IS THE ONLY RECORDABLE PLAN, THIS WAS A PRIOR REQUEST OF STEVE BUSHEP)
- 5) THE WRONG PLAN WAS USED FOR REVIEW, THE PLAN SUBMITTED LAST WEEK CORRECTED TO THE STORMWATER PLAN.
- 6) THIS IS INAPPROPRIATE AND NON-TYPICAL, IF EVIDENT PLACES WATER FLOWERS WERE COVERED BY DRAINAGE EASEMENTS, DEVELOPMENT PLANS WOULD BE SO COMPLICATED THEY WOULD BE ILLEGIBLE. WORKING HAS BEEN ADDED TO THE ASSOCIATION DOCUMENTS PREVENTING ASSOCIATION MEMBERS FROM OBSTRUCTING, BLOCKING, OR RE-DIRECTING DRAINAGES ALONG LOT LINES.
- 7) SPOT GRADES HAVE BEEN ADDED
- 8) NOTE HAS BEEN ADDED.
- 9) WE WILL DISCUSS THIS DIRECTLY WITH THE BOARD, WE FEEL WE HAVE BENT OVER BACKWARDS IN COMPLYING WITH ALL ASPECTS OF THE ORDINANCE.
- 10) WE WILL NOT AGREE TO ANY EXTENDED PERFORMANCE GUARANTEE
- 11) SWALE CALCULATIONS AS WELL AS PITCH AND SURFACE TREATMENT HAS BEEN PROVIDED AS PART OF THIS SUBMISSION.

- 12) THIS ASSOCIATION WILL STORE 1 EXTRA PUMP ALONG WITH ITS ASSOCIATED INSTALLATION, MAINTENANCE, AND CREATION PROCEDURES. SEE REVISED ASSOCIATION DOCUMENT PROVIDED WITH THIS SUBMISSION.

- 13) STAMPER CONNECTION DETAIL HAS BEEN INCLUDED ON THE PLANS.
- 14) WE WILL DISCUSS THIS DIRECTLY WITH THE BOARD. WE REQUEST THE CITY ENGINEER BE PRESENT.
- 15) WINTER BLOW-OFF HAS BEEN RELOCATED TO BE WITHIN THE DRAINAGE EASEMENT.
- 16) PLANS WILL BE STAMPED
- 17) WE OWN THE LAND, WE HAVE PROVIDED THE WORKING OF THE EASEMENT TO CAMP. WHAT LEGAL BASIS IS THE CITY ATTORNEY LOOKING FOR BEYOND THAT, PLEASE BE SPECIFIC.

STUB AUBREY'S LETTER OF 9/26/16

- 1) CALCULATIONS OF TOTAL VOLUMES OF OF RUNOFF INCREASES ARE PROVIDED AS PART OF THIS SUBMISSION. SEE PREVIOUS ITEM # 9
- 2) INCLUDED IN JOY STEVENS' RESPONSE (ATTACHED)
- 3) THE CATCH BASIN MUST HAVE BEEN MOVED INSIDE THE CURB TO PREVENT ANY POSSIBLE SUBST-CIRCUMING OF OVER-FLOW WATER. FOUR-TENTHS OF ~~THE~~ A FOOT OF FREEBOARD IS ADEQUATE FOR A 38 YEAR STORM PLUNITY OF STRENGTH FACTOR FOR THE 25 YEAR EVENT, THIS IS ALSO A POND RATHER THAN A WEIR OR DAM WHICH HAS DIFFERENT OVERTOPPING CRITERIA.
- 4) SEE PREVIOUS ITEM # 16
- 5) " " # 14 (OUTTILES BACKFILL SPEC. WAS NOT ATTACHED)
- 6) LOT GRADING PLAN DOES CORRESPOND TO STORMWATER PLAN.
- 7) SEE PREVIOUS ITEM # 15
- 8) DETAILS JUST RECEIVED FROM PUBLIC WORKS HAVE BEEN ADDED TO THE PLAN.
- 9) DETAIL HAS BEEN NOTED.
- 10) SEE PREVIOUS ITEM # 11
- 11) SEE PREVIOUS ITEM # 12

WE BELIEVE WE ARE IN AGREEMENT WITH REQUESTS OF ALL DEPARTMENTS AND REVIEWING AGENCIES AT THIS TIME WITH 2 EXCEPTIONS WHICH WE REQUEST TO PRESENT DIRECTLY TO THE BOARD.

- 1) STORMWATER ISSUES RELATING TO THE RAILROAD + CAMP

- 13) STAMPEL CONNECTION DETAIL HAS BEEN INCLUDED ON THE PLANS.
- 14) WE WILL DISCUSS THIS DIRECTLY WITH THE BOARD. WE REQUEST THE CITY ENGINEER BE PRESENT.
- 15) WATER BLOW-OFF HAS BEEN RELOCATED TO BE WITHIN THE DRAINAGE EASEMENT.
- 16) PLANS WILL BE STAMPED
- 17) WE OWN THE LAND, WE HAVE PROVIDED THE WORKING OF THE EASEMENT TO CMP. WHAT LEGAL BASIS IS THE CITY ATTEMPTING TO LOOK FOR BEYOND THAT, PLEASE BE SPECIFIC.

WJH

STEVES BOARD'S LETTER OF 9/20/16

- 1) CALCULATIONS OF TOTAL VOLUMES OF OF RUNOFF INCREASES WERE PROVIDED AS PART OF THIS SUBMISSION. SEE PREVIOUS ITEM # 9
- 2) INCLUDED IN JOY STEVENS RESPONSE (ATTACHED)
- 3) THE CATCH BASIN INLET HAS BEEN MOVED INSIDE THE CURB TO PREVENT ANY POSSIBLE STREET-CIRCUMING OF OVER-FLOW WATER. FOUR-TENTHS OF ~~THE~~ A FOOT OF FREEBOARD IS ADEQUATE FOR A 38 YEAR STORM PLUENT OF STREET FACTOR FOR THE 25 YEAR EVENT, THIS IS ALSO A POND RATHER THAN A WEIR OR DAM WHICH HAS DIFFERENT OVERTOPPING CRITERIA.
- 4) SEE PREVIOUS ITEM # 16
- 5) " " " # 14 (SUITABLE BACKFILL SPEC. WAS NOT ATTACHED)
- 6) LOT GRADING PLAN DOES CORRESPOND TO STORMWATER PLAN.
- 7) SEE PREVIOUS ITEM # 15
- 8) DETAILS JUST RECEIVED FROM PUBLIC WORKS HAS BEEN MOVED TO THE PLAN.
- 9) DETAIL HAS BEEN MOVED.
- 10) SEE PREVIOUS ITEM # 11
- 11) SEE PREVIOUS ITEM # 12

WE BELIEVE WE ARE IN AGREEMENT WITH REQUESTS OF ALL DEPARTMENTS AND REVIEWING AGENCIES AT THIS TIME WITH 2 EXCEPTIONS WHICH WE REQUEST TO PRESENT DIRECTLY TO THE BOARD.

- 1) STORMWATER ISSUES RELATING TO THE RAILROAD + CMP

2) ROAD PAVING REQUIREMENTS.

WE HAVE DILIGENTLY WORKED TO ADDRESS ALL COMMENTS, QUESTIONS,
AND REQUESTS SO AS TO BE ABLE TO GO THROUGH THE PUBLIC
HEARING WITH THE CLEANEST POSSIBLE SUBMISSION. IF THERE
IS ANYTHING OUTSIDE OF THESE TWO ISSUES PLEASE ADVISE
(IMMEDIATELY).

SINCERELY,

MIKE SCARFS

P.S. I RECEIVED YOUR FAX MESSAGE FROM TYPHON CONCERNING
WITH OUR TRAFFIC STUDY, I'M STILL WAITING FOR SOME
FLOW ENFORCEMENT LANGUAGE FROM THE CITY ATTORNEY.

Attachment 13 i
9/19/96

TO: SARAH HOPKINS
FROM: MIKE SCARLS
RE: FORE RIVER PLACE

PAGE 1 OF 5

SARAH,

THIS IS A SUMMARY OF RESPONSES TO ALL THE FINAL QUESTIONS AND COMMENTS BY THE CITY AND CITY'S CONSULTANT AS PRESENTED AT OUR MEETING ON MONDAY 9/16/96 IN JOE GRAY'S OFFICE.

THE MAJORITY OF THE COMMENTS RELATE DIRECTLY TO STEVE BUSHNET'S LETTERS OF 9/9 AND 9/4 WHICH WILL BE ADDRESSED FIRST.

LETTER OF 9/9/96:
#1
SHEET #1

1. WE PROPOSE "WILLOW LANE" FOR THE PRIVATE ROAD.
2. THE COMMON AREA OR TRAIL OWNED BY THE ASSOCIATION WILL BE LIMITED TO THE ROAD RIGHT-OF-WAY AND THE DETENTION POND/RECREATION AREA IT SURROUNDS. THE AREA BEHIND LOTS 17 AND 18 WILL BE EQUALLY DIVIDED AND BECOME AN EXTENSION OF THOSE LOTS.
3. SURVEYOR'S STAMP WILL BE ON FINAL DRAWINGS
4. THE SITE PLAN WILL HAVE REFERENCES TO ALL OTHER PLANS IN THE SET.
5. METES AND BOUNDS FOR JOON PLAN EASEMENTS WILL BE SHOWN ON THE PLANS (I AM WAITING FOR LANGKES FOR THESE EASEMENTS FROM YOU)

SHEET 2

1. ADDITIONAL ROAD DATA WILL BE PROVIDED ON THE PLANS
2. SEWER FORCE MAIN SIZE HAS BEEN SUBMITTED ALREROP ON A 11x17" PLAN, WE WILL TRANSFER IT TO THE SITE PLAN ALSO.
3. ORANGE EASEMENTS WILL BE SHOWN ON THE PLAN FOR LOT 7, BETWEEN LOTS 16 AND 17, LOT 18, AND BEHIND LOTS 9 THRU 11. THESE EASEMENTS WILL GENERALLY BE 20' IN WIDTH CENTERED ON THE PIPE OR SURFACE.
4. WE PROPOSE TO USE AN ALTERNATE TO THE PROPOSED

CHIP-SEAL PAVEMENT OF 3" OF RECYCLED BITUMINOUS CONCRETE BRSE MATERIAL (MACHINE APPLIED + COMPACTED) FOLLOWED BY A 1" HOT BITUMINOUS CONCRETE WEARING COURSE. THIS PAVEMENT DESIGN HAS BEEN USED BY BLUE ROCK INDUSTRIES WITH GREAT SUCCESS IN VERY HEAVY INDUSTRIAL APPLICATIONS. IT SHOULD HAVE AN EXTREMELY LONG LIFE IN THIS PRIVATE ROAD APPLICATION.

5. THESE MATERIALS OF THE FORCE MAIN AND PUMP SYSTEM HAVE ALREADY BEEN SUBMITTED AND THE SALES ENGINEER WILL CALL STEVE BUSHBY DIRECTLY TO ANSWER ANY OTHER QUESTIONS

SHEET 3

1. I HAVE REVIEWED THE SOILS DATA SUBMITTED BY AL FRICK AND FIND IT REQUESTS FOR THE STRUCTURAL LOADINGS IMPOSED BY THE RESIDENTIAL STRUCTURES WE PROPOSE AND SPECIFIC SOIL STATIONS WILL BE EVALUATED AND DESIGNED AT THE BUILDING PERMIT TIME.

SHEET 4

1. THE GROUNDWATER LEVEL AS DETERMINED BY TEST PITS IS GREATER THAN 6' BELOW EXISTING GRADE.

THIS REPRESENTS NO CONCERN FOR ANY SIGNIFICANT SOIL CONSOLIDATION CAUSED BY DRAIN DOWN OF THE EXISTING WATER TABLE. THE DRAIN DOWN PROFILE WOULD IN ANY CASE BE LIMITED TO AN AREA IMMEDIATELY ADJACENT TO THE DETENTION POND. EXCAVATED MATERIALS WILL GENERALLY BE USED ON SITE FOR GRADING AND BERM CONSTRUCTION.

2. THERE IS A 3'6" PICKET FENCE PROPOSED AROUND THE TOP OF SLOPE FOR THE DETENTION POND.

3. FINAL CALCULATIONS ARE BEING PROVIDED TO S. BUSHBY FOR HIS REVIEW.

4. DMH #3 WILL BE CHANGED TO A CATCH BASIN AND A DROP INLET WILL BE INSTALLED ACROSS THE ROWWAY IN THIS LOCATION.

5. SPOT ELEVATIONS WILL BE PROVIDED ALONG THE CURB THAT SURROUNDS THE DETENTION POND AT ALL CURB BREAKS. SLOPES OF THE POND WILL NOT EXCEED 3:1, SLOPES NEAR CURB BREAKS WILL BE STABILIZED WITH ROCK SWALES.

6. A LOT GRADING PLAN WHICH SHOWS BUILDING FOOTPRINTS, SILL ELEVATIONS AND FLOW ARROWS HAS BEEN SUBMITTED. INDIVIDUAL LOT PLANS WILL SHOW FINAL DETAIL AS PART OF MINOR/MAJOR SITE REVIEW SUBMISSION.
7. THIS BASIN IS LOCATED AS SHOWN TO COLLECT ALL THE EXISTING RUNOFF FROM BEHIND BLAKE'S PROPERTY. IT HAS TO BE OFF-STREET TO BE LOW ENOUGH TO DRAIN THE EXISTING AREAS WITHOUT PONDING.
8. THE POND BOTTOM WILL BE LINED WITH A RUBBER MEMBRANE SIMILAR TO THAT OF A SWIMMING POOL ONLY MUCH THICKER (.060"). THIS WILL SERVE TO RETAIN WATER IN THE POND FOR THE RECREATION ASPECT OF ITS USE (1' MAX. DEPTH DURING DRY WEATHER) AND PREVENT THE GROWTH OF PLANT LIFE. THE POND BOTTOM CAN OCCASIONALLY BE CLEANED TO PREVENT ANY ACCUMULATION OF SILT DURING ANY STORM EVENT WHICH CAUSES AN OUTFLOW FROM THE POND THERE WILL BE SUFFICIENT MIXING, DILUTION, AND TRAVEL DISTANCE TO PREVENT ANY MEASURABLE CHANGE IN WATER QUALITY / TEMPERATURE.
9. BRIDGE AND GRADE DESIGN WILL BE REVIEWED THROUGH THE BUILDING PERMIT PROCESS.
10. THE OVERFLOW MECHANISM FOR THE DETENTION POND IS CATCH BASIN #2. IN THE WORST STORM EVENT PONDING WOULD NOT REACH THE OUTSIDE EDGE OF PAVEMENT WHICH IS 0.1' HIGHER THAN THE PAVEMENT EDGE ADJACENT TO THE POND.
11. PREVIOUS COMMENTS ARE CONTAINED IN LETTER FROM S. BUSNISH DATED 9/4/96 WHICH FOLLOW.

LETTER OF 9/4/96

1. WE HAVE REVIEWED THE COMMENTS OF THE RAILROAD AND MADE THE FOLLOWING OBSERVATIONS. THE TOTAL VOLUME INCREASE DUE TO OUR DEVELOPMENT FOR THE DESIGN STORM EVENT IS LESS THAN 10,000 CF. IF THIS WERE TO BE IMMEDIATELY PLACED IN THE EXISTING POND UPSTREAM OF THE RAILROAD CULVERT WITH NO DETENTION ON OUR PART IT WOULD ONLY RAISE THE LEVEL 2" ABOVE THE TOP OF THE EXISTING STANDPIPE ELEVATION. IF FOR SOME REASON THE POND SUCH AS A PROBLEM CONDITION ELEVATION WERE INSTEAD 5'+/- HIGHER THAN THE TOP OF THE STANDPIPE OUR TOTAL IMMEDIATE EFFECT WOULD RAISE THE POND'S LEVEL ONLY 1"

DUE TO THE INCREASED SURFACE AREA AT THIS ELEVATION.

AGAIN THIS MINIMAL IMPACT DOES NOT EVEN TRAILS INTO EFFECT THAT THE POST DEVELOPMENT OFF-SITE FLOW RATE IS LESS THAN THE CURRENT UN-DEVELOPED RATE. THE RAILROAD CULVERT MUST ELEVATION IS OVER 20' BELOW THE LEVEL OF THE TRACKS SO THAT THE EFFECT ON WATER LEVEL WITH THE EFFECT OF OUR DETENTION POND IS INSIGNIFICANT.

2. LOT GRADING PLAN HAS BEEN SUBMITTED.

3. THE PLANS HAVE BEEN MODIFIED TO INCLUDE A BUNK IN THE LANDSCAPE BERM TO ASSURE OFF-SITE WATER WILL NOT BE ABLE TO POND OUTSIDE OF THE BERM. A SWALE/BERM CROSS-SECTION HAS ALSO BEEN INCLUDED, AS PART OF THE LOT GRADING PLAN.

4. WE PROPOSE TO LOCATE A SHALLOW DRAINAGE SWALE ALONG OUR SOUTHWESTERLY PROPERTY LINE TOTALLY ON OUR PROPERTY. THE COMP ERMISEMENT OVER OUR LAND IS PROVIDED FOR YOUR INFORMATION.

SPECIFICS

1. THE FINAL DRAINAGE CALCULATIONS REFLECT UPDATED CURVE NUMBER DATA.

2. THERE WILL BE NO PONDING OF WATER NEAR THE BURKE PROPERTY LINE IN THE POST-DEVELOPMENT CONFIGURATION DUE TO THE INSTALLATION OF CB#3.

3. CALCULATIONS FOR THE DRAINAGE SYSTEM REFLECT AN AREA OF .12 ACRES FOR SUB-CATCHMENT AREA #7 USING THE OPEN DETENTION SYSTEM.

4, 5, 6. THESE ITEMS HAVE BEEN DELETED FROM THE CURRENT DESIGN. EROSION AND SEDIMENT CONTROL

1. SILT FENCE AND HRP BALE BARRIERS ARE SHOWN ON THE CURRENT PLANS

2. DETAIL OF STONE SWALES HAS BEEN MODIFIED TO SHOW A DEPTH OF 14"

UTILITIES

1. A PLAN SHOWING SIZING, LOCATION OF THE FORCE MAIN HAS BEEN PROVIDED. THE TRENCH DETAIL IS SHOWN AS PART OF THE TYPICAL ROAD CROSS-SECTION. LOTS 2, 3, 4 WILL HAVE INDIVIDUAL LATERALS CONNECTING TO

THE COMMON FORCE MAIN. THE ENGINEER FOR THE SEWER PUMP MANUFACTURER WILL CONTACT S. BUSHEY DIRECTLY TO ANSWER ANY OTHER SPECIFIC QUESTIONS.

2. THE WATER MAIN WILL BE 4" DUCTILE IRON. A NOTE WILL BE ADDED TO THE PLANS INDICATING LATERAL SEPARATION BETWEEN WATER AND SEWER LINES WILL MEET STATE STANDARDS. THESE STANDARDS WILL COVER CROSSINGS ALSO.
3. ELECTRIC AND TELEPHONE WILL BE EXTENDED UNDERGROUND FROM AN EXISTING POLE AT THE END OF LASSELL ST. AT THE EDGE OF THE RIGHT-OF-WAY. IT WILL NOT REQUIRE EXCAVATION IN THE PUBLIC ROW.
4. THE 2" WATER BLOW-OFF WILL BE MOVED SLIGHTLY TO AVOID ANY POSSIBLE CONFLICT WITH THE 15" COLLECT.
5. SEE PREVIOUS COMMENT.

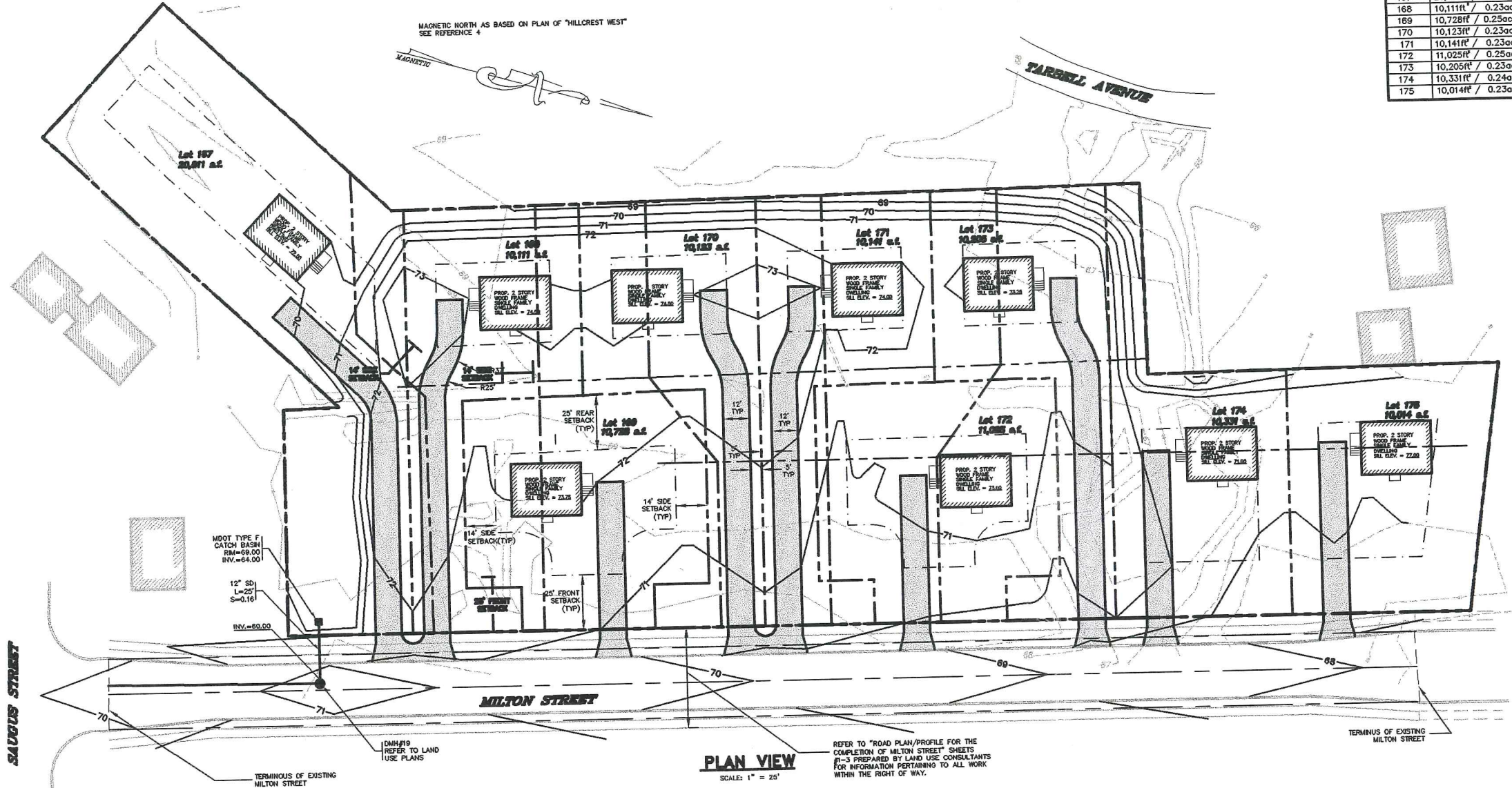
OTHER COMMENTS FROM MEETING OF 9/16/96

1. A STABILIZED CONSTRUCTION ENTRANCE WILL BE ROOSED FOR LASSELL ST.
 2. A NOTE WILL BE ADDED TO THE PLANS INDICATING THE EROSION CONTROL FOR HOUSE CONSTRUCTION WILL BE SHOWN ON THE MINOR/MINOR SITE PLAN SUBMISSION.
 3. THE SNOW-FLOW EASEMENT FOR LASSELL ST. HAS BEEN RELOCATED AS REQUESTED.
 4. THE AREA OF THE PASSIVE RECREATION POND/GAZEBO IS 9500 +/- SF.
 5. THE BILGWS HAVE BEEN AMENDED TO REFLECT THE ASSOCIATION IS RESPONSIBLE FOR RUBBISH REMOVAL.
 6. DRAINAGE EASEMENTS AND SNOW PLOW EASEMENTS HAVE BEEN SHOWN FOR ALL APPROPRIATE LOCATIONS.
 7. DEP SUBMISSIONS AND APPROVAL ARE INCLUDED.
- I BELIEVE THIS RESPONDS TO ALL COMMENTS AND QUESTIONS THRU 9/16/96. IF YOU NEED ANYTHING ELSE PLEASE CALL BE AT YOUR EARLIEST CONVENIENCE AS TIME IS OF THE ESSENCE REGARDING FINAL APPROVAL AND SITE CONSTRUCTION PRIOR TO THE WINTER SEASON.

SINCERELY,
MIKE STRYKS

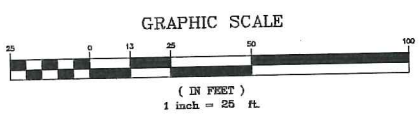
LOT	AREA(sq.ft./ac.)
167	20,811ft ² / 0.48ac.
168	10,111ft ² / 0.23ac.
169	10,728ft ² / 0.25ac.
170	10,123ft ² / 0.23ac.
171	10,141ft ² / 0.23ac.
172	11,025ft ² / 0.25ac.
173	10,205ft ² / 0.23ac.
174	10,331ft ² / 0.24ac.
175	10,014ft ² / 0.23ac.

Att. B1



LEGEND

○	Iron pin found
□	Granite monument found
N/F	Now or formerly
▨	Existing building
⊕	Utility pole
⊙	Catch basin
⊗	Sewer manhole
—	Edge of pavement
68.21	Spot elevation
⊖	Existing contour
⊕	Drain manhole
⊗	Water valve
⊗	Capped Iron Rod Set PLS #1273
⊗	Subdivision Lot Number
⊖	Potential Edge of Driveway
□	Potential Building Location
⊖	Potential Contour



NOTES:

THE PURPOSE OF THIS PLAN IS TO SHOW THE RECONFIGURATION OF CERTAIN LOTS PURSUANT TO SECTION 14-495(3) OF THE LAND USE CODE OF ORDINANCES OF THE CITY OF PORTLAND.

DEVELOPMENT OF THE PARCELS PROPOSED AS PART OF THIS PLAN SHALL BE IN ACCORDANCE WITH DIVISION 6 (SECTIONS 14-76 THROUGH 14-81) OF CHAPTER 14, LAND USE, OF THE CODE OF ORDINANCES OF THE CITY OF PORTLAND, SUPPLEMENT 5, DATED JANUARY 1999. EXCERPTS OF THE DIMENSIONAL REQUIREMENTS ARE PRESENTED BELOW.

MINIMUM LOT SIZE	10,000 S.F.
MINIMUM FRONTAGE	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD *	12 FT.
1 STORY	12 FT.
1 1/2 STORIES	14 FT. **
2 STORIES	14 FT. **
2 1/2 STORIES	18 FT.
MINIMUM LOT WIDTH	80 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 TWELVE (12) FEET IN WIDTH.
** SIDE YARDS SHOWN ON PLAN ARE 14 FEET AND MAY BE INCREASED OR DECREASED DEPENDING UPON NUMBER OF STORES.

STRUCTURE ENVELOPES AS SHOWN ON THIS PLAN REPRESENT THE MAXIMUM AREA FOR CONSTRUCTION OF THE PRINCIPAL STRUCTURE. ANY CHANGES TO SUCH AREA MUST RECEIVE THE WRITTEN APPROVAL OF THE CITY OF PORTLAND PLANNING AUTHORITY PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITH A REFERENCE TO THE PLAN BOOK AND PAGE FOR THIS PLAN.

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

MINIMUM ELEVATIONS FOR THE LOWEST BUILDING OPENING AND BUILDING SILL MUST BE AS DEPICTED ON THIS PLAN. THE LOWEST BUILDING OPENING ELEVATION SHALL BE CALCULATED AS AN ELEVATION A MINIMUM OF SIX INCHES ABOVE THE ROAD CENTERLINE ELEVATION. THE BUILDING SILL ELEVATION SHALL BE CALCULATED AS AN ELEVATION A MINIMUM OF TWO FEET ABOVE THE ROAD CENTERLINE ELEVATION. MODIFICATION OF THE MINIMUM BUILDING OPENING ELEVATION FOR ANY LOT MAY BE APPROVED BY THE PORTLAND PLANNING AUTHORITY UNDER SITE PLAN REVIEW, PROVIDED THAT AN ACCEPTABLE GRADING PLAN DEMONSTRATES POSITIVE DRAINAGE FLOWS AWAY FROM THE PROPOSED OPENING. SAID MODIFICATIONS SHALL BE APPROVED IN WRITING BY THE PORTLAND PLANNING AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY CHANGES TO SUCH ELEVATIONS MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, WITH REFERENCE TO THE PLAN BOOK AND PAGE NUMBERS FOR THIS PLAN.

NO PUBLIC SERVICES (I.E. SNOW PLOWING, TRASH REMOVAL, LIGHTING) WILL BE PROVIDED UNLESS AND UNTIL THIS SECTION OF MILTON STREET IS ACCEPTED BY THE CITY COUNCIL.

ALL DRIVEWAYS SHALL BE PAVED WITHIN ONE (1) YEAR OF THE RECEIPT OF CERTIFICATE OF OCCUPANCY.

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

TOTAL AREA LOTS = 101,417.42 S.F. / 2.33 ACRES
ELEVATIONS ARE BASED ON INFORMATION PROVIDED BY LAND USE CONSULTANTS BEING THE SAME VERTICAL DATUM AS SHOWN ON THE PLAN/PROFILE OF MILTON STREET. SEE REFERENCE 5.
SUCH MARKS FRONT SPURVEY HIT ON HYDRANT AT BRAINTREE AND BEVERLY STREET'S ELEVATION = 73.80.

- REFERENCES**
1. PLAN OF "FOREST AVENUE TERRACE", DATED MAY 17, 1910, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 5.
 2. PLAN OF "WOODFORDS GARDENS", DATED NOV. 16, 1916, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13, PAGE 75.
 3. "PLAN SHOWING A PORTION OF WOODFORDS GARDENS", DATED AUG. 5, 1993, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 198, PAGE 140.
 4. PLAN OF "HILLCREST WEST", DATED 5/19/1988, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 178, PAGE 32.
 5. PLAN OF A "STANDARD BOUNDARY SURVEY AT 115-127 TARBELL AVE.", DATED AUG. 18, 1960, MADE BY DESLAURIERS & ASSOC., INC.
 6. PLAN/PROFILE OF MILTON STREET MADE BY LAND USE CONSULTANTS DATED 04/09/99

Rev.	Date	Revision

PLANNING BOARD WORKSHOP SUBMISSION	Date	By
	7/30/99	AMP
Issued For		

Design: AMP	Draft: JBC	Date: 7/9/99
Checked:	Scale: 1" = 25'	Job No.: 99060

This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc. (GPCEI). Any alterations, unauthorized or otherwise, shall be at the user's sole risk and without liability to GPCEI.

GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services

207-657-6910
207-657-6912
31 Main Street
Gray, ME 04039
E-Mail: gpcei@maine.rr.com

Drawing Name: **Conceptual Development Plan**
Project: **MILTON STREET EXTENSION**

Drawing No. **1**

Att. B2



- LEGEND**
- Iron pin found
 - Granite monument found
 - N/F Now or formerly
 - ▨ Existing building
 - ⊕ Utility pole
 - ⊕ Catch basin
 - ⊕ Sewer manhole
 - Edge of pavement
 - 68.21 Spot elevation
 - ⊕ Existing contour
 - ⊕ Drain manhole
 - ⊕ Water valve
 - ⊕ Capped Iron Rod Set PLS #1273
 - (618) Subdivision Lot Number

MAGNETIC NORTH AS BASED ON PLAN OF "HILLCREST WEST" SEE REFERENCE 4

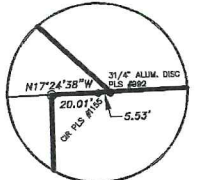


Approved by the City of Portland Planning Board
Dated _____

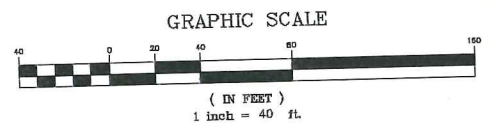
- NOTES**
- ELEVATIONS ARE BASED ON INFORMATION PROVIDED BY LAND USE CONSULTANTS, BEING THE SAME VERTICAL DATUM AS SHOWN ON THE PLAN/PROFILE OF MILTON STREET, SEE REFERENCE 6.
 - BENCH MARK: FRONT SPINDLE NUT ON HYDRANT AT BRAINTREE AND BEVERLY STREETS ELEVATION = 73.86.

OWNERS OF RECORD
 PHILIP & NANCY GERMANI 3761/6 3761/9 3761/12 14651/288 3725/132
 DIVERSIFIED PROPERTIES 11842/315

- REFERENCES**
- PLAN OF "FOREST AVENUE TERRACE", DATED MAY 17, 1910, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 5.
 - PLAN OF "WOODFORDS GARDENS", DATED NOV. 16, 1916, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13, PAGE 75.
 - "PLAN SHOWING A PORTION OF WOODFORDS GARDENS", DATED AUG. 5, 1993, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 196, PAGE 140.
 - PLAN OF "HILLCREST WEST", DATED 5/19/1988, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 178, PAGE 52.
 - PLAN OF A "STANDARD BOUNDARY SURVEY AT 115-127 TARBELL AVE.", DATED AUG. 18, 1998, MADE BY DESLAURIERS & ASSOC., INC.
 - PLAN/PROFILE OF MILTON STREET MADE BY LAND USE CONSULTANTS DATED 04/09/99



DETAIL
NOT TO SCALE



- Legend**
- Iron pin found
 - Granite monument found
 - N/F Now or formerly
 - ▨ Existing building
 - ⊕ Utility pole
 - ⊕ Catch basin
 - ⊕ Sewer manhole
 - Edge of pavement
 - 68.21 Spot elevation
 - ⊕ Existing contour
 - ⊕ Drain manhole
 - ⊕ Water valve
 - ⊕ Capped Iron Rod Set PLS #1273
 - ⊕ Subdivision Lot Number
 - ▭ Potential Edge of Driveway
 - ▭ Potential Building Location
 - ▭ Potential Contour

NOTES:

THE PURPOSE OF THIS PLAN IS TO SHOW THE RECONFIGURATION OF CERTAIN LOTS PURSUANT TO SECTION 14-496(3) OF THE LAND USE CODE OF ORDINANCES OF THE CITY OF PORTLAND.

DEVELOPMENT OF THE PARCELS PROPOSED AS PART OF THIS PLAN SHALL BE IN ACCORDANCE WITH DIVISION 8 (SECTIONS 14-76 THROUGH 14-81) OF CHAPTER 14, LAND USE, OF THE CODE OF ORDINANCES OF THE CITY OF PORTLAND, SUPPLEMENT 6, DATED JANUARY 1999. EXCERPTS OF THE DIMENSIONAL REQUIREMENTS ARE PRESENTED BELOW.

MINIMUM LOT SIZE	10,000 S.F.
MINIMUM FRONTAGE	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD *	
1 STORY	12 FT.
1 1/2 STORIES	12 FT.
2 STORIES	14 FT **
2 1/2 STORIES	16 FT.
MINIMUM LOT WIDTH	80 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 TWELVE (12) FEET IN WIDTH.
 ** SIDE YARDS SHOWN ON PLAN ARE 14 FEET AND MAY BE INCREASED OR DECREASED DEPENDING UPON NUMBER OF STORIES.

STRUCTURE ENVELOPES AS SHOWN ON THIS PLAN REPRESENT THE MAXIMUM AREA FOR CONSTRUCTION OF THE PRINCIPAL STRUCTURE. ANY CHANGES TO SUCH AREA MUST RECEIVE THE WRITTEN APPROVAL OF THE CITY OF PORTLAND PLANNING AUTHORITY PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITH A REFERENCE TO THE PLAN BOOK AND PAGE FOR THIS PLAN.

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

MINIMUM ELEVATIONS FOR THE LOWEST BUILDING OPENING AND BUILDING SILL MUST BE AS DEPICTED ON THIS PLAN. THE LOWEST BUILDING OPENING ELEVATION SHALL BE CALCULATED AS AN ELEVATION A MINIMUM OF SIX INCHES ABOVE THE ROAD CENTERLINE ELEVATION. THE BUILDING SILL ELEVATION SHALL BE CALCULATED AS AN ELEVATION A MINIMUM OF TWO FEET ABOVE THE ROAD CENTERLINE ELEVATION. MODIFICATION OF THE MINIMUM BUILDING OPENING ELEVATION FOR ANY LOT MAY BE APPROVED BY THE PORTLAND PLANNING AUTHORITY UNDER SITE PLAN REVIEW, PROVIDED THAT AN ACCEPTABLE GRADING PLAN DEMONSTRATES POSITIVE DRAINAGE FLOWS AWAY FROM THE PROPOSED OPENING. SAID MODIFICATIONS SHALL BE APPROVED IN WRITING BY THE PORTLAND PLANNING AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY CHANGES TO SUCH ELEVATIONS MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, WITH REFERENCE TO THE PLAN BOOK AND PAGE NUMBERS FOR THIS PLAN.

A MINIMUM OF TWO TREES PER LOT SHALL BE CONSERVED OR PLANTED IN THE FRONT YARD OF EACH LOT MEETING THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATION AND STANDARD OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN ULTIMATELY LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL OBLIGATION FOR COMPLIANCE WITH CITY ORDINANCES AND APPROVALS. SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVABLE BY THE DEVELOPER PURSUANT TO CONDITIONS AND LIMITATIONS OF SECTION 6 OF THE CITY OF PORTLAND, MAINE TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

ALL DRIVEWAYS SHALL BE PAVED WITHIN ONE (1) YEAR OF THE RECEIPT OF CERTIFICATE OF OCCUPANCY.

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

NO PUBLIC SERVICES (I.E. SNOW PLOWING, TRASH REMOVAL, LIGHTING) WILL BE PROVIDED UNLESS AND UNTIL THIS SECTION OF MILTON STREET IS ACCEPTED BY THE CITY COUNCIL.

THIS SURVEY CONFORMS TO THE CURRENT STANDARDS OF THE MAINE STATE BOARD OF LICENSURE FOR LAND SURVEYORS FOR CATEGORY I, CONDITION II, EXCEPT AS NOTED:

- Exceptions:
- No monumentation set as of plan date.
 - No written report.

DAVID E. TITCOMB PLS #1273

Standard Boundary Survey
 Bailey Avenue & Milton Avenue, Portland, Maine

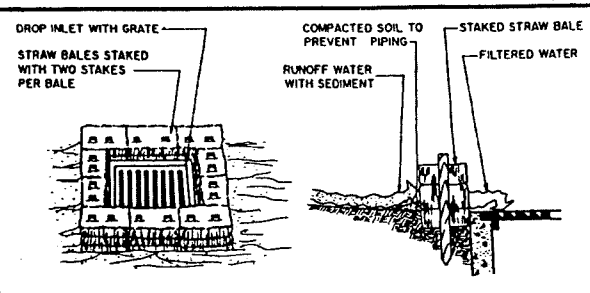
MADE FOR
Diversified Properties
 P.O. Box 10127
 Portland, Maine 04104

JOB#	99049sub	DATE:	06/11/99	SCALE:	1" = 40'
BOOK#	546				
DISC#					
FILE#	7910				

Titcomb Associates
 133 Gray Road
 Falmouth, Maine 04105

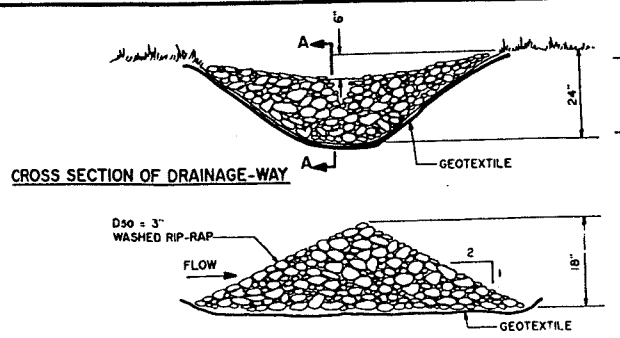
Designed	Drawn	Checked	Scale	Date
JRG	SMC	DAK	NO SCALE	APRIL 9, 1999
Revision				

Job No.	Sheet
185	2 of 2



STRAW BALE DROP INLET SEDIMENT FILTER

NOT TO SCALE



CROSS SECTION OF CHECK DAM A - A

NOT TO SCALE

ONCE THE AREAS UPSTREAM FROM THE CHECK DAM ARE STABILIZED BY VEGETATION, THE SEDIMENT TRAPPED BEHIND / WITHIN THE DAM SHALL BE RELOCATED TO AN AREA UNDERGOING FINAL GRADING.

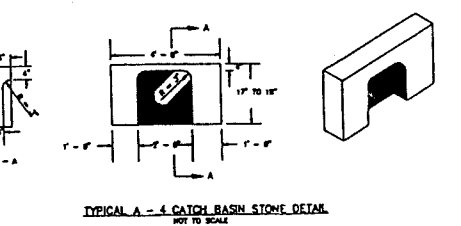
THE CHECK DAMS SHALL THEN BE FLATTENED AND GRADED IN A MANNER WHICH PROTECTS THE AREA FROM EROSION AND CHANNEL BLOCKAGE.

THE GEOTEXTILE SHALL BE DISPOSED OFFSITE.

THE AREA CONTRIBUTORY TO THE CHECK DAM SHALL NOT EXCEED TO ACRES.

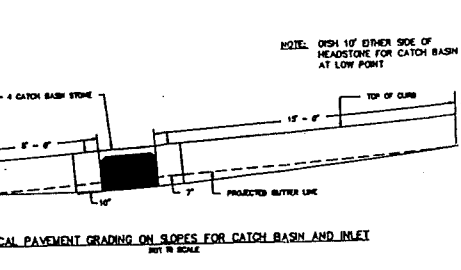
TEMPORARY CHECK DAM IN DRAINAGE-WAY

NOT TO SCALE



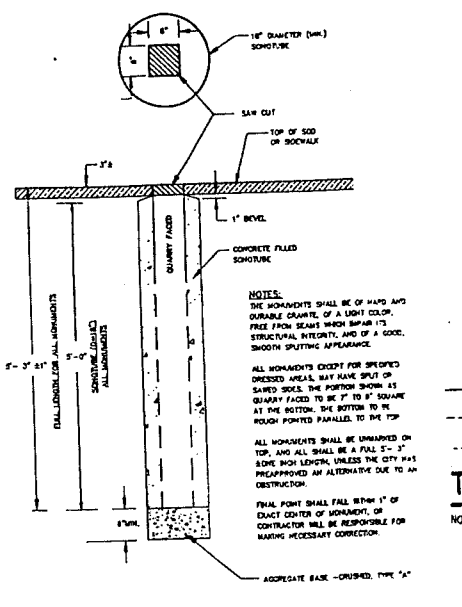
TYPICAL A - A CATCH BASIN STONE DETAIL

NOT TO SCALE



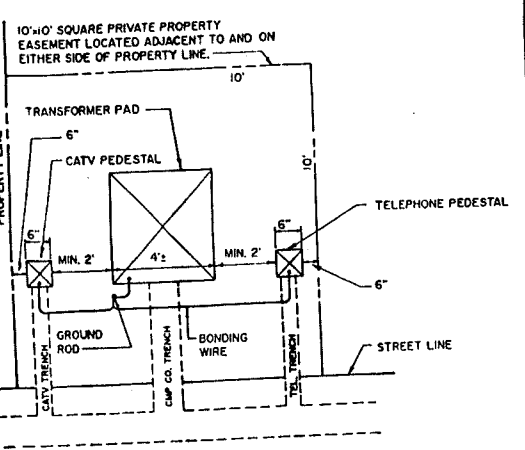
TYPICAL PAVEMENT GRADING ON SLOPES FOR CATCH BASIN AND INLET

NOT TO SCALE



GRANITE STREET MONUMENT

NOT TO SCALE



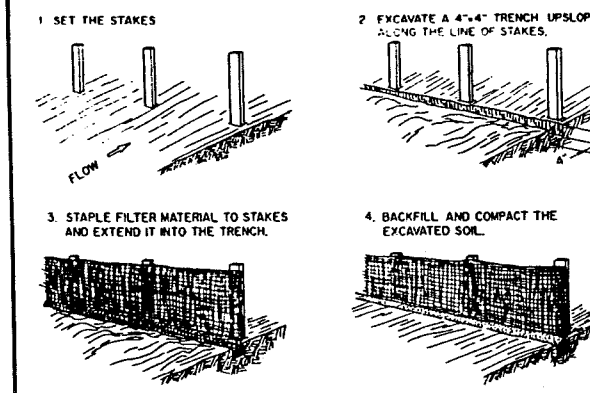
TYPICAL TRANSFORMER PAD LOCATION

NOT TO SCALE

General Notes:

- Locations of utilities are approximate.
- It shall be the contractor's responsibility to notify Dig-Safe (1-800-225-4377) in accordance with Maine State Law. The contractor shall have all of the utilities located prior to the start of construction.
- Prior to the beginning of construction, the contractor shall secure all necessary permits for work shown on these plans, including a Street Opening Permit from the Portland Public Works Department.
- Property markers and street line monuments shall be properly protected and shall not be disturbed. If disturbed, they shall be replaced by a licensed surveyor at the contractor's expense.
- All existing catch basins, manholes, connections, and outlet piping shall be cleaned and left in satisfactory operating condition after construction has been completed. No separate payment will be made for this work.
- All existing streets, walkways, driveways and lawn areas outside the work area damaged by the contractor, shall be repaired by the contractor at his own expense.
- The contractor shall be responsible for the preservation of all trees and shrubs on the project, which are not scheduled to be removed.
- Existing pavement shall be saw cut and the new pavement butted to it. No feathering of pavement will be permitted.
- Existing drainage structures shall not be disturbed except to be in new work as noted.
- Before connecting new sewer to an existing sewer line, the contractor shall notify the Sewer Maintenance Division of the Portland Public Works Department. NO WORK SHALL BE DONE WITHOUT THEIR APPROVAL.
- The contractor shall be responsible for repairing any trench pavement that has experienced excessive settlement, cracking and curbing of joints. Repairs may include overlays, removal of unacceptable materials, concrete replacement, joint sealing or resubstituting pavement as required. The work may be necessary AFTER THE FINAL ACCEPTANCE OF WORK or prior to the one year guarantee. The work shall be done at the contractor's expense.
- All manhole frames shall be supplied with solid manhole covers, see Standard Detail.
- New catchbasins shall have Type A-4 catch basin stone.
- Complete utility service stubs shall be installed to the property line for each lot, as shown or as may be required. The owner will determine where lot service stubs may be required for any future west side lots.
- The contractor shall be solely responsible for all means, methods and techniques employed to perform the work shown on these plans.
- All work shall comply with all local, state and federal safety regulations.
- All work shall be in accordance with the City of Portland and utility companies' standards.
- No blasting will be allowed within 500 feet of any utility without the notification and approval of the appropriate utility company. No ledge blasting will be permitted within the utility company easements unit written approval from the utility is given.
- Vertical datum is based on a benchmark established by John L. Cothran, P.L.S., being a street side fringe bolt on the hydrant in front of 81651 Forest Avenue in August 1987 (Elevation 113.14). Vertical datum was extended through the project using closed vertical traverses by Land Use Consultants, Inc.
- A minimum of two trees shall be conserved or planted by the developer in front of each lot, in accordance with The City of Portland Arborist Specifications. Location and species may vary. Developer may contract for the placement of landscaping, but ultimately shall remain financially liable to the City of Portland for compliance with the City ordinance. Such financial obligation shall be neither severed nor transferred by the developer.

NOTES: 1. USE 4" TO 4 1/2" STAKES EMBEDDED TO A MINIMUM OF 1 FOOT.
2. EXTRA-STRENGTH FILTER FABRIC REQUIRED.



CONSTRUCTION OF A GEOTEXTILE SEDIMENT FILTER BARRIER

NOT TO SCALE



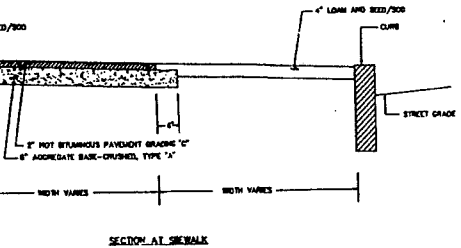
SECTION AT SIDEWALK

NOT TO SCALE



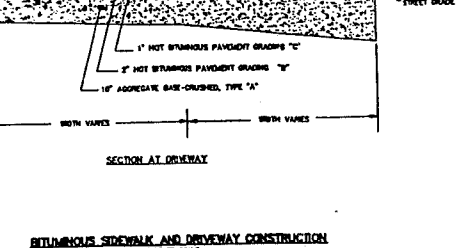
SECTION AT DRIVEWAY

NOT TO SCALE



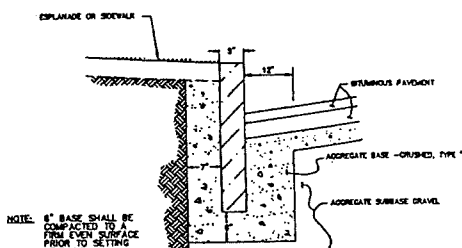
BITUMINOUS SIDEWALK AND DRIVEWAY CONSTRUCTION

NOT TO SCALE



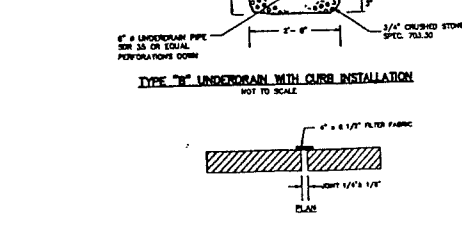
TYPE "B" UNDERGROUND WITH CURB INSTALLATION

NOT TO SCALE



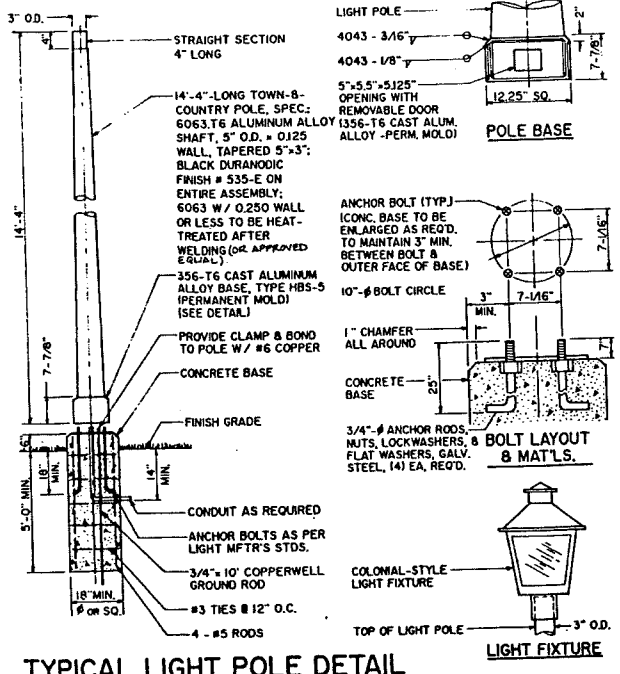
INSTALLATION OF CURB

NOT TO SCALE



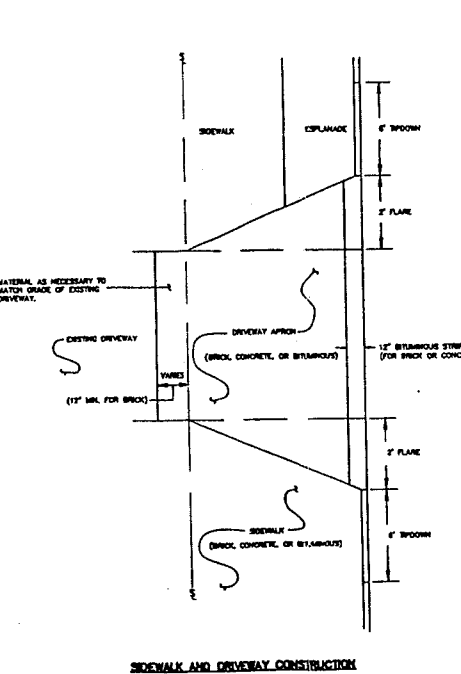
DRIVEWAY THROUGH CURB INSTALLATION

NOT TO SCALE



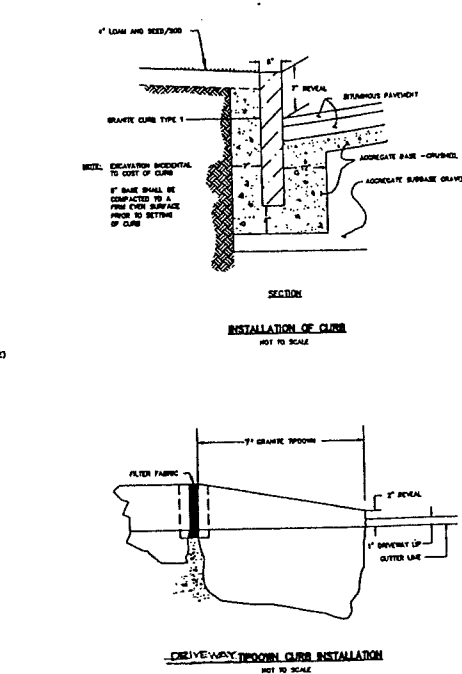
TYPICAL LIGHT POLE DETAIL

NOT TO SCALE



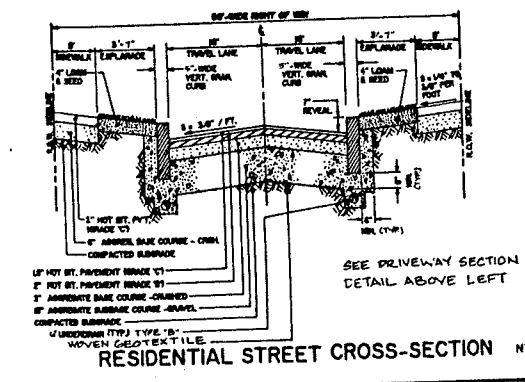
SIDEWALK AND DRIVEWAY CONSTRUCTION

NOT TO SCALE



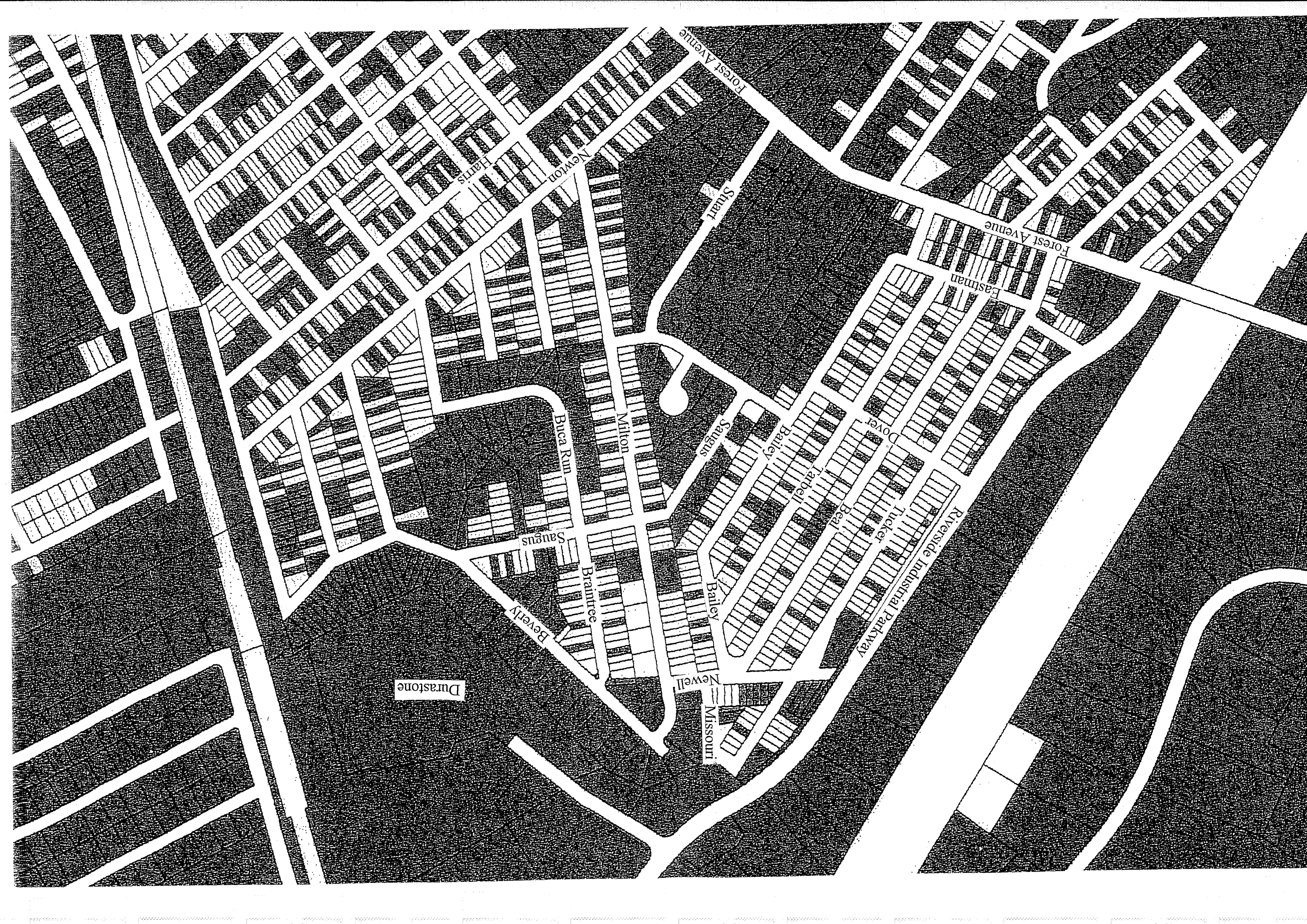
RESIDENTIAL STREET CROSS-SECTION

NOT TO SCALE



RESIDENTIAL STREET CROSS-SECTION DETAILS

NOT TO SCALE



UNDEVELOPED/UNACCEPTED STREET



EXISTING PAVED STREET



GRAVEL ROAD



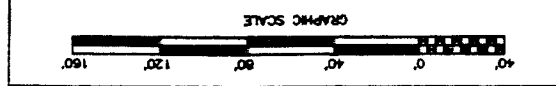


PLAN REFERENCES
 1. PLAN OF LAND STANDARD BOUNDARY SURVEY ON
 LASSBELL STREET, PORTLAND, MADE FOR TERRY
 BROWN BY OWEN HASKELL, INC. JUNE 18, 1927

LEGEND

NO.	REVISIONS	INT.	DATE
1	Brand and road changes		8/30/96
2	Landscaping and fence		8/16/96
3	Add lot grading		8/16/96
4	Add/change plant mat'l.		10/1/96
5	Add notes		10/1/96

LANDSCAPING AND LOT GRADING

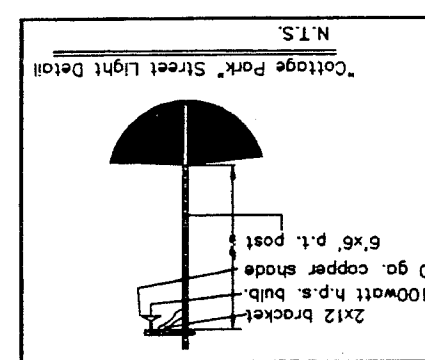


NOTE: ALL SINGLE FAMILY HOUSE PLANS AND THEIR ASSOCIATED GRADING AND SEDIMENTATION CONTROL PLANS SHALL BE REVIEWED ADMINISTRATIVELY (THOROUGHLY) BY THE PLANNING OFFICE.
 ACTUAL GRADING OF INDIVIDUAL LOTS SHALL COMPLY WITH SILL ELEVATIONS AND FLOW DIRECTIONS AS SHOWN ON THIS PLAN AND SHALL BE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN.

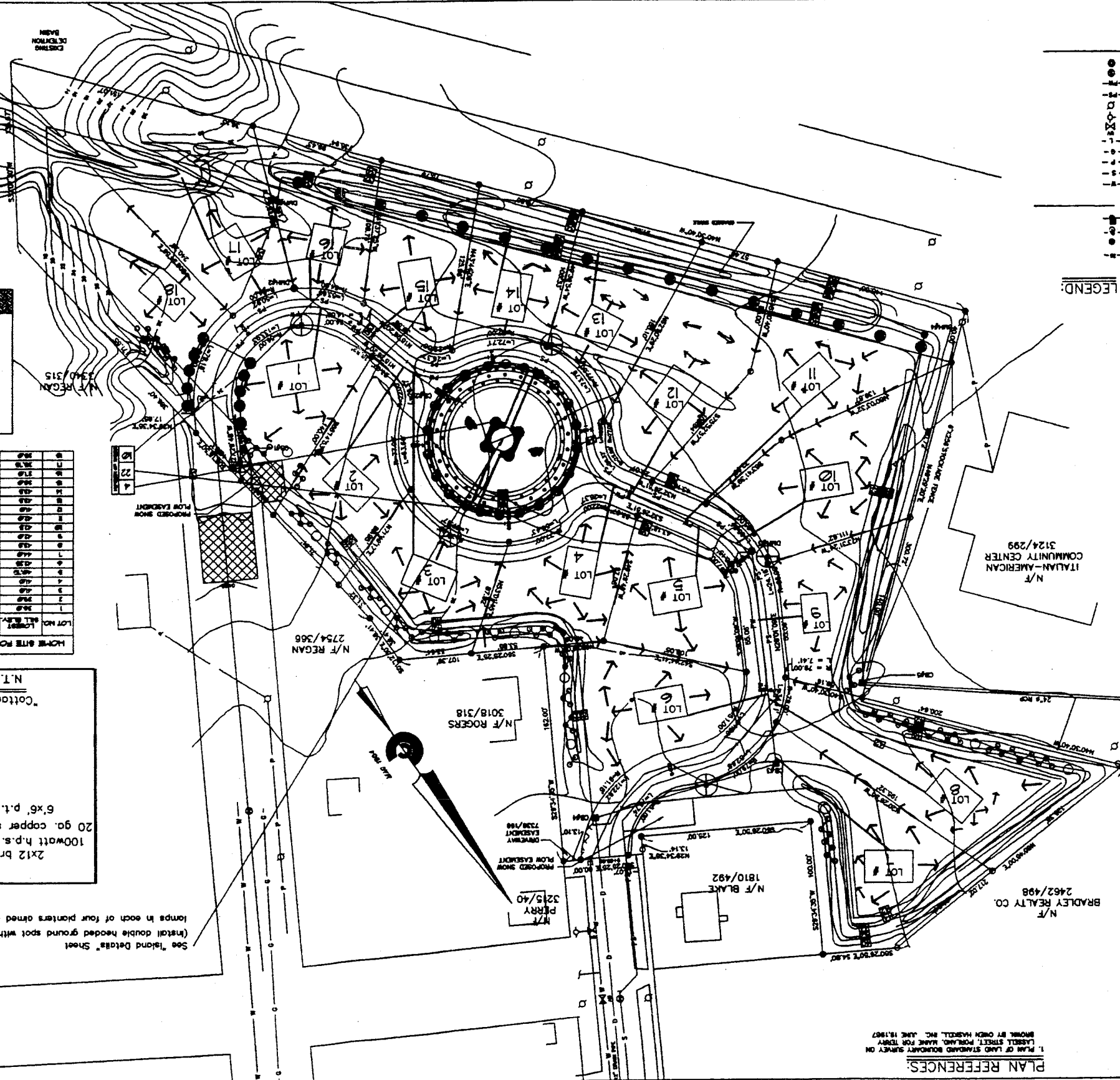
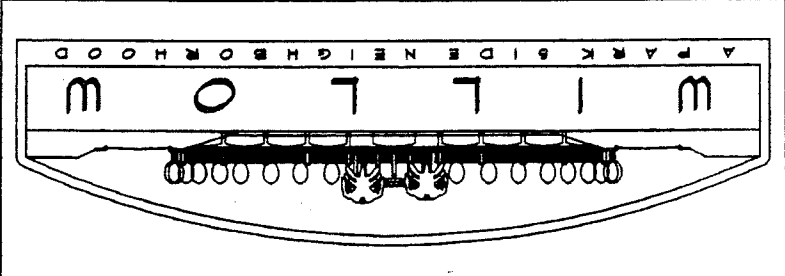
- LEGEND**
- 2- 10'x4' TALL WHITE POCKET FENCE WITH 2'-2 1/2" CAL. BABYLON WEAVING WILLOW
 - 1 GAL. ROEA RUSCOA
 - 0' O.C. IN TWO ROWS STAGGERED AS SHOWN
 - 1/2 GAL. ROEA RUSCOA
 - 0' O.C. IN TWO ROWS STAGGERED AS SHOWN
 - FRAGRANT CREAB 2-2 1/2" CAL.
 - 3'-4' WHITE PINES
 - 5'-6' HEBLOCK
 - 20' O.C. IN TWO ROWS STAGGERED AS SHOWN
 - 2'-2 1/2" CAL. BABYLON WEAVING WILLOW
 - STREET LAMP
 - ARROW INDICATING GENERAL DIRECTION OF SURFACE STORM WATER. ACTUAL GRADING TO BE DETERMINED BY BUILDING THEN DESIGNED AND SUBMITTED FOR BUILDING PERMIT.
 - SHAPE TO INDICATE BUILDING. ACTUAL SHAPE TO BE DESIGNED AND SUBMITTED FOR BUILDING PERMIT.
 - ARROW INDICATING GENERAL DIRECTION OF SURFACE STORM WATER ALONG PROPERTY COMMON LINE.

HOME SITE FOUNDATION GUIDELINE SCHEDULE

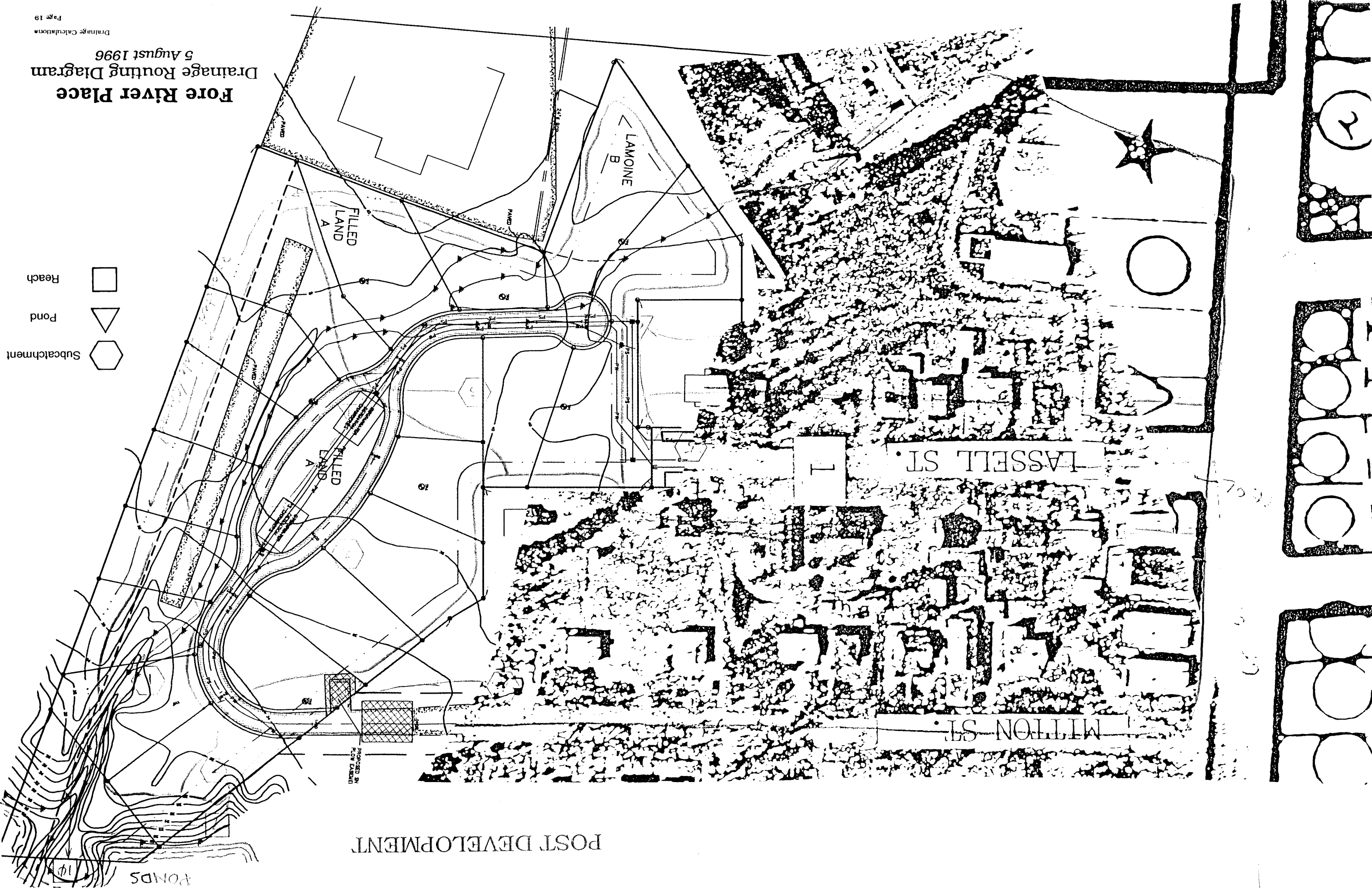
LOT NO.	FOUND.	FOUND.	FOUND.	FOUND.	FOUND.	FOUND.	FOUND.	FOUND.	FOUND.
1	100	100	100	100	100	100	100	100	100
2	100	100	100	100	100	100	100	100	100
3	100	100	100	100	100	100	100	100	100
4	100	100	100	100	100	100	100	100	100
5	100	100	100	100	100	100	100	100	100
6	100	100	100	100	100	100	100	100	100
7	100	100	100	100	100	100	100	100	100
8	100	100	100	100	100	100	100	100	100
9	100	100	100	100	100	100	100	100	100
10	100	100	100	100	100	100	100	100	100
11	100	100	100	100	100	100	100	100	100
12	100	100	100	100	100	100	100	100	100
13	100	100	100	100	100	100	100	100	100
14	100	100	100	100	100	100	100	100	100
15	100	100	100	100	100	100	100	100	100
16	100	100	100	100	100	100	100	100	100
17	100	100	100	100	100	100	100	100	100
18	100	100	100	100	100	100	100	100	100
19	100	100	100	100	100	100	100	100	100
20	100	100	100	100	100	100	100	100	100



See "Island Details" Sheet
 (metal double headed ground spot with two 75 watt lamps in each of four planters aimed at arbor)






137

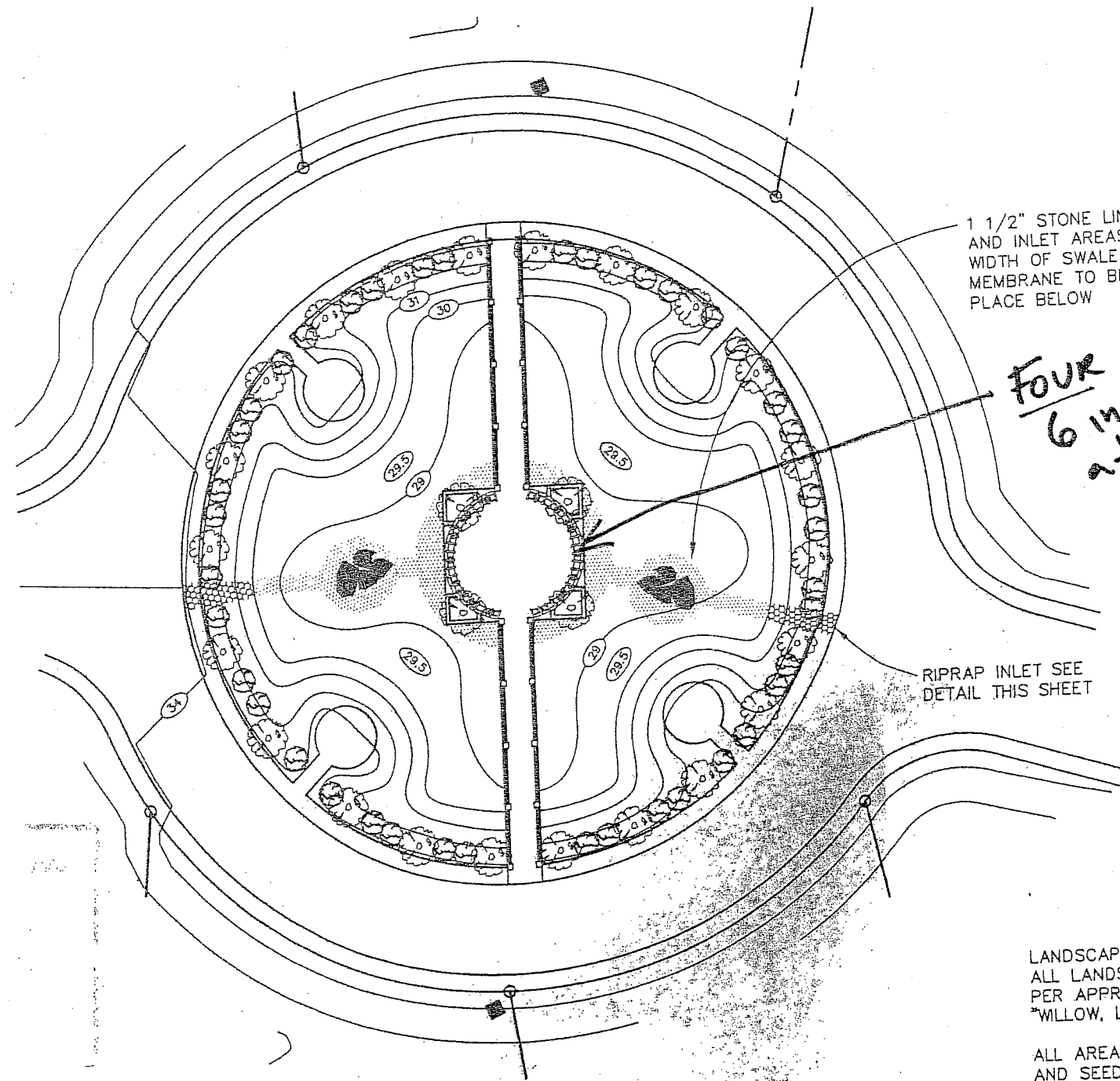


POST DEVELOPMENT

PONDS

- Subcatchment 
- Pond 
- Reach 

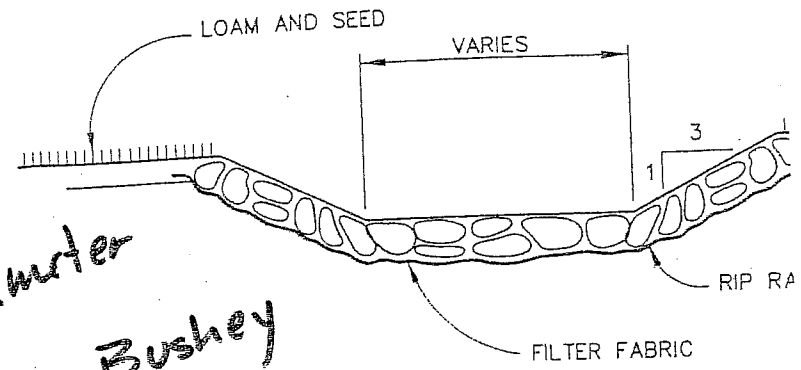
Fore River Place
Drainage Routing Diagram
 5 August 1996



1 1/2" STONE LINED SWALE AND INLET AREAS, MIN. WIDTH OF SWALE 24", RUBBER MEMBRANE TO BE LEFT IN PLACE BELOW

FOUR INLETS
 6 inches in diameter
 at grade
 per Steve Bushey
 SH 10/10/00

RIPRAP INLET SEE DETAIL THIS SHEET

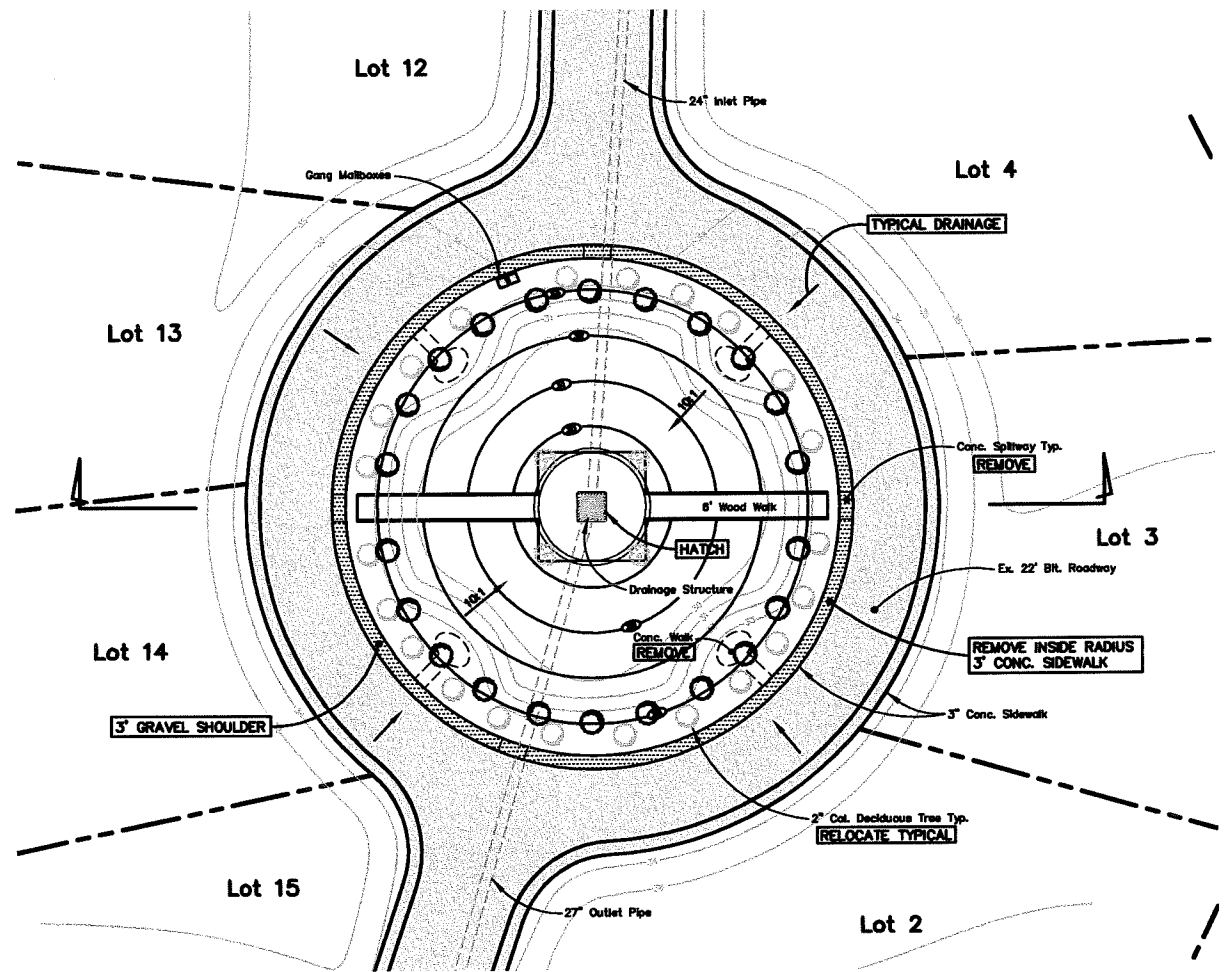
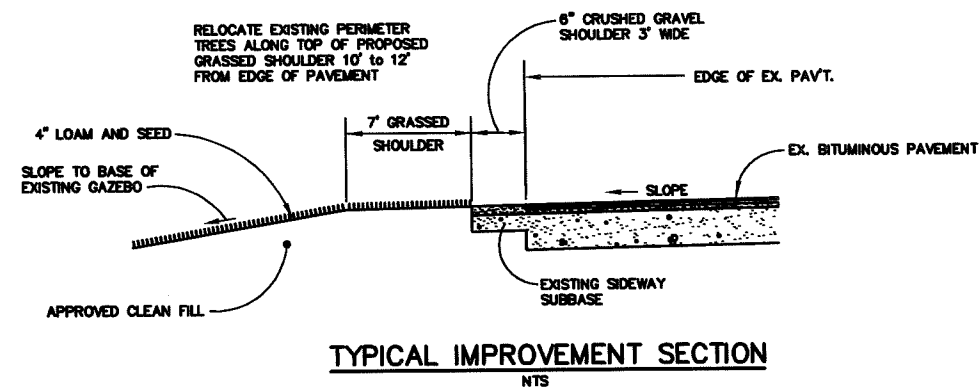
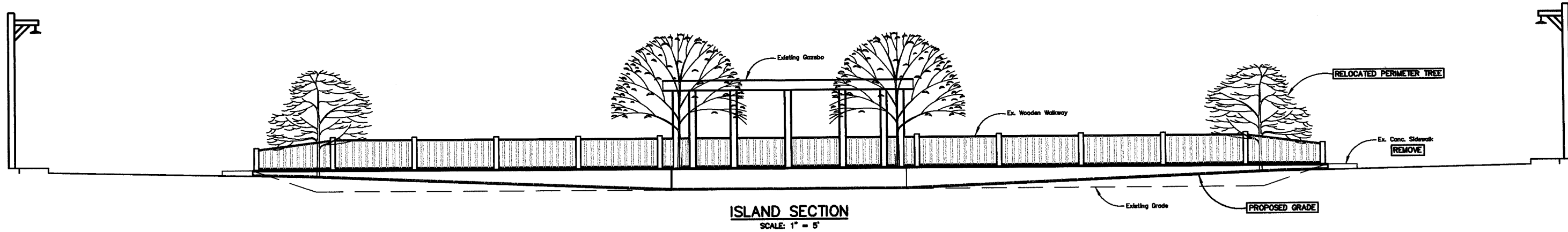


RIP RAP INLET
 NTS

LANDSCAPING:
 ALL LANDSCAPING SHALL BE REPLACED/INSTALLED PER APPROVED CITY OF PORTLAND PLANS OF "WILLOW, LANDSCAPING AND LOT GRADING"

ALL AREAS WITHIN "CENTER AREA" TO BE LOAMED AND SEEDED PER CITY OF PORTLAND SPECS.

GRAPHIC SCALE



- NOTES:**
1. REMOVE EXISTING INSIDE RADIUS SIDEWALK AND CONSTRUCT 3" GRAVEL SHOULDER.
 2. RELOCATE EXISTING 2" CALIPER DECIDUOUS TREES 10' TO 12' FROM INSIDE PAVEMENT RADIUS.
 3. GRADE INTERIOR GRASSED AREA FROM RELOCATED TREES TO CENTER GAZEBO. (10:1 SLOPE).
 4. BACKFILL ENTIRE AREA WITH APPROVED FILL.
 5. PLACE 4" OF LOAM, SEED AND MULCH.
 6. REMOVE LATTICE WORK ALONG BOTTOM OF WOOD WALKS AS REQUIRED TO ACCOMMODATE GRADING.
 7. INSTALL 5' X 5' HATCH TO ACCESS EXISTING CENTER DRAINAGE STRUCTURE.
 8. INSPECT CENTER DRAINAGE STRUCTURE AND REMOVE ALL SILT AND DEBRIS AS REQUIRED.

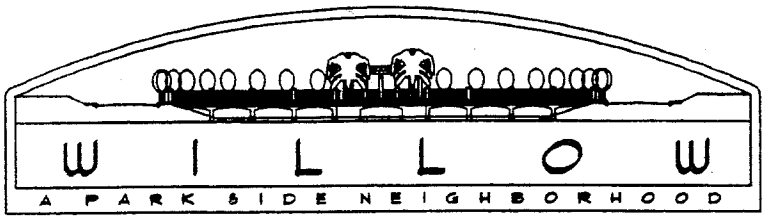
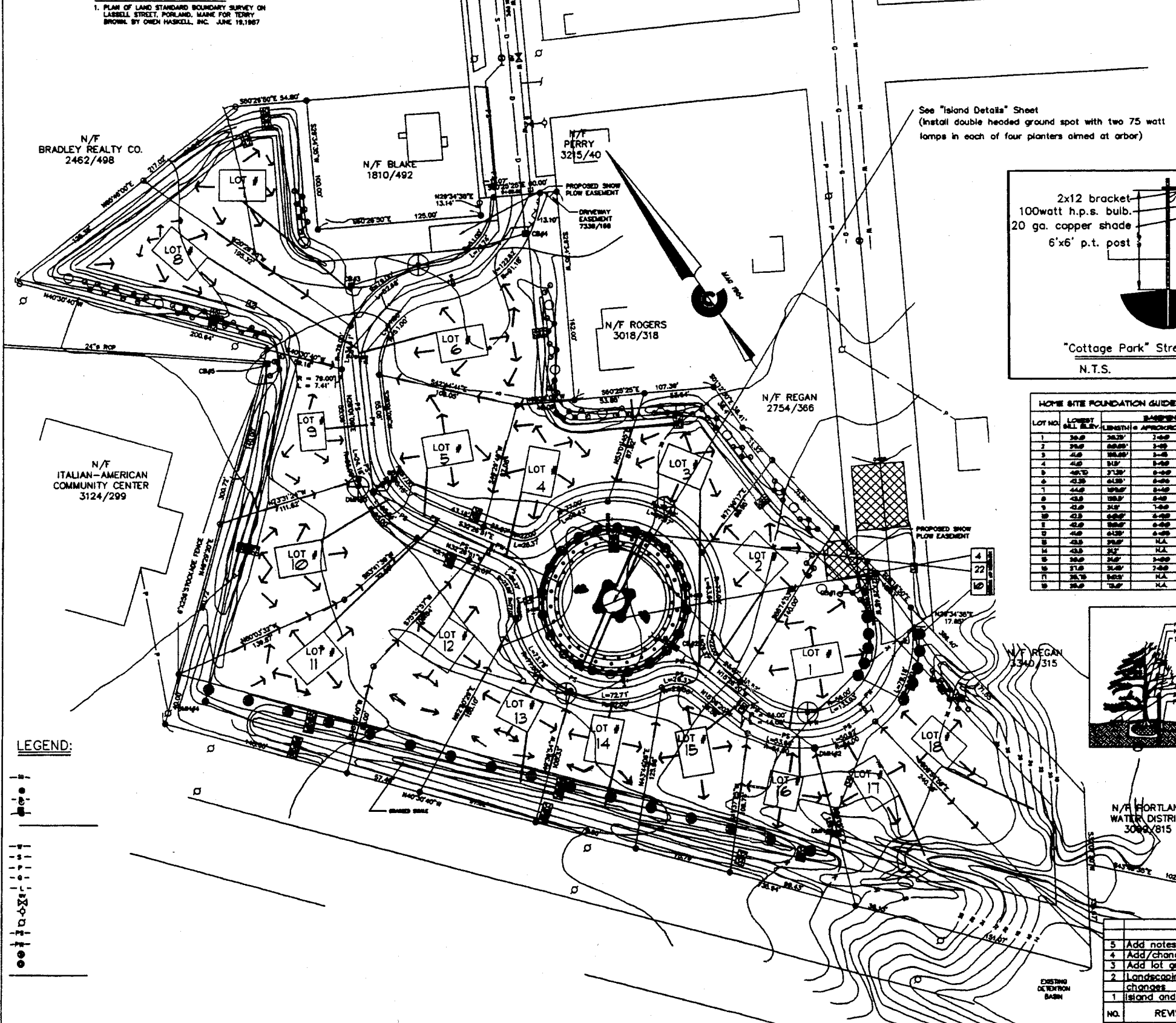
- EROSION CONTROL & SEEDING**
1. ALL EROSION AND EROSION CONTROL MEASURES SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES", CLAMBERLAND COUNTY S.W.C.D. DEPARTMENT OF ENVIRONMENTAL PROTECTION DATED 1997.
 2. THOSE AREAS UNDERGOING ACTUAL CONSTRUCTION WILL BE LEFT IN AN UNTREATED OR UNVEGETATED CONDITION FOR A MINIMUM TIME. AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING AND TEMPORARILY STABILIZED WITHIN 15 DAYS OF INITIAL DISTURBANCE OF THE SOIL.
 3. IF FINAL SEEDING OF THE DISTURBED AREAS IS NOT COMPLETED 45 DAYS PRIOR TO THE FIRST KILLING FROST, USE TEMPORARY MULCHING (OR ANTIMY SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY SEEDING UNTIL THE NEXT RECOMMENDED SEEDING PERIOD.
 4. TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINAL GRADED SHALL BE COMPLETED BY AUG. 15 OR 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCT. 1) TO PROTECT FROM SPRING RUNOFF PROBLEMS.
 5. REVEGETATION MEASURES WILL COMMENCE UPON COMPLETION OF CONSTRUCTION EXCEPT AS NOTED ABOVE. ALL DISTURBED AREAS NOT OTHERWISE STABILIZED WILL BE GRADED, SMOOTHED, AND PREPARED FOR FINAL SEEDING AS FOLLOWS:
 - a. FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE.
 - b. APPLY LIMESTONE AND FERTILIZER ACCORDING TO SOIL TEST. IF SOIL TESTING IS NOT FEASIBLE ON SMALL OR VARIABLE SITES, OR WHERE TESTING IS CRITICAL, FERTILIZER MAY BE APPLIED AT THE RATE OF 800 POUNDS PER ACRE OR 18.4 POUNDS PER 1,000 SQUARE FEET USING 10-20-20 (N-P205-K20) OR EQUIVALENT. APPLY GROUND LIMESTONE (EQUIVALENT TO 20% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 LB PER 1,000 SQ. FT.).
 - c. THE LAWN AREAS WILL BE SEED TO A PREMIUM TURF MIXTURE OF 44% KENTUCKY BLUEGRASS, 44% CREEPING RED FESCUE, AND 12% PERENNIAL RYEGRASS. SEEDING RATE IS 1.25 LBS PER 1,000 SQ. FT. LAWN QUALITY SOIL MAY BE SUBSTITUTED FOR SEED. SEED MIX SHALL CONTAIN 10% ANNUAL RYE GRASS.
 - d. HAY MULCH AT THE RATE OF 70-80 LBS PER 1,000 SQUARE FEET OR A HYDRO-APPLICATION OF ASPHALT, WOOD OR PAPER FIBER SHALL BE APPLIED FOLLOWING SEEDING. A SUSTAINABLE COVER SUCH AS CURBROL OR ROAD PLUS WILL BE USED ON HAY MULCH FOR WIND CONTROL.

Willow Center Island Improvements

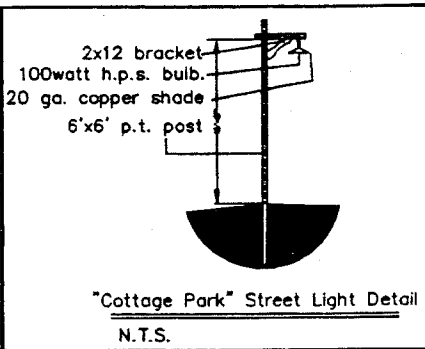
REPRODUCTION OR REUSE OF THIS DOCUMENT WITHOUT THE EXPRESSED WRITTEN CONSENT OF WILLOW HOMEOWNERS ASSOCIATION IS PROHIBITED

PLAN REFERENCES:

1. PLAN OF LAND STANDARD BOUNDARY SURVEY ON LASELL STREET, PORTLAND, MAINE FOR TERRY BROWN BY OWEN HASKELL, INC. JUNE 19, 1987



See "Island Details" Sheet
(Install double headed ground spot with two 75 watt lamps in each of four planters aimed at arbor)



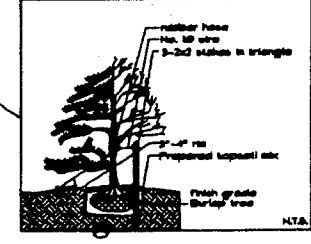
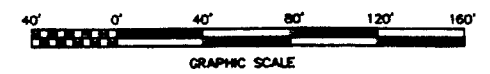
HOME SITE FOUNDATION GUIDELINE SCHEDULE

LOT NO.	LOWEST SILL ELEV.	MINIMUM APPROXIMATE STAYLITE ELEV.	BASINMENT DRAIN FEET	N.A.
1	36.0	36.0	3-00	N.A.
2	36.0	36.0	3-00	N.A.
3	4.0	36.0	3-00	N.A.
4	4.0	36.0	3-00	N.A.
5	46.0	37.0	0-00	N.A.
6	46.0	37.0	0-00	N.A.
7	46.0	37.0	0-00	N.A.
8	46.0	37.0	0-00	N.A.
9	46.0	37.0	0-00	N.A.
10	46.0	37.0	0-00	N.A.
11	46.0	37.0	0-00	N.A.
12	46.0	37.0	0-00	N.A.
13	46.0	37.0	0-00	N.A.
14	46.0	37.0	0-00	N.A.
15	46.0	37.0	0-00	N.A.
16	46.0	37.0	0-00	N.A.
17	46.0	37.0	0-00	N.A.
18	46.0	37.0	0-00	N.A.

LEGEND

- 2- 10'x10'x4" TALL WHITE PICKET FENCE WITH 2"-2 1/2" CAL. BABYLON WEEPING WILLOW
- 1 GAL. ROSA RIGOSA 12' O.C. IN TWO ROWS STAGGERED AS SHOWN
- 1/2 GAL. ROSA RIGOSA 12' O.C. IN TWO ROWS STAGGERED AS SHOWN
- ⊕ FRAGRANT CRAB 2-2 1/2" CAL.
- 3'-4' WHITE PINES
- 5'-6' HEMLOCK 20' O.C. IN TWO ROWS STAGGERED AS SHOWN
- 2"-2 1/2" CAL. BABYLON WEEPING WILLOW
- ⊕ STREET LAMP
- ← ARROW INDICATING GENERAL DIRECTION OF SURFACE STORM WATER. ACTUAL GRADING TO BE DETERMINED BY BUILDING THEN DESIGNED AND SUBMITTED FOR BUILDING PERMIT.
- SHAPE TO INDICATE BUILDING. ACTUAL SHAPE TO BE DESIGNED AND SUBMITTED FOR BUILDING PERMIT
- ← ARROW INDICATING GENERAL DIRECTION OF SURFACE STORM WATER ALONG PROPERTY COMMON LINE

NOTE: ALL SINGLE FAMILY HOUSE PLANS AND THEIR ASSOCIATED GRADING AND SEDIMENTATION/EROSION CONTROL PLANS SHALL BE REVIEWED ADMINISTRATIVELY (MINOR-MINOR) BY THE PLANNING OFFICE. ACTUAL GRADING OF INDIVIDUAL LOTS SHALL COMPLY WITH SILL ELEVATIONS AND FLOW DIRECTIONS AS SHOWN ON THIS PLAN AND SHALL BE IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PLAN.



LEGEND:



LANDSCAPING AND LOT GRADING

NO.	REVISIONS	INT.	DATE
5	Add notes		10/1/96
4	Add/change plant mat'l.		10/1/96
3	Add lot grading		9/16/96
2	Landscaping and fence changes		9/16/96
1	Island and road changes		8/30/96

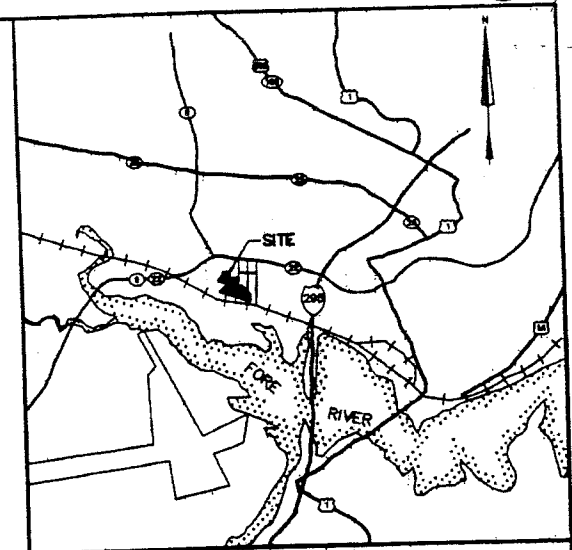
Cottage Design Company

18 Baxter Place
Portland, ME 04103
503-885-3888

DRAWN	SCALE 1"=40'	DATE
CALC.	APPROVED	
N.B. #	SHEET 6 OF 7	

PLAN REFERENCES:

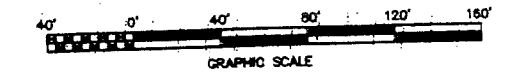
1. PLAN OF LAND STANDARD BOUNDARY SURVEY ON LASSELL STREET, PORTLAND, MAINE FOR TERRY BROWN BY OWEN HASKELL, INC. JUNE 18, 1987



LOCATION PLAN
NOT TO SCALE

NOTES:

1. SUBJECT PROPERTY SHOWN ON THE BOUNDARY OF TWO CITY OF PORTLAND TAX MAPS - MAP 180, BLOCK K, LOT 28 AND MAP 191, BLOCK B, LOT 15.
2. PROPERTY IS CURRENTLY ZONED R-5 AND IS WITH A REQUEST TO BE CONSIDERED AS ALL RS. PORTIONS OF THE PROPERTY ARE SUBJECT TO THE SHORELAND OVERLAY DISTRICT.
3. BOUNDARY INFORMATION PROVIDED BY NEPTUNE PROPERTIES, INC., PORTLAND, MAINE INTERIOR LOT BOUNDARIES CALCULATED BY CIVIL CONSULTANTS.
4. AREA OF PARCEL TO BE DEVELOPED UNDER THIS PROPOSAL IS 8.75 ACRES.
5. RECORD OWNER: NEPTUNE PROPERTIES, INC. 120 EXCHANGE STREET, PORTLAND, MAINE PER DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 12386, PAGE 286 (27 FEB 1998).
6. CENTER ISLAND SUBJECT TO PUBLIC ACCESS EASEMENT.
7. THE ROADWAY WITHIN THIS FIELD IS PRIVATE AND WILL BE MAINTAINED BY THE "HOMEOWNERS ASSOCIATION" INCLUDING, BUT NOT LIMITED TO, CATCH BASINS AND WALKWAYS WITHIN THE COMMON AREAS.
8. MAINTENANCE OF STORM WATER APPURTENANCES OUTSIDE OF COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
9. TOPOGRAPHIC INFORMATION, PROPOSED DRAINAGE, HORIZONTAL ROADWAY DATA, AND OTHER CONSTRUCTION DATA IS SHOWN ON SHEETS 2 THROUGH 5 OF 5.



LEGEND:

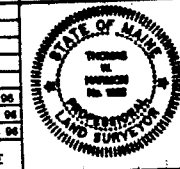
- 5/8" IRON ROD SET BY OWEN HASKELL, INC.
- MONUMENT FOUND
- 5/8" IRON ROD W/CAP TO BE SET
- 25' PERIMETER BUFFER/SETBACK

STATE OF MAINE
CUMBERLAND COUNTY ss. REGISTRY OF DEEDS
RECEIVED _____ 19____
AT _____ M., AND RECORDED IN
PLAN BOOK _____, PAGE _____
ATTEST _____ REGISTER

APPROVED BY THE
CITY OF PORTLAND
PLANNING BOARD DATED _____ 19____

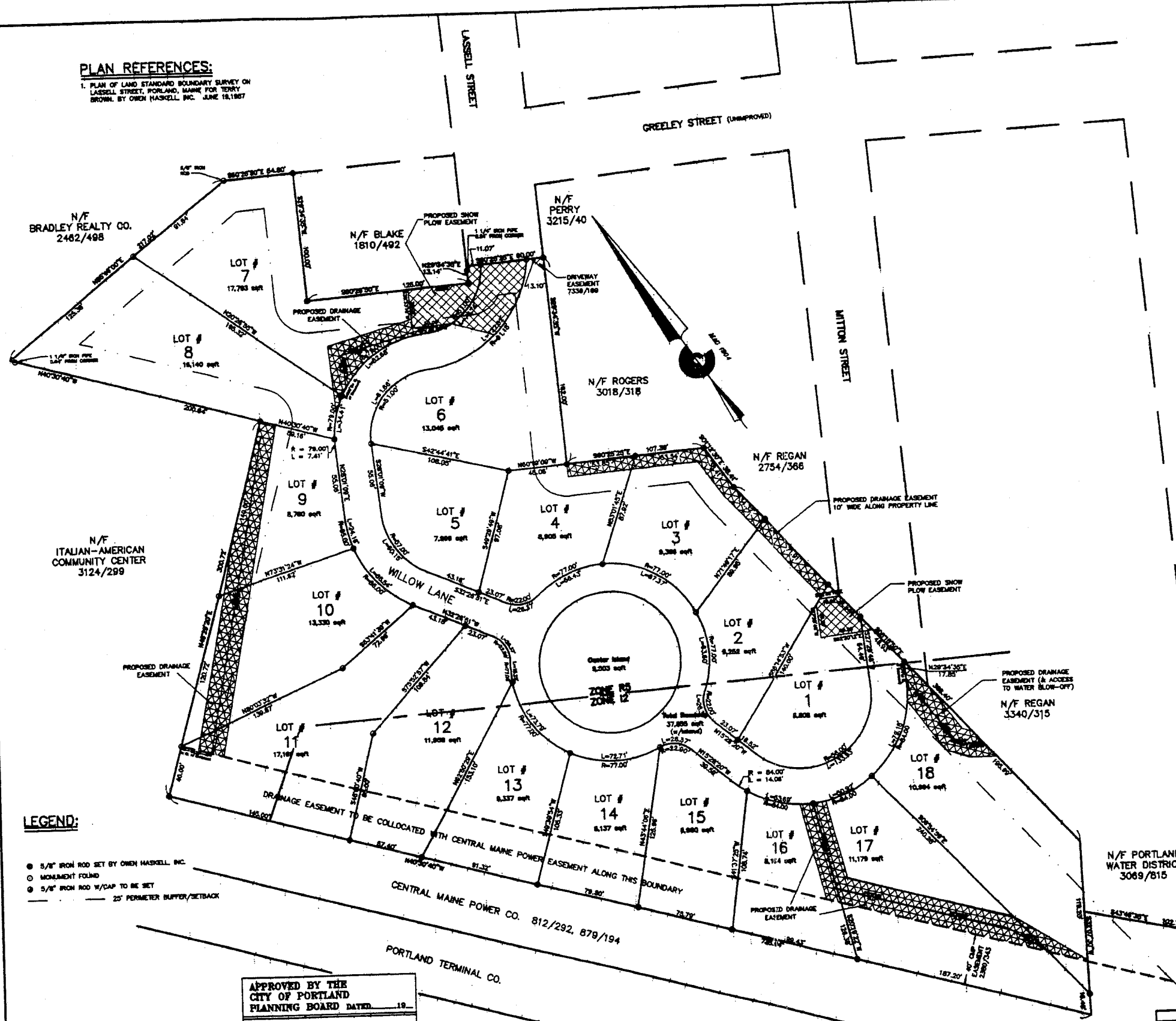
EXTERIOR BOUNDARY LINES AS SHOWN ARE BASED ON A PREVIOUS SURVEY BY OWEN HASKELL, INC. (SEE NOTE 3). USING SAID INFORMATION THE INTERIOR LOT BOUNDARIES WERE PREPARED UNDER THE DIRECTION OF THOMAS HARMON OF CIVIL CONSULTANTS.

NO.		REVISIONS	INT.	DATE
3	Added more drainage agreements			2 OCT 06
2	Added more drainage agreements			23 SEP 06
1	Initial plan			23 AUG 06



CIVIL CONSULTANTS
P.O. BOX 900
263 9th STREET
PORTLAND, MAINE 04101
TEL: 855-8888

SCALE 1"=40'
DATE 06 Aug 06
APPROVED **OCT 09 1996**
SHEET 1 OF 5
96-444



TO: SARAH HOPKINS

9/19/96

FROM: MIKE SCORRIS

RE: FORE RIVER PLACE

PAGE 1 OF 5

SARAH,

THIS IS A SUMMARY OF RESPONSES TO ALL THE FINAL QUESTIONS AND COMMENTS BY THE CITY AND CITY'S CONSULTANT AS PRESENTED AT OUR MEETING ON MONDAY 9/16/96 IN JOE GRAY'S OFFICE.

THE MAJORITY OF THE COMMENTS RELATE DIRECTLY TO STEVE BUSHEY'S LETTERS OF 9/9 AND 9/4 WHICH WILL BE ADDRESSED FIRST.

LETTER OF 9/9/96:
#1
SHEET

1. WE PROPOSE "WILLOW LANE" FOR THE PRIVATE ROAD.
2. THE COMMON RIVER OR TRAIL OWNED BY THE ASSOCIATION WILL BE LIMITED TO THE ROAD RIGHT-OF-WAY AND THE DETENTION POND/RECREATION AREA IT SURROUNDS. THE RIVER BEHIND LOTS 17 AND 18 WILL BE EQUALLY DIVIDED AND BECOME AN EXTENSION OF THOSE LOTS.
3. SURVEYOR'S STAMP WILL BE ON FINAL DRAWINGS
4. THE SITE PLAN WILL HAVE REFERENCES TO ALL OTHER PLANS IN THE SET.
5. METES AND BOUNDS FOR JUMP PLAN EASEMENTS WILL BE SHOWN ON THE PLANS (I AM WRITING FOR LANGUAGES FOR THESE EASEMENTS FROM YOU)

SHEET 2

1. ADDITIONAL ROAD DATA WILL BE PROVIDED ON THE PLANS
2. SEWER FORCE MAIN SIZE HAS BEEN SUBMITTED ALTERNATE ON A 11x17" PLAN, WE WILL TRANSFER IT TO THE SITE PLAN ALSO.
3. DRAINAGE EASEMENTS WILL BE SHOWN ON THE PLAN FOR LOT 7, BETWEEN LOTS 16 AND 17, LOT 18, AND BEHIND LOTS 9 THRU 11. THESE EASEMENTS WILL GENERALLY BE 20' IN WIDTH CENTERED ON THE PIPE OR SWALE.
4. WE PROPOSE TO USE AN ALTERNATE TO THE PROPOSED

CHIP-SEAL PAVEMENT OF 3" OF RECYCLED BITUMINOUS CONCRETE BRZE MATERIAL (MACHINE APPLIED + COMPACTED) FOLLOWED BY A 1" HOT BITUMINOUS CONCRETE WEARING COURSE. THIS PAVEMENT DESIGN HAS BEEN USED BY BUWE LOCK INDUSTRIES WITH GREAT SUCCESS IN VERY HEAVY INDUSTRIAL APPLICATIONS. IT SHOULD HAVE AN EXTREMELY LONG LIFE IN THIS PRIVATE POND APPLICATION.

5. THESE MATERIALS OF THE FORKS MAIN AND PUMP SYSTEM HAVE ALREADY BEEN SUBMITTED AND THE STATES ENGINEER WILL CALL STEVE BUSHNEY DIRECTLY TO ANSWER ANY OTHER QUESTIONS

SHEET 3

1. I HAVE REVIEWED THE SOILS DATA SUBMITTED BY AL FRICK AND FIND IT ADEQUATE FOR THE STRUCTURAL LOADINGS IMPOSED BY THE RESIDENTIAL STRUCTURES WE PROPOSE AND SPECIFIC SOIL STATIONS WILL BE EVALUATED AND DESIGNED AT THIS BUILDING PERMIT TIME.

SHEET 4

1. THE GROUNDWATER LEVEL AS DETERMINED BY TEST PITS IS GREATER THAN 6' BELOW EXISTING GRADE. THIS REPRESENTS NO CONCERN FOR ANY SIGNIFICANT SOIL CONSOLIDATION CAUSED BY DRAIN DOWN OF THE EXISTING WATER TABLES. THE DRAIN DOWN PROFILE WOULD IN ANY CASE BE LIMITED TO AN AREA IMMEDIATELY ADJACENT TO THE DETENTION POND. EXCAVATED MATERIALS WILL GENERALLY BE USED ON-SITE FOR GRADING AND BERM CONSTRUCTION.

2. THERE IS A 3'6" PICKET FENCE PROPOSED AROUND THE TOP OF SLOPE FOR THE DETENTION POND.
3. FINAL CALCULATIONS ARE BEING PROVIDED TO S. BUSHNEY FOR HIS REVIEW.

4. DMH #3 WILL BE CHANGED TO A CATCH BASIN AND A DRIP INLET WILL BE INSTALLED ACROSS THE ROWWAY IN THIS LOCATION.
5. SPOT ELEVATIONS WILL BE PROVIDED ALONG THE CURB THAT SURROUNDS THE DETENTION POND AT ALL CURB BREAKS. SLOPES OF THE POND WILL NOT EXCEED 3:1, SLOPES NEAR CURB BREAKS WILL BE STABILIZED WITH ROCK SURFACES.

Steve Bushney

Sheet 4
Review grades
w/submit

6. A LOT GRADING PLAN WHICH SHOWS BUILDING FOOTPRINTS, SILL ELEVATIONS AND FLOW ARROWS HAS BEEN SUBMITTED. INDIVIDUAL LOT PLANS WILL SHOW FINAL DETAIL AS PART OF MINOR/MINOR SITE REVIEW SUBMISSION
7. THIS BASIN IS LOCATED AS SHOWN TO COLLECT ALL THE EXISTING RUNOFF FROM BEHIND BLAKE'S PROPERTY. IT HAS TO BE OFF-STREET TO BE LOW ENOUGH TO DRAIN THE EXISTING AREAS WITHOUT PONDING.
8. THE POND BOTTOM WILL BE LINED WITH A RUBBER MEMBRANE SIMILAR TO THAT OF A SWIMMING POOL ONLY MUCH THICKER (.060"). THIS WILL SERVE TO RETAIN WATER IN THE POND FOR THE RECREATION ASPECT OF ITS USE (1' MAX. DEPTH DURING DRY WEATHER) AND PREVENT THE GROWTH OF PLANT LIFE. THE POND BOTTOM CAN OCCASIONALLY BE CLEANED TO PREVENT ANY ACCUMULATION OF SILT. DURING ANY STORM EVENT WHICH CAUSES AN OUTFALL FROM THE POND THERE WILL BE SUFFICIENT MIXING DILUTION, AND TRAVEL DISTANCE TO PREVENT ANY MEASURABLE CHANGE IN WATER QUALITY / TEMPERATURE.
9. BRIDGE AND GAZEBO DESIGN WILL BE REVIEWED THRU THE BUILDING PERMIT PROCESS
10. THE OVERFLOW MECHANISM FOR THE DETENTION POND IS CATCH BASIN #2. IN THE WORST STORM EVENT PONDING WOULD NOT REACH THE OUTSIDE EDGE OF PAVEMENT WHICH IS 0.1' HIGHER THAN THE PAVEMENT EDGE ADJACENT TO THE POND.
11. PREVIOUS COMMENTS ARE CONTAINED IN LETTER FROM S. BUSBY DATED 9/4/96 WHICH FOLLOWS.

LETTER OF 9/4/96

1. WE HAVE REVIEWED THE COMMENTS OF THE RAILROAD AND MADE THE FOLLOWING OBSERVATIONS. THE TOTAL VOLUME INCREASE DUE TO OUR DEVELOPMENT FOR THE DESIGN STORM EVENT IS LESS THAN 10,000 CF. IF THIS WERE TO BE IMMEDIATELY PLACED IN THE EXISTING POND UPSTREAM OF THE RAILROAD CULVERT WITH NO DETENTION ON OUR PART IT WOULD ONLY RAISE THE LEVEL 2" ABOVE THE TOP OF THE EXISTING STANDPIPE ELEVATION, IF FOR SOME REASON THE POND SUCH AS A FROZEN CANAL. ELEVATION WAS INITIALLY 5' +/- HIGHER THAN THE TOP OF THE STANDPIPE. OUR TOTAL IMMEDIATE EFFECT WOULD RAISE THE POND'S LEVEL ONLY 1"

Still need
drainage rights

DUE TO THE INCREASED SURFACE AREA AT THIS ELEVATION. AGAIN THIS MINIMAL IMPACT DOES NOT EVEN TAKE INTO EFFECT THAT THE POST DEVELOPMENT OFF-SITE FLOW RATE IS LESS THAN THE CURRENT UN-DEVELOPED RATE, THE RAILROAD CULVERT INLET ELEVATION IS OVER 20' BELOW THE LEVEL OF THE TRUCK SO THAT THE EFFECT ON WATER LEVEL WITH THE EFFECT OF OUR DETENTION POND IS INSIGNIFICANT.

2. LOT GRADING PLAN HAS BEEN SUBMITTED.

3. THE PLANS HAVE BEEN MODIFIED TO INCLUDE A BREAK IN THE LANDSCAPE BERM TO ASSURE OFF-SITE WATER WILL NOT BE ABLE TO POND OUTSIDE OF THE BERM. A SWALE/BERM CROSS-SECTION HAS ALSO BEEN INCLUDED, AS PART OF THE LOT GRADING PLAN.

4. WE PROPOSE TO LOCATE A SHALLOW DRAINAGE SWALE ALONG OUR SOUTHWESTERLY PROPERTY LINE TOTALLY ON OUR PROPERTY. THE COMPENSATION OVER OUR LAND IS PROVIDED FOR YOUR INFORMATION.

SPECIFICS

1. THE FINAL DRAINAGE CALCULATIONS REFLECT UPDATED CURVE NUMBER DATA.

2. THERE WILL BE NO PONDING OF WATER NEAR THE BURKE PROPERTY LINE IN THE POST-DEVELOPMENT CONFIGURATION DUE TO THE INSTALLATION OF CB#3.

3. CALCULATIONS FOR THE DRAINAGE SYSTEM REFLECT AN AREA OF .12 ACRES FOR SUB-CATCHMENT AREA #7 USING THE OPEN DETENTION SYSTEM.

4, 5, 6. THESE ITEMS HAVE BEEN DELETED FROM THE CURRENT DESIGN. EROSION AND SEDIMENT CONTROL

1. SILT FENCE AND HRP SALE BARRIERS ARE SHOWN ON THE CURRENT PLANS

2. DETAIL OF STONE SWALES HAS BEEN MODIFIED TO SHOW A DEPTH OF 14".

UTILITIES

1. A PLAN SHOWING SIZING, LOCATION OF THE FORCE MAIN HAS BEEN PROVIDED. THE TRENCH DETAIL IS SHOWN AS PART OF THE TYPICAL ROAD CROSS-SECTION. LOTS 2, 3, 4 WILL HAVE INDIVIDUAL LATERALS CONNECTING TO

THE COMMON FORCE MAIN. THE ENGINEER FOR THE SEWER PUMP MANUFACTURER WILL CONTACT S. BUSHEY DIRECTLY TO ANSWER ANY OTHER SPECIFIC QUESTIONS.

2. THE WATER MAIN WILL BE 4" DUCTILE IRON. A NOTE WILL BE ADDED TO THE PLANS INDICATING LATERAL SEPARATION BETWEEN WATER AND SEWER LINES WILL MEET STATE STANDARDS. THESE STANDARDS WILL COVER CROSSINGS ALSO.

3. ELECTRIC AND TELEPHONE WILL BE EXTENDED UNDERGROUND FROM AN EXISTING POLE AT THE END OF LABELL ST. AT THE EDGE OF THE RIGHT-OF-WAY. IT WILL NOT REQUIRE EXCAVATION IN THE PUBLIC ROW.

4. THE 2" WATER BLOW-OFF WILL BE MOVED SLIGHTLY TO AVOID ANY POSSIBLE CONFLICT WITH THE 15" COLLECT.

5. SEE PREVIOUS COMMENT.

OTHER COMMENTS FROM MEETING OF 9/16/96

1. A STABILIZED CONSTRUCTION ENTRANCE WILL BE ADDED FOR LABELL ST.
2. A NOTE WILL BE ADDED TO THE PLANS INDICATING THE EROSION CONTROL FOR HOUSE CONSTRUCTION WILL BE SHOWN ON THE MAIN/THINER SITE PLAN SUBMISSION.

3. THE SNOW-LOW EASEMENT FOR LABELL ST. HAS BEEN RELOCATED AS REQUESTED.

4. THE AREA OF THE PROPOSED RECREATION POND/GAZEBO IS 9500 +/- SF.

5. THE BYLAWS HAVE BEEN AMENDED TO REFLECT THE ASSOCIATION IS RESPONSIBLE FOR RUBBISH REMOVAL.

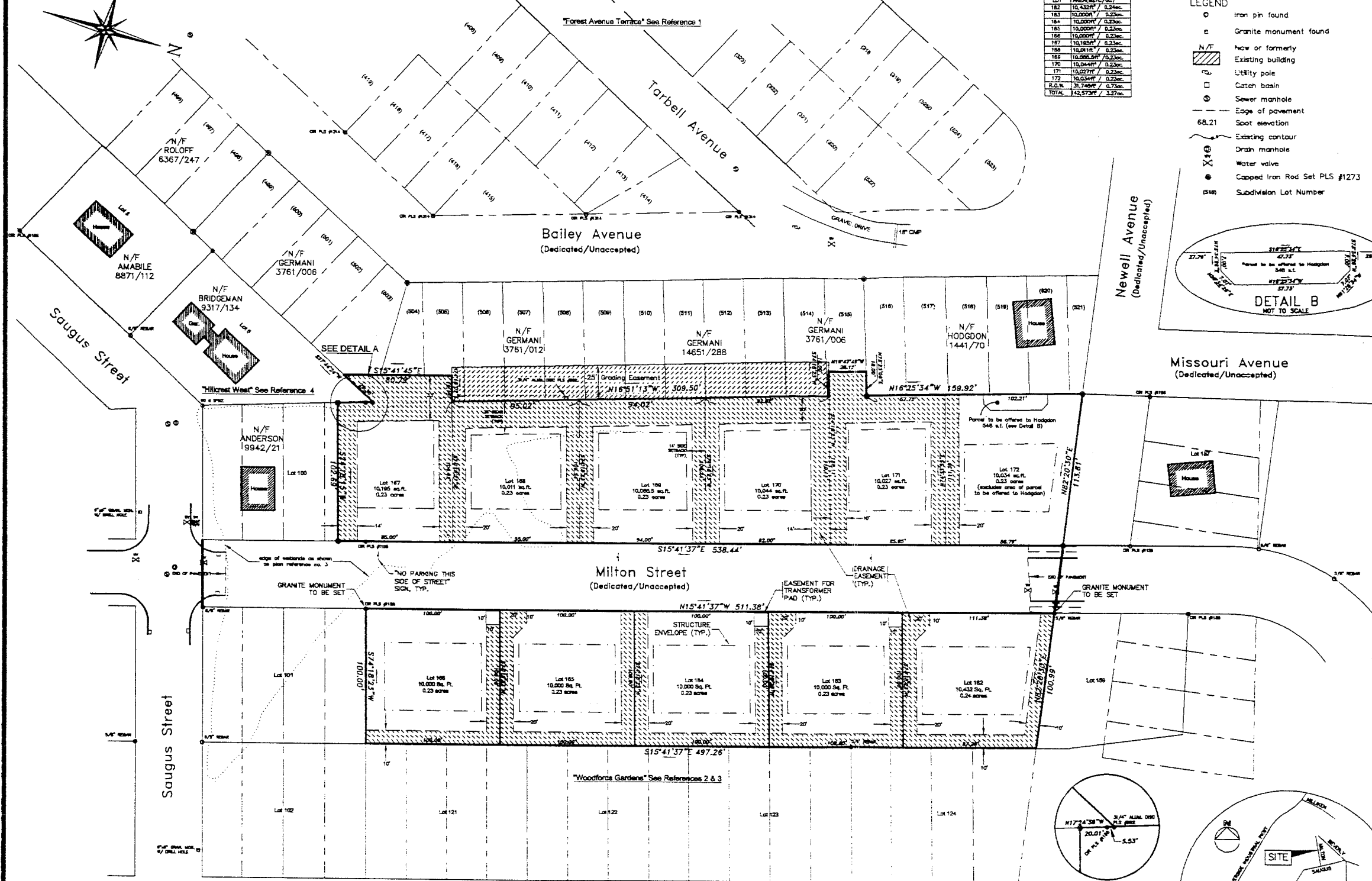
6. DRAINAGE EASEMENTS AND SNOW PLOW EASEMENTS HAVE BEEN SHOWN FOR ALL APPROPRIATE LOCATIONS.

7. DEP SUBMISSIONS AND APPROVAL ARE INCLUDED.

I BELIEVE THIS RESPONDS TO ALL COMMENTS AND QUESTIONS THRU 9/16/96. IF YOU NEED ANYTHING ELSE PLEASE CALL ME AT YOUR EARLIEST CONVENIENCE AS TIME IS OF THE ESSENCE REGARDING FINAL APPROVAL AND SITE CONSTRUCTION PRIOR TO THE WINTER SEASON.

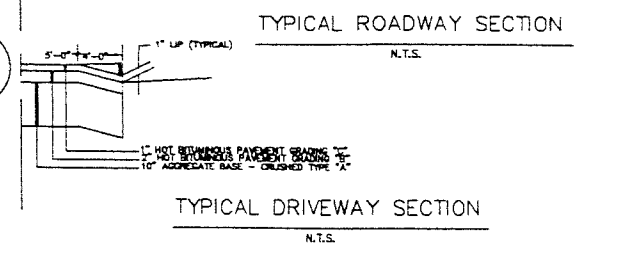
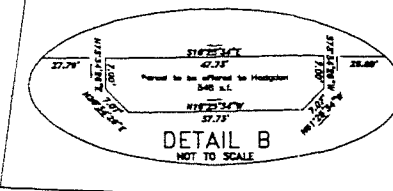
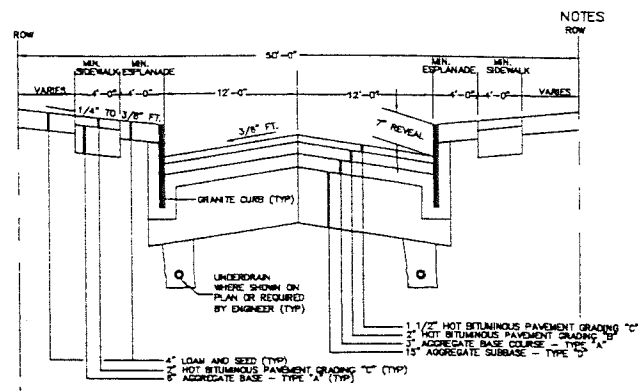
SINCERELY,
MIKE SERRAS

MAGNETIC NORTH AS SHOWN ON PLAN OF "HILLCREST WEST"
SEE REFERENCE 4



LOT	AREA (sq. ft.)	AREA (ac.)
100	10,000	0.23
101	10,000	0.23
102	10,000	0.23
103	10,000	0.23
104	10,000	0.23
105	10,000	0.23
106	10,000	0.23
107	10,000	0.23
108	10,000	0.23
109	10,000	0.23
110	10,000	0.23
111	10,000	0.23
112	10,000	0.23
113	10,000	0.23
114	10,000	0.23
115	10,000	0.23
116	10,000	0.23
117	10,000	0.23
118	10,000	0.23
119	10,000	0.23
120	10,000	0.23
121	10,000	0.23
122	10,000	0.23
123	10,000	0.23
124	10,000	0.23
TOTAL	142,520	3.27

- LEGEND**
- Iron pin found
 - Granite monument found
 - N/F Now or formerly
 - ▨ Existing building
 - Utility pole
 - Catch basin
 - Sewer manhole
 - Edge of pavement
 - 68.21 Spot elevation
 - Existing contour
 - Drain manhole
 - Water valve
 - Capped Iron Rod Set PLS #1273
 - (S18) Subdivision Lot Number



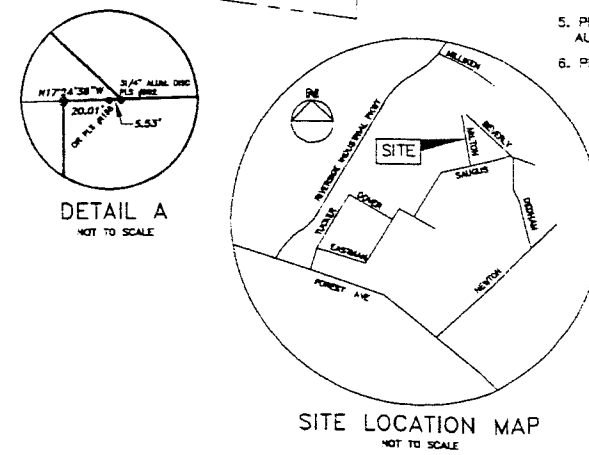
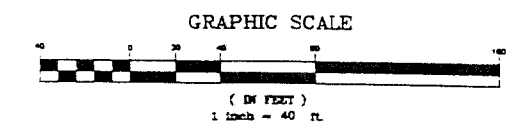
Approved by the City of Portland Planning Board
Dated _____

- NOTES**
- ELEVATIONS ARE BASED ON INFORMATION PROVIDED BY LAND USE CONSULTANTS, BEING THE SAME VERTICAL DATUM AS SHOWN ON THE PLAN/PROFILE OF MILTON STREET, SEE REFERENCE 6.
 - BENCH MARK: FRONT SPINDLE NUT ON HYDRANT AT BRAINTREE AND BEVERLY STREETS ELEVATION = 73.86.

OWNERS OF RECORD
PHILIP & NANCY GERMANI 3761/6 3761/9 3761/12 14651/288 3725/132
DIVERSIFIED PROPERTIES 11842/315

- REFERENCES**
- PLAN OF "FOREST AVENUE TERRACE", DATED MAY 17, 1910, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 5.
 - PLAN OF "WOODFORDS GARDENS", DATED NOV. 16, 1916, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13, PAGE 75.
 - "PLAN SHOWING A PORTION OF WOODFORDS GARDENS", DATED AUG. 5, 1993 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 196, PAGE 140.
 - PLAN OF "HILLCREST WEST", DATED 5/19/1988, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 178, PAGE 52.
 - PLAN OF A "STANDARD BOUNDARY SURVEY AT 115-127 TARBELL AVE.", DATED AUG. 18, 1998, MADE BY DESLAURIERS & ASSOC., INC.
 - PLAN/PROFILE OF MILTON STREET MADE BY LAND USE CONSULTANTS DATED 04/09/99

NO.	REVISION	DATE	BY
Rev. 1	Remove barn from Hodgdon property	11/18/99	JNS
Rev. 2	Lots 171 and 172	11/29/99	DET
Rev. 3	Lots 171 & 172, Hodgdon parcel	12/21/99	DET
Rev. 4	25' Grading Easement	01/06/00	DET



- LEGEND**
- Iron pin found
 - Granite monument found
 - N/F Now or formerly
 - ▨ Existing building
 - Utility pole
 - Catch basin
 - Sewer manhole
 - Edge of pavement
 - 68.21 Spot elevation
 - Existing contour
 - Drain manhole
 - Water valve
 - Capped Iron Rod Set PLS #1273
 - Lot # Subdivision Lot Number
 - Potential Edge of Driveway
 - Potential Building Location
 - Potential Contour

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE RECONFIGURATION OF CERTAIN LOTS PURSUANT TO SECTION 14-406(3) OF THE LAND USE CODE OF ORDINANCES OF THE CITY OF PORTLAND.

DEVELOPMENT OF THE PARCELS PROPOSED AS PART OF THIS PLAN SHALL BE IN ACCORDANCE WITH DIVISION 5 (SECTIONS 14-78 THROUGH 14-81) OF CHAPTER 14, LAND USE, OF THE CODE OF ORDINANCES OF THE CITY OF PORTLAND, SUPPLEMENT 5, DATED JANUARY 1999. EXCEPTS OF THE DIMENSIONAL REQUIREMENTS ARE PRESENTED BELOW.

MINIMUM LOT SIZE	10,000 S.F.
MINIMUM FRONTAGE	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD *	
1 STORY	12 FT.
1 1/2 STORES	12 FT.
2 STORES	14 FT.
2 1/2 STORES	16 FT.
MINIMUM LOT WIDTH	80 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 TWELVE (12) FEET IN WIDTH. ** SIDE YARDS SHOWN ON PLAN ARE 14 FEET AND MAY BE INCREASED OR DECREASED DEPENDING UPON NUMBER OF STORES.

STRUCTURE ENVELOPES AS SHOWN ON THIS PLAN REPRESENT THE MAXIMUM AREA FOR CONSTRUCTION OF THE PRINCIPAL STRUCTURE. ANY CHANGES TO SUCH AREA MUST RECEIVE THE WRITTEN APPROVAL OF THE CITY OF PORTLAND PLANNING AUTHORITY PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITH A REFERENCE TO THE PLAN BOOK AND PAGE FOR THIS PLAN.

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

MINIMUM ELEVATIONS FOR THE LOWEST BUILDING OPENING AND BUILDING SILL MUST BE AS DEPICTED ON THIS PLAN. THE LOWEST BUILDING OPENING ELEVATION SHALL BE CALCULATED AS AN ELEVATION A MINIMUM OF SIX INCHES ABOVE THE ROAD CENTERLINE ELEVATION. THE BUILDING SILL ELEVATION SHALL BE CALCULATED AS AN ELEVATION A MINIMUM OF TWO FEET ABOVE THE ROAD CENTERLINE ELEVATION. MODIFICATION OF THE MINIMUM BUILDING OPENING ELEVATION FOR ANY LOT MAY BE APPROVED BY THE PORTLAND PLANNING AUTHORITY UNDER SITE PLAN REVIEW, PROVIDED THAT AN ACCEPTABLE GRADING PLAN DEMONSTRATES POSITIVE DRAINAGE FLOWS AWAY FROM THE PROPOSED OPENING. SAID MODIFICATIONS SHALL BE APPROVED IN WRITING BY THE PORTLAND PLANNING AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY CHANGES TO SUCH ELEVATIONS MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, WITH REFERENCE TO THE PLAN BOOK AND PAGE NUMBERS FOR THIS PLAN.

ALL DRIVEWAYS SHALL BE PAVED WITHIN ONE (1) YEAR OF THE RECEIPT OF CERTIFICATE OF OCCUPANCY.

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

NO PUBLIC SERVICES (I.E. SNOW PLOWING, TRASH REMOVAL, LIGHTING) WILL BE PROVIDED UNLESS AND UNTIL THIS SECTION OF MILTON STREET IS ACCEPTED BY THE CITY COUNCIL.

Milton Street Extension Subdivision
Bailey Avenue & Milton Avenue, Portland, Maine

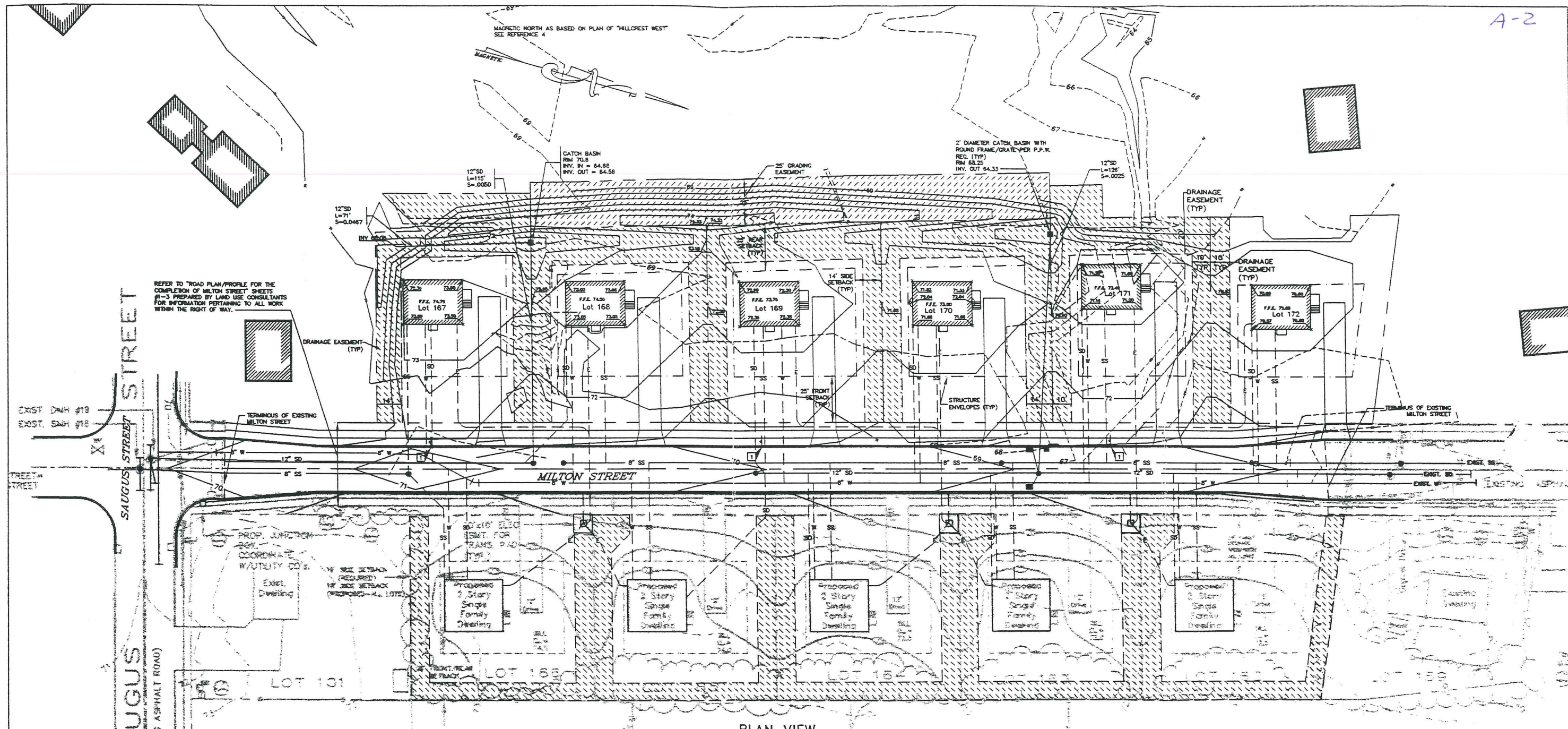
MADE FOR
Diversified Properties
P.O. Box 10127
Portland, Maine 04104

THIS SURVEY CONFORMS TO THE CURRENT STANDARDS OF THE MAINE STATE BOARD OF LICENSURE FOR LAND SURVEYORS FOR CATEGORY I, CONDITION II, EXCEPT AS NOTED:

Exceptions:
1. No monumentation set as of plan date.
2. No written report.

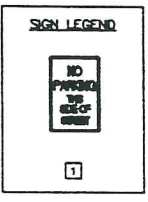
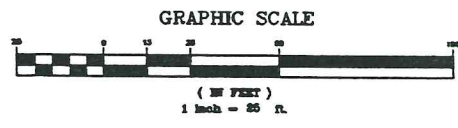
JOB# 99049plu_r5	DATE: 10/06/99	SCALE: 1" = 40'
BOOK# 546		
DISC#		
FILE# 7910		

Titcomb Associates
133 Gray Road
Falmouth, Maine 04105



REFER TO "ROAD PLAN/PROFILE FOR THE COMPLETION OF MILTON STREET" SHEETS #1-3 PREPARED BY LAND USE CONSULTANTS FOR INFORMATION PERTAINING TO ALL WORK WITHIN THE RIGHT OF WAY.

PLAN VIEW



- LEGEND
- Iron pin found
 - Granite monument found
 - N/F Now or formerly
 - ▨ Existing building
 - ▭ Utility pole
 - Catch basin
 - Sewer manhole
 - Edge of pavement
 - Spot elevation
 - 68.21 Existing contour
 - Drain manhole
 - Water valve
 - Capped Iron Rod Set PLS #1273
 - Subdivision Lot Number
 - Potential Edge of Driveway
 - Potential Building Location
 - Potential Contour

NOTES

THE PURPOSE OF THIS PLAN IS TO SHOW THE RECONFIGURATION OF CERTAIN LOTS PURSUANT TO SECTION 14-400(3) OF THE LAND USE CODE OF ORDINANCES OF THE CITY OF PORTLAND.

DEVELOPMENT OF THE PARCELS PROPOSED AS PART OF THIS PLAN SHALL BE IN ACCORDANCE WITH DIVISION 8 (SECTIONS 14-76 THROUGH 14-81) OF CHAPTER 14, LAND USE, OF THE CODE OF ORDINANCES OF THE CITY OF PORTLAND, SUPPLEMENT 5, DATED JANUARY 1998. EXCERPTS OF THE DIMENSIONAL REQUIREMENTS ARE PRESENTED BELOW.

MINIMUM LOT SIZE	10,000 S.F.
MINIMUM FRONTAGE	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD -	
1 STORY	12 FT.
1 1/2 STORIES	12 FT.
2 STORIES	14 FT.
2 1/2 STORIES	16 FT.
MINIMUM LOT WIDTH	80 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 TWELVE (12) FEET IN WIDTH.
 ** SIDE YARDS SHOWN ON PLAN ARE 14 FEET AND MAY BE INCREASED OR DECREASED DEPENDING UPON NUMBER OF STORES.

STRUCTURE ENVELOPES AS SHOWN ON THIS PLAN REPRESENT THE MAXIMUM AREA FOR CONSTRUCTION OF THE PRINCIPAL STRUCTURE. ANY CHANGES TO SUCH AREA MUST RECEIVE THE WRITTEN APPROVAL OF THE CITY OF PORTLAND PLANNING AUTHORITY PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITH A REFERENCE TO THE PLAN BOOK AND PAGE FOR THIS PLAN.

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

MINIMUM ELEVATIONS FOR THE LOWEST BUILDING OPENING AND BUILDING SILL MUST BE AS DEPICTED ON THIS PLAN. THE LOWEST BUILDING OPENING ELEVATION SHALL BE CALCULATED AS AN ELEVATION A MINIMUM OF SIX INCHES ABOVE THE ROAD CENTERLINE ELEVATION. THE BUILDING SILL ELEVATION SHALL BE CALCULATED AS AN ELEVATION A MINIMUM OF TWO FEET ABOVE THE ROAD CENTERLINE ELEVATION. MODIFICATION OF THE MINIMUM BUILDING OPENING ELEVATION FOR ANY LOT MAY BE APPROVED BY THE PORTLAND PLANNING AUTHORITY UNDER SITE PLAN REVIEW, PROVIDED THAT AN ACCEPTABLE GRADING PLAN DEMONSTRATES POSITIVE DRAINAGE FLOWS AWAY FROM THE PROPOSED OPENING. SAID MODIFICATIONS SHALL BE APPROVED IN WRITING BY THE PORTLAND PLANNING AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY CHANGES TO SUCH ELEVATIONS MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, WITH REFERENCE TO THE PLAN BOOK AND PAGE NUMBERS FOR THIS PLAN.

NO PUBLIC SERVICES (I.E. SNOW PLOWING, TRASH REMOVAL, LIGHTING) WILL BE PROVIDED UNLESS AND UNTIL THIS SECTION OF MILTON STREET IS ACCEPTED BY THE CITY COUNCIL.

A MINIMUM OF TWO TREES PER LOT SHALL BE CONSERVED OR PLANTED IN THE FRONT YARD OF EACH LOT MEETING THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATION AND STANDARD OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN ULTIMATELY LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL OBLIGATION FOR COMPLIANCE WITH CITY ORDINANCES AND APPROVALS. SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVABLE BY THE DEVELOPER PURSUANT TO CONDITIONS AND LIMITATIONS OF SECTION 6 OF THE CITY OF PORTLAND, MAINE TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

ALL DRIVEWAYS SHALL BE PAVED WITHIN ONE (1) YEAR OF THE RECEIPT OF CERTIFICATE OF OCCUPANCY.

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

TOTAL AREA LOTS = 101,417.42 S.F. / 2.33 ACRES
 THAT AN ACCEPTABLE GRADING PLAN DEMONSTRATES POSITIVE DRAINAGE FLOWS AWAY FROM THE PROPOSED OPENING. SAID MODIFICATIONS SHALL BE APPROVED IN WRITING BY THE PORTLAND PLANNING AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY CHANGES TO SUCH ELEVATIONS MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, WITH REFERENCE TO THE PLAN BOOK AND PAGE NUMBERS FOR THIS PLAN.

- REFERENCES
1. PLAN OF "FOREST AVENUE TERRACE", DATED MAY 17, 1910, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 5.
 2. PLAN OF "WOODFORDS GARDENS", DATED NOV. 16, 1948, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13, PAGE 75.
 3. "PLAN SHOWING A PORTION OF WOODFORDS GARDENS", DATED AUG. 5, 1993, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 196, PAGE 140.
 4. PLAN OF "HILLCREST WEST", DATED 5/19/1988, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 174, PAGE 82.
 5. PLAN OF A "STANDARD BOUNDARY SURVEY" AT 115-127 TARBELL AVE., DATED AUG. 18, 1988, MADE BY DECLAUNES & ASSOC., INC.
 6. PLAN/PROFILE OF MILTON STREET MADE BY LAND USE CONSULTANTS DATED 04/08/99

4	1/13/00	REVISED SD SERVICE: LOTS 165, 168 & 169
3	1/7/00	REVISED PER COMMENTS FROM CITY OF PORTLAND
2	12/20/99	MODIFIED LOTS 171 AND 172
1	9/24/99	MODIFIED LOT LAYOUT EAST OF MILTON STREET
Rev.	Date	Revision

PLANNING BOARD WORKSHOP SUBMISSION	7/30/99	AMP
Issued For	Date	By

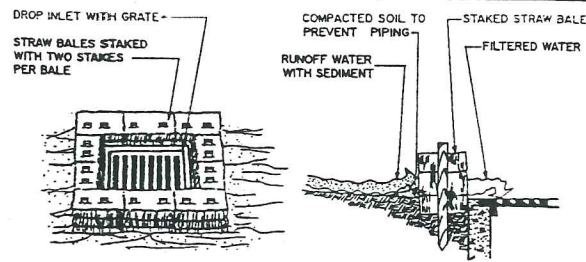
Design: AMP Draft: JSC, V.V. Date: 1/6/00
 Checked: Scales: 1" = 25' Job No.: 99060

This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc. (GPCE). Any alterations, unauthorized or otherwise, shall be at the user's sole risk and without liability to GPCE.

GP Gorrill-Palmer Consulting Engineers, Inc.
 PO Box 1237 Traffic and Civil Engineering Services 207-657-6910
 31 Moh Street FAX: 207-657-6912
 Gray, ME 04039 E-Mail: gpc@maine.rr.com

Drawing Name:	Conceptual Development Plan
Project:	MILTON STREET EXTENSION

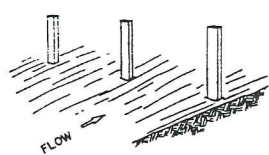
Drawing No.
5



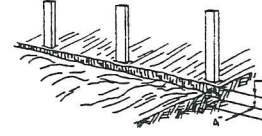
STRAW BALE DROP INLET SEDIMENT FILTER
NOT TO SCALE

NOTES: 1. USE 4" x 4 1/2" STAKES EMBEDDED TO A MINIMUM OF 1 FOOT.
2. EXTRA-STRENGTH FILTER FABRIC REQUIRED.

1. SET THE STAKES.



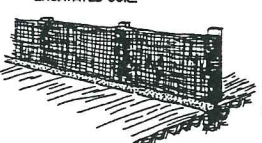
2. EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.



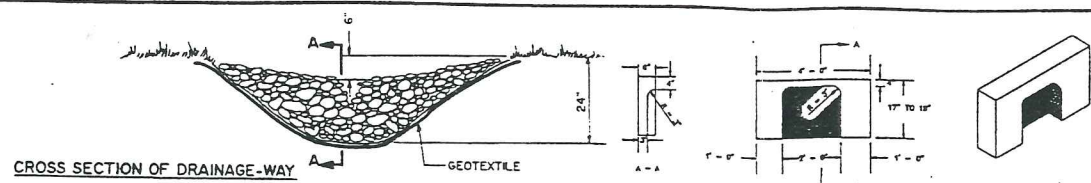
3. STAPLE FILTER MATERIAL TO STAKES AND EXTEND IT INTO THE TRENCH.



4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



CONSTRUCTION OF A GEOTEXTILE SEDIMENT FILTER BARRIER
NOT TO SCALE

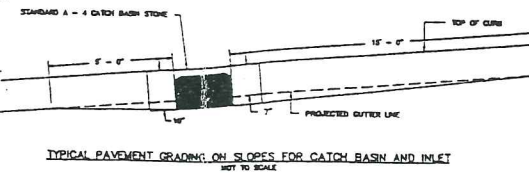


CROSS SECTION OF DRAINAGE-WAY

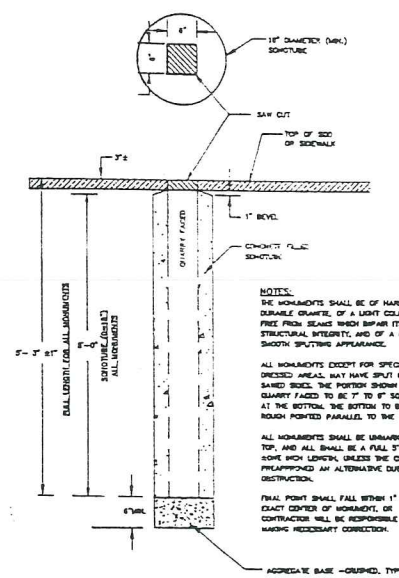
CROSS SECTION OF CHECK DAM A - A

- ONCE THE AREAS UPSTREAM FROM THE CHECK DAM ARE STABILIZED BY VEGETATION, THE SEDIMENT TRAPPED BEHIND / WITHIN THE DAM SHALL BE RELOCATED TO AN AREA UNDERGOING FINAL GRADING.
- THE CHECK DAMS SHALL THEN BE FLATTENED AND GRADED IN A MANNER WHICH PROTECTS THE AREA FROM EROSION AND CHANNEL BLOCKAGE.
- THE GEOTEXTILE SHALL BE DISPOSED OF OFFSITE.
- THE AREA CONTRIBUTORY TO THE CHECK DAM SHALL NOT EXCEED 10 ACRES

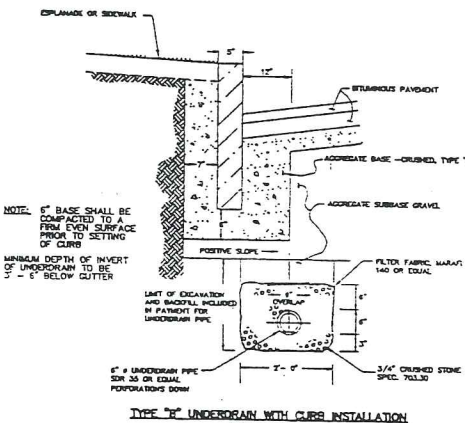
TEMPORARY CHECK DAM IN DRAINAGE-WAY
NOT TO SCALE



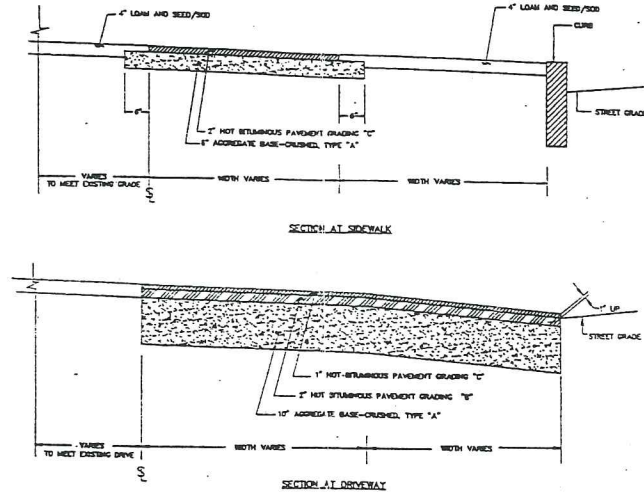
TYPICAL PAVEMENT GRADING ON SLOPES FOR CATCH BASIN AND INLET
NOT TO SCALE



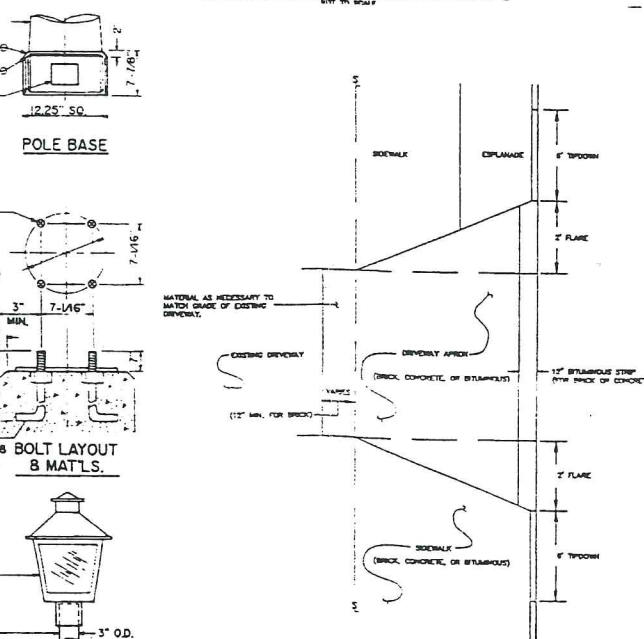
GRANITE STREET MONUMENT
NOT TO SCALE



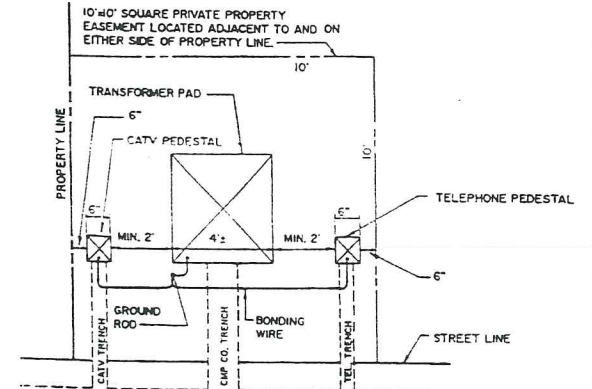
TYPICAL CURB UNDERDRAIN WITH CURB INSTALLATION
NOT TO SCALE



RETAINING SIDEWALK AND DRIVEWAY CONSTRUCTION
NOT TO SCALE



TYPICAL LIGHT POLE DETAIL
NOT TO SCALE



TYPICAL TRANSFORMER PAD LOCATION
NOT TO SCALE

General Notes:

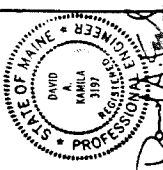
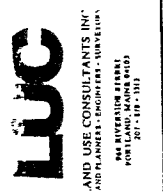
- Locations of utilities are approximate.
- It shall be the contractor's responsibility to notify Dig-Safe (1-800-225-4977) in accordance with Maine State Law. The contractor shall have all of the utilities located prior to the start of construction.
- Prior to the beginning of construction, the contractor shall secure all necessary permits for work shown on these plans, including a Street Opening Permit from the Portland Public Works Department.
- Property markers and street line monuments shall be properly protected and shall not be disturbed. If disturbed, they shall be replaced by a licensed surveyor at the contractor's expense.
- All existing catch basins, manholes, connections, and outlet piping shall be cleaned and left in satisfactory operating condition after construction has been completed. No separate payment will be made for this work.
- All existing streets, walkways, driveways and lawn areas outside the work area, damaged by the contractor, shall be repaired by the contractor at his own expense.
- The contractor shall be responsible for the preservation of all trees and shrubs on the project, which are not scheduled to be removed.
- Existing pavement shall be saw cut and the new pavement built to it. No feathering of pavement will be permitted.
- Existing drainage structures shall not be disturbed except to be in new work as noted.
- Before connecting new sewer to an existing sewer line, the contractor shall notify the Sewer Maintenance Division of the Portland Public Works Department. NO WORK SHALL BE DONE WITHOUT THEIR APPROVAL.
- The contractor shall be responsible for repairing any trench pavement that has experienced excessive settlement, cracking and covering of joints. Repairs may include overlay, removal of unacceptable materials, complete replacement, joint sealing or resurfacing pavement as required. This work may be necessary AFTER THE FINAL ACCEPTANCE OF WORK OR PRIOR TO THE ONE YEAR GUARANTEE. THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.
- All manhole frames shall be supplied with solid manhole covers; see Standard Detail.
- New catchbasins shall have Type A-4 catch basin stone.
- Complete utility service stubs shall be installed to the property line for each lot, as shown or as may be required. The owner will determine where lot service stubs may be required for any future west side lots.
- The contractor shall be solely responsible for all means, methods and techniques employed to perform the work shown on these plans.
- All work shall comply with all local, state and federal safety regulations.
- All work shall be in accordance with the City of Portland and utility companies' standards.
- No blasting will be allowed within 500 feet of any utility without the notification and approval of the appropriate utility company. No ledge blasting will be permitted within the utility company easements and within approval from the utility company.
- Vertical datum is based on a benchmark established by John L. Colburn, PLS, being a street side benchmark on the hydrant in front of 11851 Forest Avenue in August 1987 (Elevation 113.14). Vertical datum was extended through the project using closed vertical traverses by Land Use Consultants, Inc.
- A minimum of two trees shall be conserved or planted by the developer in front of each lot, in accordance with The City of Portland Arborist Specifications. Location and species may vary. Developer may contract for the placement of landscaping, but ultimately shall remain financially liable to the City of Portland for compliance with the City Ordinance. Such financial obligation shall be neither waived nor transferred by the developer.

Designed	JRG	Drawn	SMC	Checked	DAK	I.S.	Date	11-8-99
Revision	R.O.V.	Rev.						
Scale	NO SCALE		NO SCALE		NO SCALE		NO SCALE	
Date	APRIL 9, 1999		APRIL 9, 1999		APRIL 9, 1999		APRIL 9, 1999	

Job No.	1851.B
Sheet	2 of 3

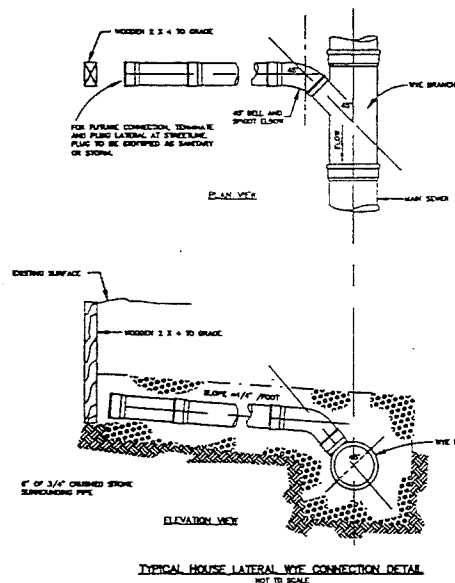
**MANHOLE AND CATCH BASIN
GENERAL NOTES**

1. ALL CONCRETE SHALL BE A CLASS "A" AND HAVE A MINIMUM ULTIMATE STRENGTH OF 4000 PSI PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
2. PRECAST REINFORCED CONCRETE MANHOLE PER ASTM SPEC. C-478-87
3. SEWER BRICK TO CONFORM TO ASTM SPEC. DESIGNATE ON C-32-83, GRADE MA AND SA.
4. ALL MANHOLES SHALL HAVE A BITUMINOUS WATERPROOFING APPLIED TO THE EXTERIOR SURFACE. IF CONSTRUCTION OF BRICK MASONRY, THE SMOOTH MORTAR SURFACE SHALL BE PLASTERED WITH A SMOOTH MORTAR FINISH 3/8" THICK. AFTER THE MORTAR HAS SET, THE SURFACE SHALL BE WATERPROOFED AS REQUIRED BY SUPPLEMENTAL SPECIFICATIONS SECTION 604.
5. CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35. ALL PARTS OF CASTINGS, EXCEPT FINISHED SURFACE, SHALL RECEIVE A COAT OF COAL TAR PITCH VARNISH OR ASPHALTUM PAINT WHICH SHALL BE SMOOTH AND TOUGH BUT NOT BRITTLE.
6. MANHOLES MAY BE CONSTRUCTED OF BRICK MASONRY, PRECAST REINFORCED CONCRETE, OR CAST IN PLACE.
7. ALL PRECAST MANHOLES AND CATCH BASINS SHALL BE IDENTIFIED BY STATION AND OFFSET, PAINTED ON THE SIDE OF THE STRUCTURE BY THE MANUFACTURER.
8. STORM AND SEWER MANHOLES SHALL HAVE SOLID COVERS WITH ONE DRILLED HOLE.
9. EXISTING MANHOLE AND CATCH BASIN FRAMES AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR, AND REMAIN THE PROPERTY OF THE CITY OF PORTLAND.

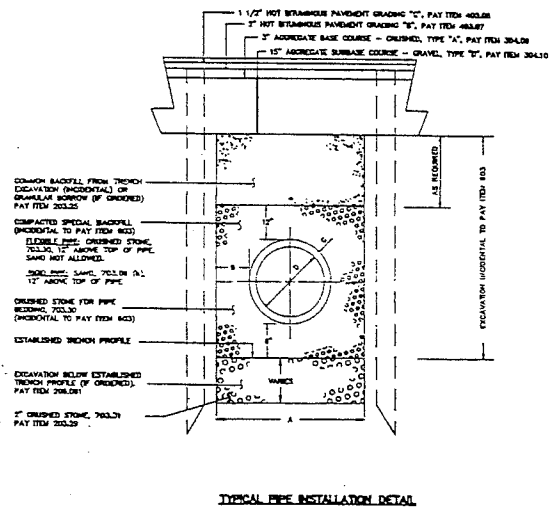


PLAN SHOWING A PORTION OF:
WOODFORDS GARDENS
PORTLAND, MAINE
PREPARED FOR RECORD OWNER:
DIVERSIFIED PROPERTIES, INC.
P.O. BOX 10127
PORTLAND, MAINE 04104

NOTE: LOCATION MARKING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.

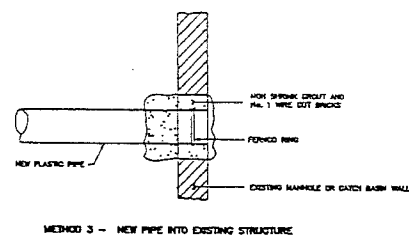


TYPICAL HOUSE LATERAL WYE CONNECTION DETAIL
NOT TO SCALE

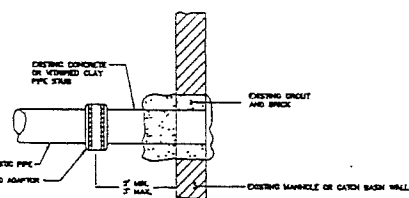


TYPICAL PIPE INSTALLATION DETAIL

NOTE: EXISTING MANHOLE OR CATCH BASIN SHALL BE CORE DRILLED FOR PIPE INSTALLATION.

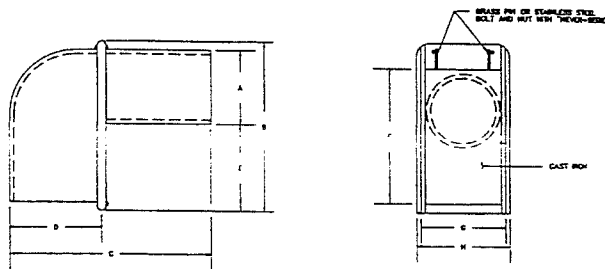


METHOD 3 - NEW PIPE INTO EXISTING STRUCTURE



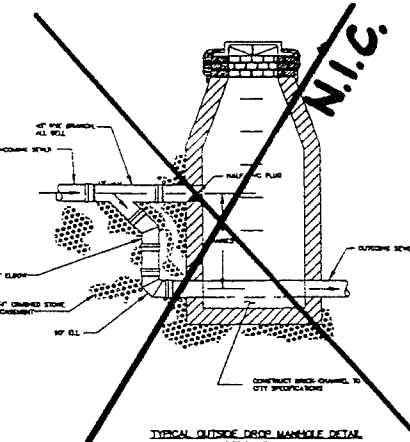
METHOD 4 - NEW PIPE TO EXISTING STUB

NOTE: BOLT AND NUT REQUIRED WHERE HOOD WILL NOT OPEN COMPLETELY.

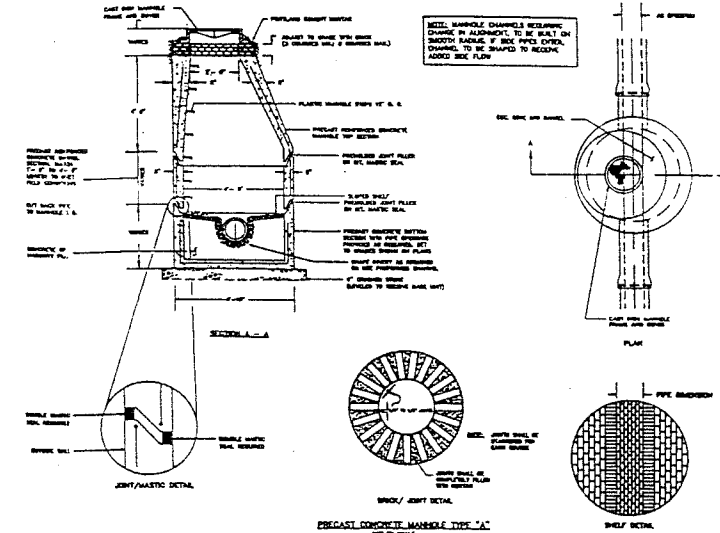


CASCO TRAP DETAIL

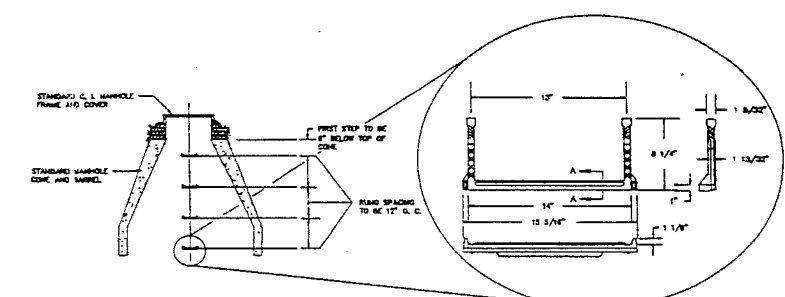
SIZE	A	B	C	D	E	F	G	H
6 in.	5 1/2"	13 3/8"	13 3/4"	5 3/8"	5 7/8"	11 5/8"	6 1/2"	7 1/4"
8 in.	7 1/2"	15"	15 3/8"	5 1/2"	5 3/8"	13 3/4"	8 3/4"	9 3/8"
10 in.	9 1/2"	16"	16 1/4"	6"	4 1/2"	14 1/8"	11 1/2"	12 3/8"
12 in.	11 1/2"	17"	22"	8"	3 1/2"	17"	12 1/2"	13 3/8"



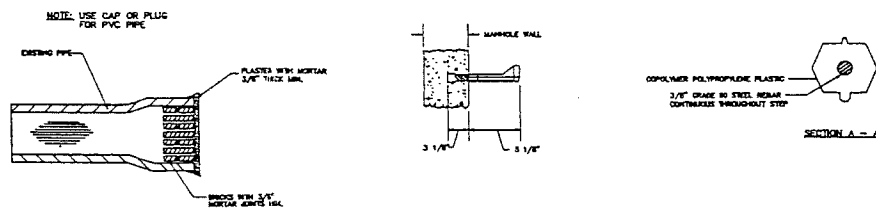
TYPICAL OUTSIDE DROP MANHOLE DETAIL
NOT TO SCALE



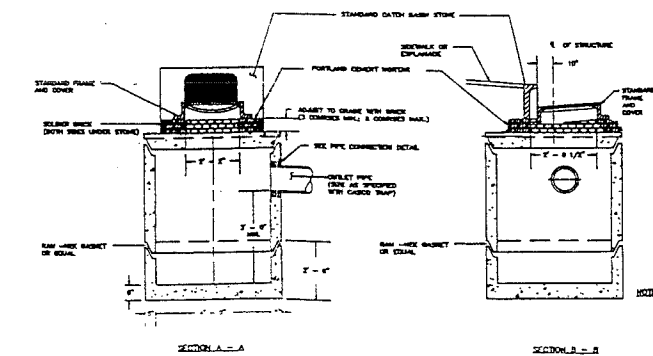
PRECAST CONCRETE MANHOLE TYPE "A"
NOT TO SCALE



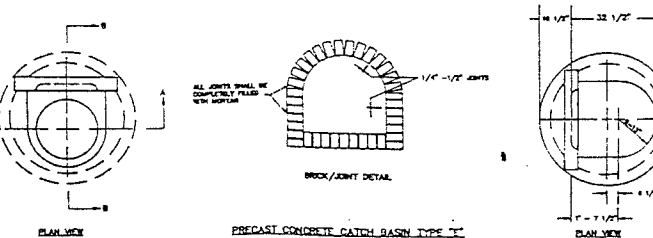
MASONRY PLUG DETAIL
NOT TO SCALE



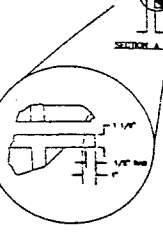
PLASTIC MANHOLE STEPS
NOT TO SCALE



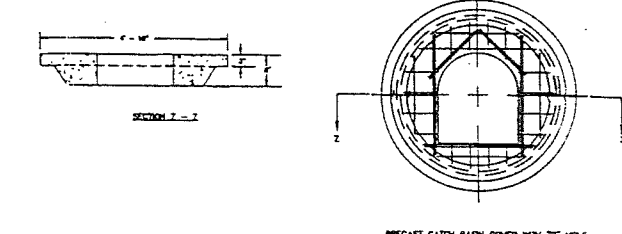
PRECAST CONCRETE CATCH BASIN TYPE "B"



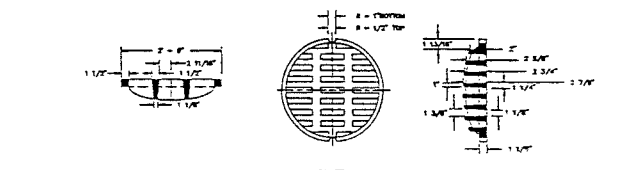
PLAN VIEW



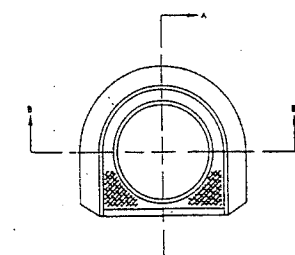
PICK HOLE DETAIL



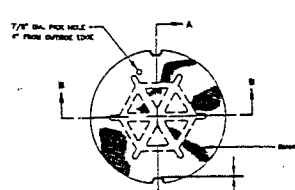
PRECAST CATCH BASIN COVER WITH 1\"/>



GRATE



FRAME



SECTION A-A



SECTION B-B

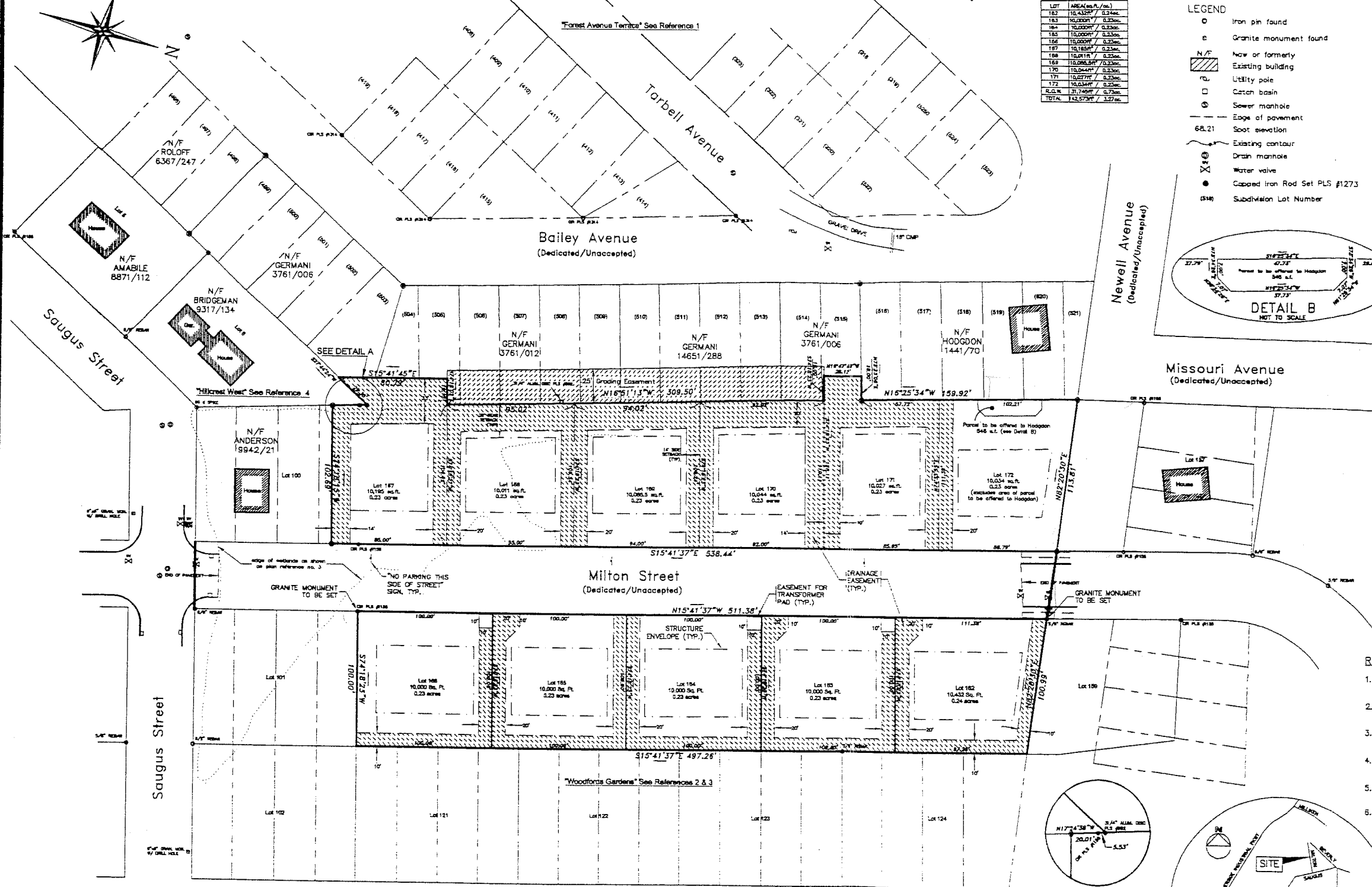


TYPE "A" MANHOLE COVER AND FRAME
NOT TO SCALE

Designed JRG	U.S.
Drawn SMC	NO SCALE
Checked DAK	APRIL 9, 1999
Scale	
Date	

DETAILS

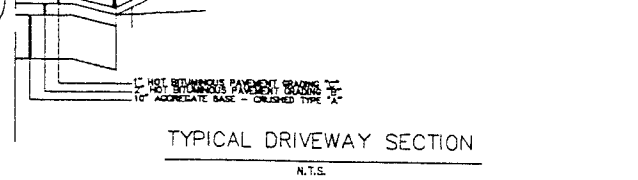
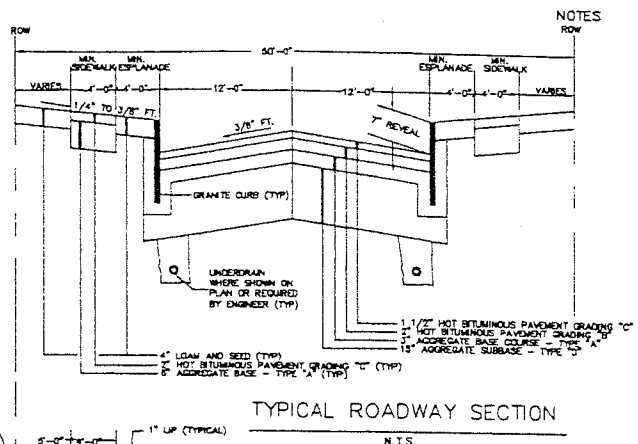
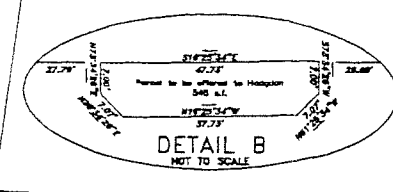
MAGNETIC NORTH AS SHOWN ON PLAN OF "HILLCREST WEST" SEE REFERENCE 4



LOT	AREA (sq. ft.)	AREA (acres)
127	10,432.00	0.24
128	10,432.00	0.24
129	10,432.00	0.24
130	10,432.00	0.24
131	10,432.00	0.24
132	10,432.00	0.24
133	10,432.00	0.24
134	10,432.00	0.24
135	10,432.00	0.24
136	10,432.00	0.24
137	10,432.00	0.24
138	10,432.00	0.24
139	10,432.00	0.24
140	10,432.00	0.24
141	10,432.00	0.24
142	10,432.00	0.24
143	10,432.00	0.24
144	10,432.00	0.24
145	10,432.00	0.24
146	10,432.00	0.24
147	10,432.00	0.24
148	10,432.00	0.24
149	10,432.00	0.24
150	10,432.00	0.24
151	10,432.00	0.24
152	10,432.00	0.24
153	10,432.00	0.24
154	10,432.00	0.24
155	10,432.00	0.24
156	10,432.00	0.24
157	10,432.00	0.24
158	10,432.00	0.24
159	10,432.00	0.24
160	10,432.00	0.24
161	10,432.00	0.24
162	10,432.00	0.24
163	10,432.00	0.24
164	10,432.00	0.24
165	10,432.00	0.24
166	10,432.00	0.24
167	10,432.00	0.24
168	10,432.00	0.24
169	10,432.00	0.24
170	10,432.00	0.24
171	10,432.00	0.24
172	10,432.00	0.24
173	10,432.00	0.24
174	10,432.00	0.24
175	10,432.00	0.24
176	10,432.00	0.24
177	10,432.00	0.24
178	10,432.00	0.24
179	10,432.00	0.24
180	10,432.00	0.24
181	10,432.00	0.24
182	10,432.00	0.24
183	10,432.00	0.24
184	10,432.00	0.24
185	10,432.00	0.24
186	10,432.00	0.24
187	10,432.00	0.24
188	10,432.00	0.24
189	10,432.00	0.24
190	10,432.00	0.24
191	10,432.00	0.24
192	10,432.00	0.24
193	10,432.00	0.24
194	10,432.00	0.24
195	10,432.00	0.24
196	10,432.00	0.24
197	10,432.00	0.24
198	10,432.00	0.24
199	10,432.00	0.24
200	10,432.00	0.24
201	10,432.00	0.24
202	10,432.00	0.24
203	10,432.00	0.24
204	10,432.00	0.24
205	10,432.00	0.24
206	10,432.00	0.24
207	10,432.00	0.24
208	10,432.00	0.24
209	10,432.00	0.24
210	10,432.00	0.24
211	10,432.00	0.24
212	10,432.00	0.24
213	10,432.00	0.24
214	10,432.00	0.24
215	10,432.00	0.24
216	10,432.00	0.24
217	10,432.00	0.24
218	10,432.00	0.24
219	10,432.00	0.24
220	10,432.00	0.24
221	10,432.00	0.24
222	10,432.00	0.24
223	10,432.00	0.24
224	10,432.00	0.24
225	10,432.00	0.24
226	10,432.00	0.24
227	10,432.00	0.24
228	10,432.00	0.24
229	10,432.00	0.24
230	10,432.00	0.24
231	10,432.00	0.24
232	10,432.00	0.24
233	10,432.00	0.24
234	10,432.00	0.24
235	10,432.00	0.24
236	10,432.00	0.24
237	10,432.00	0.24
238	10,432.00	0.24
239	10,432.00	0.24
240	10,432.00	0.24
241	10,432.00	0.24
242	10,432.00	0.24
243	10,432.00	0.24
244	10,432.00	0.24
245	10,432.00	0.24
246	10,432.00	0.24
247	10,432.00	0.24
248	10,432.00	0.24
249	10,432.00	0.24
250	10,432.00	0.24
251	10,432.00	0.24
252	10,432.00	0.24
253	10,432.00	0.24
254	10,432.00	0.24
255	10,432.00	0.24
256	10,432.00	0.24
257	10,432.00	0.24
258	10,432.00	0.24
259	10,432.00	0.24
260	10,432.00	0.24
261	10,432.00	0.24
262	10,432.00	0.24
263	10,432.00	0.24
264	10,432.00	0.24
265	10,432.00	0.24
266	10,432.00	0.24
267	10,432.00	0.24
268	10,432.00	0.24
269	10,432.00	0.24
270	10,432.00	0.24
271	10,432.00	0.24
272	10,432.00	0.24
273	10,432.00	0.24
274	10,432.00	0.24
275	10,432.00	0.24
276	10,432.00	0.24
277	10,432.00	0.24
278	10,432.00	0.24
279	10,432.00	0.24
280	10,432.00	0.24
281	10,432.00	0.24
282	10,432.00	0.24
283	10,432.00	0.24
284	10,432.00	0.24
285	10,432.00	0.24
286	10,432.00	0.24
287	10,432.00	0.24
288	10,432.00	0.24
289	10,432.00	0.24
290	10,432.00	0.24
291	10,432.00	0.24
292	10,432.00	0.24
293	10,432.00	0.24
294	10,432.00	0.24
295	10,432.00	0.24
296	10,432.00	0.24
297	10,432.00	0.24
298	10,432.00	0.24
299	10,432.00	0.24
300	10,432.00	0.24

LEGEND

- Iron pin found
- Granite monument found
- N/F Now or formerly
- ▨ Existing building
- Utility pole
- Catch basin
- Sewer manhole
- Edge of pavement
- 68.21 Spot elevation
- Existing contour
- Drain manhole
- Water valve
- Capped Iron Rod Set PLS #1273
- (518) Subdivision Lot Number



Approved by the City of Portland Planning Board
 Dated _____

- NOTES**
- ELEVATIONS ARE BASED ON INFORMATION PROVIDED BY LAND USE CONSULTANTS, BEING THE SAME VERTICAL DATUM AS SHOWN ON THE PLAN/PROFILE OF MILTON STREET, SEE REFERENCE 6.
 - BENCH MARK: FRONT SPINDLE NUT ON HYDRANT AT BRAINTREE AND BEVERLY STREETS ELEVATION = 73.86.

OWNERS OF RECORD
 PHILIP & NANCY GERMANI 3761/6 3761/9 3761/12 14651/288 3725/132
 DIVERSIFIED PROPERTIES 11842/315

- REFERENCES**
- PLAN OF "FOREST AVENUE TERRACE", DATED MAY 17, 1910, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 5.
 - PLAN OF "WOODFORDS GARDENS", DATED NOV. 16, 1916, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13, PAGE 75.
 - "PLAN SHOWING A PORTION OF WOODFORDS GARDENS", DATED AUG. 5, 1993 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 196, PAGE 140.
 - PLAN OF "HILLCREST WEST", DATED 5/19/1988, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 178, PAGE 52.
 - PLAN OF A "STANDARD BOUNDARY SURVEY AT 115-127 TARBELL AVE.", DATED AUG. 18, 1998, MADE BY DESLAURIERS & ASSOC., INC.
 - PLAN/PROFILE OF MILTON STREET MADE BY LAND USE CONSULTANTS DATED 04/09/99

LEGEND

- Iron pin found
- Granite monument found
- N/F Now or formerly
- ▨ Existing building
- Utility pole
- Catch basin
- Sewer manhole
- Edge of pavement
- 68.21 Spot elevation
- Existing contour
- Drain manhole
- Water valve
- Capped Iron Rod Set PLS #1273
- (518) Subdivision Lot Number
- Potential Edge of Driveway
- Potential Building Location
- Potential Contour

NOTES:

THE PURPOSE OF THIS PLAN IS TO SHOW THE RECONFIGURATION OF CERTAIN LOTS PURSUANT TO SECTION 14-406(3) OF THE LAND USE CODE OF ORDINANCES OF THE CITY OF PORTLAND.

DEVELOPMENT OF THE PARCELS PROPOSED AS PART OF THIS PLAN SHALL BE IN ACCORDANCE WITH DIVISION B (SECTIONS 14-78 THROUGH 14-81) OF CHAPTER 14, LAND USE, OF THE CODE OF ORDINANCES OF THE CITY OF PORTLAND, SUPPLEMENT 5, DATED JANUARY 1998. EXCERPTS OF THE DIMENSIONAL REQUIREMENTS ARE PRESENTED BELOW.

MINIMUM LOT SIZE	10,000 S.F.
MINIMUM FRONTAGE	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD *	
1 STORY	12 FT.
1 1/2 STORIES	14 FT.
2 STORIES	14 FT. **
2 1/2 STORIES	18 FT.
MINIMUM LOT WIDTH	80 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.
 ** SIDE YARDS SHOWN ON PLAN ARE 14 FEET AND MAY BE INCREASED OR DECREASED DEPENDING UPON NUMBER OF STORES.

STRUCTURE ENVELOPES AS SHOWN ON THIS PLAN REPRESENT THE MAXIMUM AREA FOR CONSTRUCTION OF THE PRINCIPAL STRUCTURE. ANY CHANGES TO SUCH AREA MUST RECEIVE THE WRITTEN APPROVAL OF THE CITY OF PORTLAND PLANNING AUTHORITY PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS WITH A REFERENCE TO THE PLAN BOOK AND PAGE FOR THIS PLAN.

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

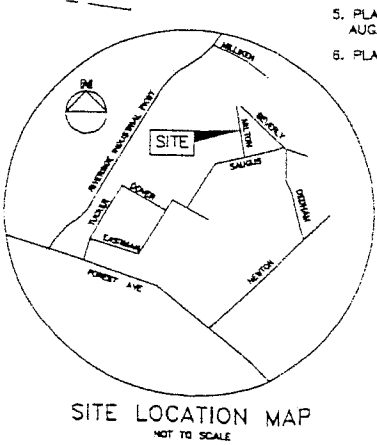
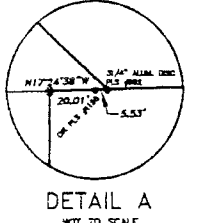
MINIMUM ELEVATIONS FOR THE LOWEST BUILDING OPENING AND BUILDING SILL MUST BE AS DERIVED ON THIS PLAN. THE LOWEST BUILDING OPENING ELEVATION SHALL BE CALCULATED AS AN ELEVATION A MINIMUM OF SIX (6) INCHES ABOVE THE ROAD CENTERLINE ELEVATION. THE BUILDING SILL ELEVATION SHALL BE CALCULATED AS AN ELEVATION A MINIMUM OF TWO (2) FEET ABOVE THE ROAD CENTERLINE ELEVATION. MODIFICATION OF THE MINIMUM BUILDING OPENING ELEVATION FOR ANY LOT MAY BE APPROVED BY THE PORTLAND PLANNING AUTHORITY UNDER SITE PLAN REVIEW, PROVIDED THAT AN ACCEPTABLE GRADING PLAN DEMONSTRATES POSITIVE DRAINAGE FLOWS AWAY FROM THE PROPOSED OPENING. SAID MODIFICATIONS SHALL BE APPROVED IN WRITING BY THE PORTLAND PLANNING AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY CHANGES TO SUCH ELEVATIONS MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, WITH REFERENCE TO THE PLAN BOOK AND PAGE NUMBERS FOR THIS PLAN.

A MINIMUM OF TWO TREES PER LOT SHALL BE CONSERVED OR PLANTED IN THE FRONT YARD OF EACH LOT MEETING THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATION AND STANDARD OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN ULTIMATELY LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL OBLIGATION FOR COMPLIANCE WITH CITY ORDINANCES AND APPROVALS. SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVABLE BY THE DEVELOPER PURSUANT TO CONDITIONS AND LIMITATIONS OF SECTION 6 OF THE CITY OF PORTLAND, MAINE TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

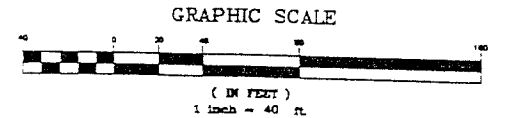
ALL DRIVEWAYS SHALL BE PAVED WITHIN ONE (1) YEAR OF THE RECEIPT OF CERTIFICATE OF OCCUPANCY.

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

NO PUBLIC SERVICES (I.E. SNOW PLOWING, TRASH REMOVAL LIGHTING) WILL BE PROVIDED UNLESS AND UNTIL THIS SECTION OF MILTON STREET IS ACCEPTED BY THE CITY COUNCIL.



NO.	REVISION	DATE	BY
Rev. 1	Remove barn from Hodgdon property	11/18/99	JMS
Rev. 2	Lots 171 and 172	11/29/99	DET
Rev. 3	Lots 171 & 172, Hodgdon parcel	11/21/99	DET
Rev. 4	25' Grading Easement	01/08/00	DET



Milton Street Extension Subdivision
 Bailey Avenue & Milton Avenue, Portland, Maine

MADE FOR
 Diversified Properties
 P.O. Box 10127
 Portland, Maine 04104

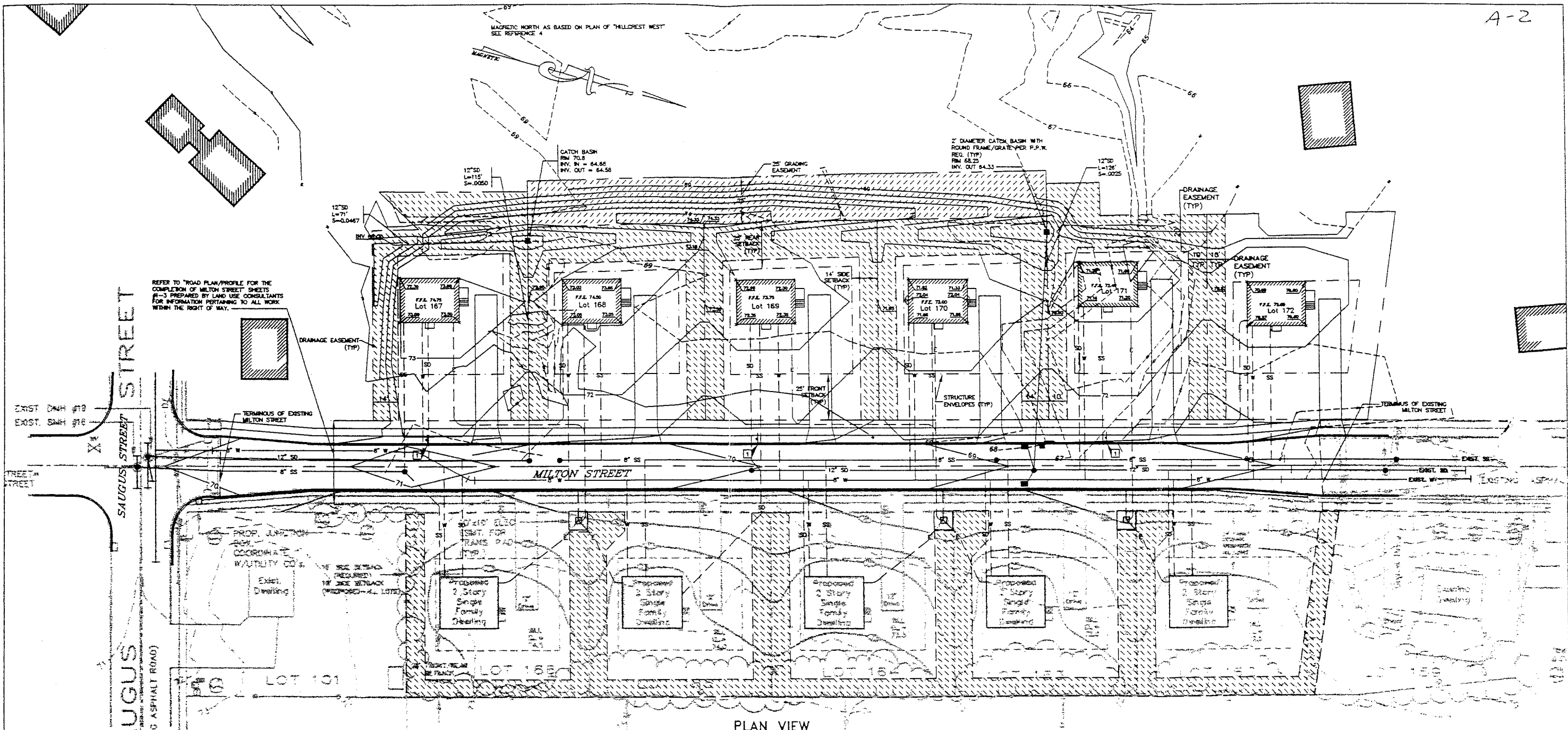
JOB# 99049slm_r5 DATE: 10/06/99 SCALE: 1" = 40'
 BOOK# 548
 DISC#
 FILE# 7910

THIS SURVEY CONFORMS TO THE CURRENT STANDARDS OF THE MAINE STATE BOARD OF LICENSURE FOR LAND SURVEYORS FOR CATEGORY I, CONDITION II, EXCEPT AS NOTED:

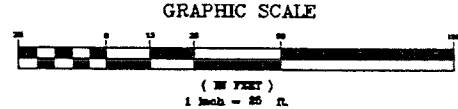
Exceptions:
 1. No monumentation set as of plan date.
 2. No written report.

David E. Titcomb PLS #1273

Titcomb Associates
 133 Gray Road
 Falmouth, Maine 04105



PLAN VIEW



- LEGEND**
- Iron pin found
 - Granite monument found
 - /□ How or formerly
 - ▨ Existing building
 - Utility pole
 - Catch basin
 - Sewer manhole
 - Edge of pavement
 - Spot elevation
 - Existing contour
 - Drain manhole
 - Water valve
 - Capped Iron Rod Set PLS #1273
 - Lot # Subdivision Lot Number
 - Potential Edge of Driveway
 - Potential Building Location
 - Potential Contour

NOTES:

THE PURPOSE OF THIS PLAN IS TO SHOW THE RECONFIGURATION OF CERTAIN LOTS PURSUANT TO SECTION 14-400(3) OF THE LAND USE CODE OF ORDINANCES OF THE CITY OF PORTLAND.

DEVELOPMENT OF THE PARCELS PROPOSED AS PART OF THIS PLAN SHALL BE IN ACCORDANCE WITH DIVISION 6 (SECTIONS 14-78 THROUGH 14-81) OF CHAPTER 14, LAND USE, OF THE CODE OF ORDINANCES OF THE CITY OF PORTLAND, SUPPLEMENT 5, DATED JANUARY 1998. EXCEPTS OF THE DIMENSIONAL REQUIREMENTS ARE PRESENTED BELOW:

MINIMUM LOT SIZE	10,000 S.F.
MINIMUM FRONTAGE	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	12 FT.
1 1/2 STORIES	12 FT.
2 STORIES	14 FT.
2 1/2 STORIES	16 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 TWELVE (12) FEET IN WIDTH. ** SIDE YARDS SHOWN ON PLAN ARE 14 FEET AND MAY BE INCREASED OR DECREASED DEPENDING UPON NUMBER OF STORIES.

STRUCTURE ENVELOPES AS SHOWN ON THIS PLAN REPRESENT THE MAXIMUM AREA FOR CONSTRUCTION OF THE PRINCIPAL STRUCTURE. ANY CHANGES TO SUCH AREA MUST RECEIVE THE WRITTEN APPROVAL OF THE CITY OF PORTLAND PLANNING AUTHORITY PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS WITH A REFERENCE TO THE PLAN BOOK AND PAGE FOR THIS PLAN.

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

MINIMUM ELEVATIONS FOR THE LOWEST BUILDING OPENING AND BUILDING SKILL MUST BE AS DEPICTED ON THIS PLAN. THE LOWEST BUILDING OPENING ELEVATION SHALL BE CALCULATED AS AN ELEVATION A MINIMUM OF SIX INCHES ABOVE THE ROAD CENTERLINE ELEVATION. THE BUILDING SKILL ELEVATION SHALL BE CALCULATED AS AN ELEVATION A MINIMUM OF TWO FEET ABOVE THE ROAD CENTERLINE ELEVATION. MODIFICATION OF THE MINIMUM BUILDING OPENING ELEVATION FOR ANY LOT MAY BE APPROVED BY THE PORTLAND PLANNING AUTHORITY UNDER SITE PLAN REVIEW, PROVIDED THAT AN ACCEPTABLE GRADING PLAN DEMONSTRATES POSITIVE DRAINAGE FLOWS AWAY FROM THE PROPOSED OPENING. SAID MODIFICATIONS SHALL BE APPROVED IN WRITING BY THE PORTLAND PLANNING AUTHORITY PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ANY CHANGES TO SUCH ELEVATIONS MUST BE RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS, WITH REFERENCE TO THE PLAN BOOK AND PAGE NUMBERS FOR THIS PLAN.

NO PUBLIC SERVICES (I.E. SNOW PLOWING, TRASH REMOVAL, LIGHTING) WILL BE PROVIDED UNLESS AND UNTIL THIS SECTION OF MILTON STREET IS ACCEPTED BY THE CITY COUNCIL.

A MINIMUM OF TWO TREES PER LOT SHALL BE CONSERVED OR PLANTED IN THE FRONT YARD OF EACH LOT MEETING THE CITY OF PORTLAND'S AGRICULTURAL SPECIFICATION AND STANDARD OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN ULTIMATELY LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL OBLIGATION FOR COMPLIANCE WITH CITY ORDINANCES AND APPROVALS. SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR WAIVABLE BY THE DEVELOPER PURSUANT TO CONDITIONS AND LIMITATIONS OF SECTION 4 OF THE CITY OF PORTLAND, MAINE TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

ALL DRIVEWAYS SHALL BE PAVED WITHIN ONE (1) YEAR OF THE RECEIPT OF CERTIFICATE OF OCCUPANCY.

PRIVATE DRAINAGE EASEMENTS, TREE CLEARING, CONSTRUCTION OF BUILDINGS, PILING, GRADING, OR OTHER CONSTRUCTION SHALL BE PROHIBITED WITHIN THE PRIVATE DRAINAGE EASEMENTS, UNLESS APPROVED IN WRITING BY THE CITY OF PORTLAND PLANNING DEPARTMENT UNDER SITE PLAN REVIEW.

TOTAL AREA LOTS = 101,417.42 S.F. / 2.33 ACRES
ELEVATIONS ARE BASED ON INFORMATION PROVIDED BY LAND USE CONSULTANTS, BEING THE SAME VERTICAL DATUM AS SHOWN ON THE PLAN/PROFILE OF MILTON STREET. SEE REFERENCE 5.
BENCH MARK: FRONT SPINDLE MOUNT HYDRANT AT BRANTREE AND SEVENTH STREETS ELEVATION = 72.26.

- REFERENCES**
1. PLAN OF "FOREST AVENUE TERRACE", DATED MAY 17, 1910, RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN PLAN BOOK 12, PAGE 5.
 2. PLAN OF "WOODFORDS GARDENS", DATED NOV. 16, 1916, RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN PLAN BOOK 13, PAGE 75.
 3. PLAN SHOWING A PORTION OF WOODFORDS GARDENS, DATED AUG. 5, 1963, RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN PLAN BOOK 106, PAGE 140.
 4. PLAN OF "HILLCREST WEST", DATED 5/19/1988, RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS IN PLAN BOOK 176, PAGE 52.
 5. PLAN OF A "STANDARD BOUNDARY SURVEY AT 115-127 TARBELL AVE.", DATED AUG. 18, 1988, MADE BY DESLAUNTERS & ASSOC., INC.
 6. PLAN/PROFILE OF MILTON STREET MADE BY LAND USE CONSULTANTS DATED 04/08/99.

4	1/13/00	REVISED SD SERVICE: LOTS 165, 168 & 169
3	1/7/00	REVISED PER COMMENTS FROM CITY OF PORTLAND
2	12/20/99	MODIFIED LOTS 171 AND 172
1	9/24/99	MODIFIED LOT LAYOUT EAST OF MILTON STREET
Rev.	Date	Revision

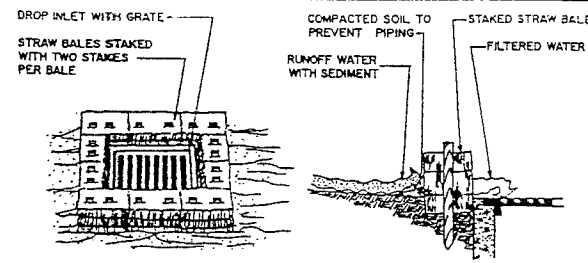
PLANNING BOARD WORKSHOP SUBMISSION	7/30/99	AMP
Issued For	Date	By

Designer: AMP Draft: JEC, V.V. Date: 1/6/00
 Checked: Soder: 1" = 25' Job No.: 99090
 This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCE). Any alterations, unauthorized or otherwise, shall be at the user's sole risk and without liability to GPCE.

GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237 31 Main Street Gray, ME 04039
 207-657-6910 207-657-6912
 E-Mail: gpcem@maine.net

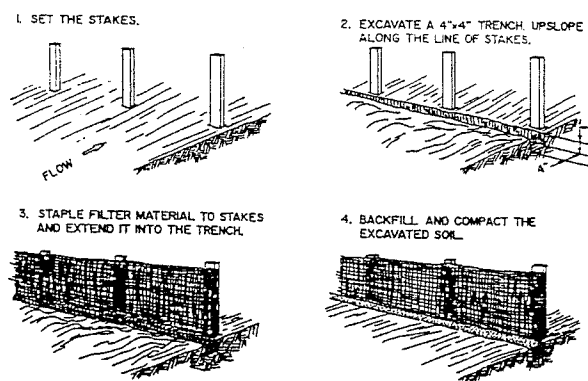
Drawing Name: **Conceptual Development Plan**
 Project: **MILTON STREET EXTENSION**

Drawing No. **5**

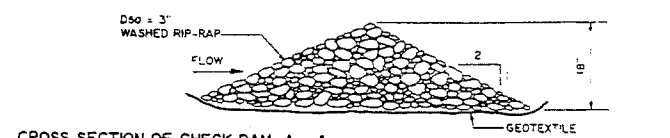
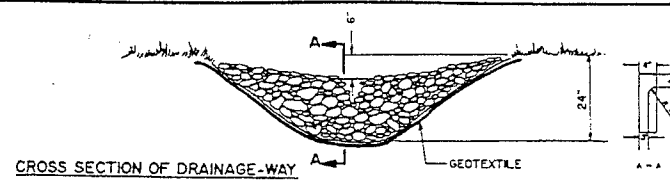


STRAW BALE DROP INLET SEDIMENT FILTER
NOT TO SCALE

NOTES: 1. USE 4" x 4" STAKES EMBEDDED TO A MINIMUM OF 1 FOOT.
2. EXTRA-STRENGTH FILTER FABRIC REQUIRED.

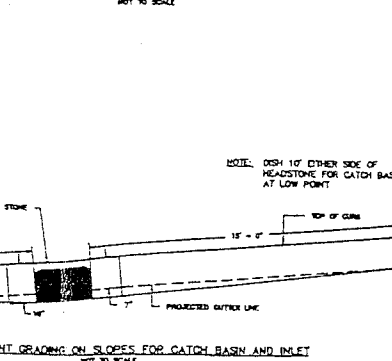
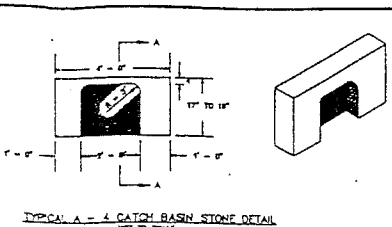


CONSTRUCTION OF A GEOTEXTILE SEDIMENT FILTER BARRIER
NOT TO SCALE

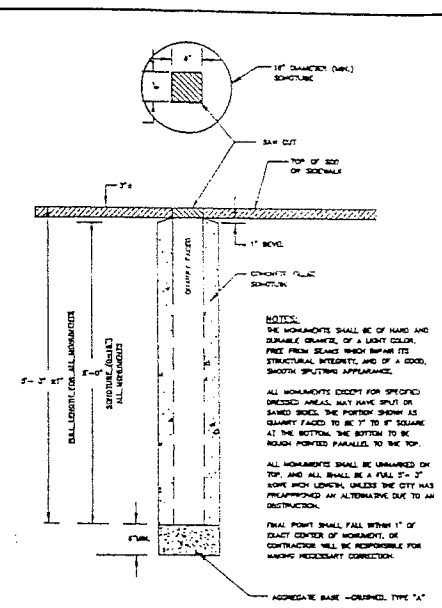


CROSS SECTION OF CHECK DAM A - A
ONCE THE AREAS UPSTREAM FROM THE CHECK DAM ARE STABILIZED BY VEGETATION, THE SEDIMENT TRAPPED BEHIND / WITHIN THE DAM SHALL BE RELOCATED TO AN AREA UNDERGOING FINAL GRADING.
THE CHECK DAMS SHALL THEN BE FLATTENED AND GRADED IN A MANNER WHICH PROTECTS THE AREA FROM EROSION AND CHANNEL BLOCKAGE.
THE GEOTEXTILE SHALL BE DISPOSED OF OFFSITE.
THE AREA CONTRIBUTORY TO THE CHECK DAM SHALL NOT EXCEED 10 ACRES

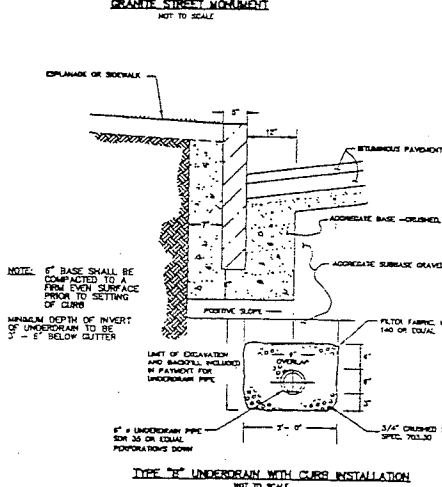
TEMPORARY CHECK DAM IN DRAINAGE-WAY
NOT TO SCALE



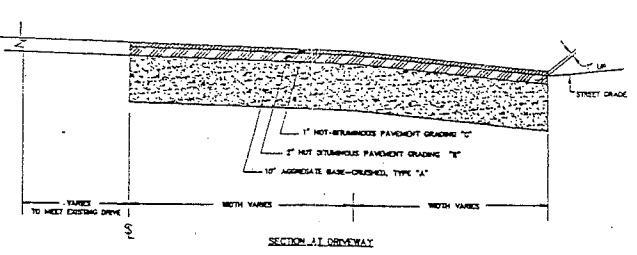
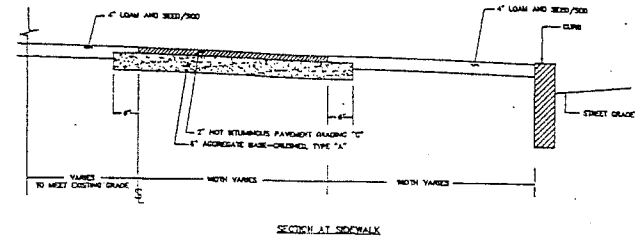
TYPICAL PAVEMENT GRADING ON SLOPES FOR CATCH BASIN AND INLET
NOT TO SCALE



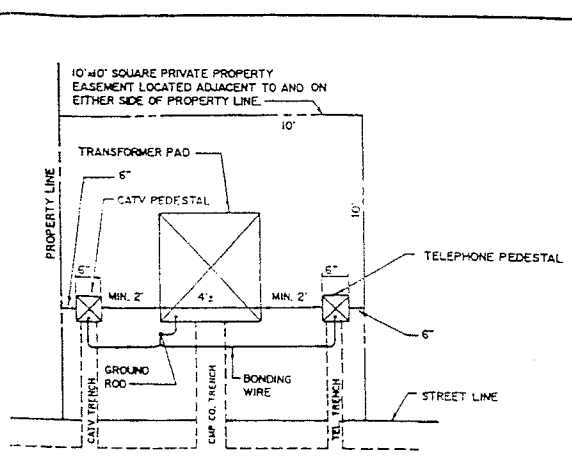
GRANITE STREET MONUMENT
NOT TO SCALE



TYPE "B" UNDERGROUND CURB INSTALLATION
NOT TO SCALE

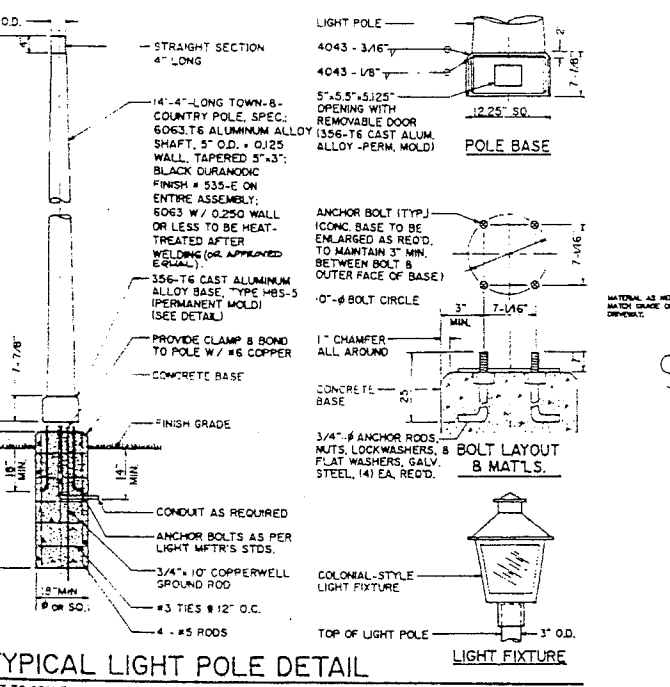


SEMI-CONTINUOUS SIDEWALK AND DRIVEWAY CONSTRUCTION
NOT TO SCALE

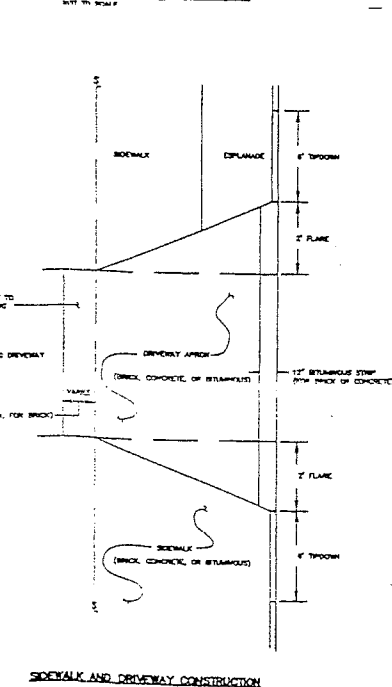


TYPICAL TRANSFORMER PAD LOCATION
NOT TO SCALE

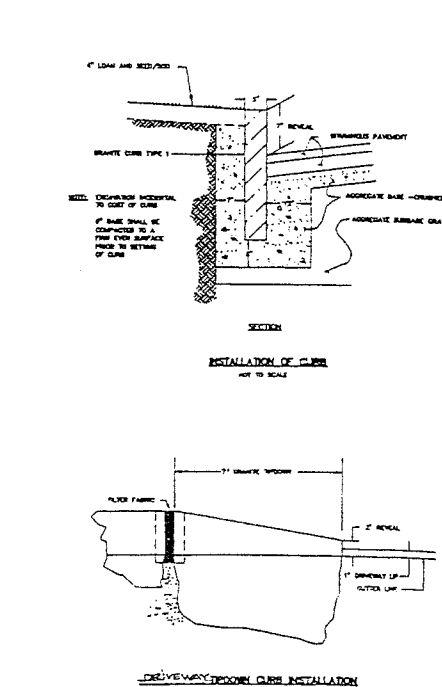
- General Notes:**
- Locations of utilities are approximate.
 - It shall be the contractor's responsibility to notify Dig-Safe (1-800-225-4377) in accordance with Maine State Law. The contractor shall have all of the utilities located prior to the start of construction.
 - Prior to the beginning of construction, the contractor shall secure all necessary permits for work shown on these plans, including a Street Opening Permit from the Portland Public Works Department.
 - Property markers and street line monuments shall be properly protected and shall not be disturbed. If disturbed, they shall be replaced by a licensed surveyor at the contractor's expense.
 - All existing catch basins, manholes, connections, and outlet piping shall be cleaned and left in satisfactory operating condition after construction has been completed. No separate payment will be made for this work.
 - All existing streets, walkways, driveways and lawn areas outside the work area, damaged by the contractor, shall be repaired by the contractor at his own expense.
 - The contractor shall be responsible for the preservation of all trees and shrubs on the project, which are not scheduled to be removed.
 - Existing pavement shall be saw cut and the new pavement based to it. No feathering of pavement will be permitted.
 - Existing drainage structures shall not be disturbed except to be in new work as noted.
 - Before contracting new sewer to an existing sewer line, the contractor shall notify the Sewer Maintenance Division of the Portland Public Works Department. NO WORK SHALL BE DONE WITHOUT THEIR APPROVAL.
 - The contractor shall be responsible for repairing any trench pavement that has been excavated, including settlement, cracking and curbing of joints. Repairs may include overlay, removal of unacceptable materials, complete replacement, joint sealing or routing pavement as required. The work may be necessary AFTER THE FINAL ACCEPTANCE OF WORK or prior to the one year guarantee. This work shall be done at the contractor's expense.
 - All manhole frames shall be supplied with solid manhole covers; see Standard Detail.
 - New catchbasins shall have Type A-4 catch basin stone.
 - Complete utility service stubs shall be installed to the property line for each lot, as shown or as may be required. The owner will determine where lot service stubs may be required for any future use side lots.
 - The contractor shall be solely responsible for all means, methods and techniques employed to perform the work shown on these plans.
 - All work shall comply with all local, state and federal safety regulations.
 - All work shall be in accordance with the City of Portland and utility companies' standards.
 - No blasting will be allowed within 500 feet of any utility without the notification and approval of the appropriate utility company. No slope blasting will be permitted within the utility company easement and within approved from the utility is given.
 - Vertical datum is based on a benchmark established by John L. Corbett, PLS, being a street side benchmark on the hydrant in front of 17081 Forest Avenue in August 1987 (Elevation 113.14'). Vertical datum was transferred through the project using closed vertical traverse by Land Use Consultants, Inc.
 - A minimum of two trees shall be conserved or planted by the developer in front of each lot, in accordance with The City of Portland Arborist Specifications. Location and species may vary. Developer may contract for the placement of landscaping, but ultimately shall remain financially liable to the City of Portland for compliance with the City ordinances. Such financial obligation shall be neither waived nor transferred by the developer.



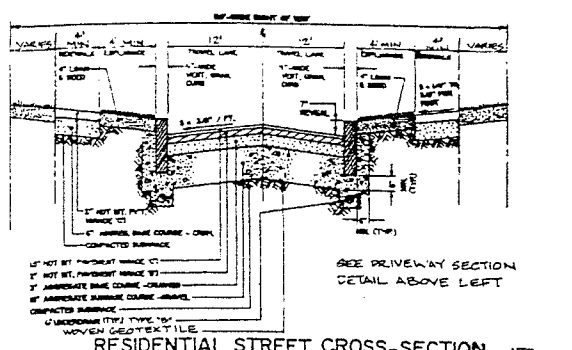
TYPICAL LIGHT POLE DETAIL
NOT TO SCALE



SIDEWALK AND DRIVEWAY CONSTRUCTION
NOT TO SCALE



DRIVEWAY CURB INSTALLATION
NOT TO SCALE



RESIDENTIAL STREET CROSS-SECTION
NOT TO SCALE

A-4

LUC
LAND USE CONSULTANTS, INC.
LAND USE CONSULTANTS, INC.
100 WASHINGTON STREET
PORTLAND, MAINE 04101
TEL: 754-1111

STATE OF MAINE
REGISTERED PROFESSIONAL ENGINEER
DAVID W. WILSON
MAINE 3197

PLAN SHOWING A PORTION OF:
WOODFORDS GARDENS
PORTLAND, MAINE
PREPARED FOR RECORD OWNER:
DIVERSIFIED PROPERTIES, INC.
PORTLAND, MAINE 04104
P.O. BOX 10127

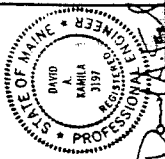
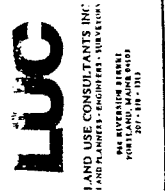
Revision	Date
R. J. W. D. L. REV.	11-8-99
Designed: JRG	Scale: NO SCALE
Drawn: SMC	Date: APRIL 9, 1999
Checked: DAK	
Scale: NO SCALE	
Date: APRIL 9, 1999	

DETAILS

Job No. 1851.8
Sheet
2 of 3

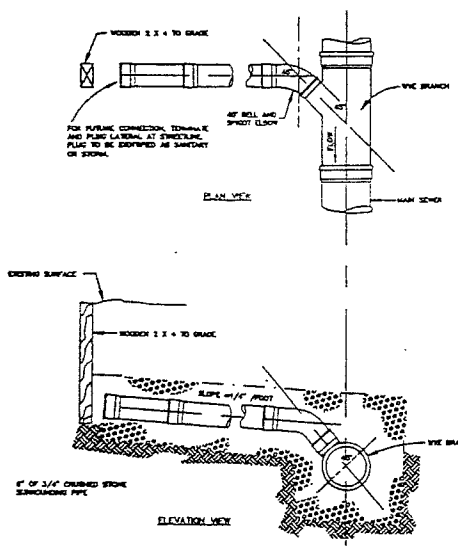
MANHOLE AND CATCH BASIN
GENERAL NOTES

1. ALL CONCRETE SHALL BE A CLASS "A" AND HAVE A MINIMUM ULTIMATE STRENGTH OF 4000 PSI PER SQ. INCH AT THE END OF 28 DAYS, UNLESS OTHERWISE NOTED.
2. PRECAST REINFORCED CONCRETE MANHOLE MANUFACTURE PER ASTM SPEC. C-478-87
3. SEWER BRICK TO CONFORM TO ASTM SPEC. DESIGNATE ON C-32-83, GRADE M4 AND S4.
4. ALL MANHOLES SHALL HAVE A BITUMINOUS WATERPROOFING APPLIED TO THE EXTERIOR SURFACE. IF CONSTRUCTION OF BRICK MASONRY, THE SMOOTH MORTAR SURFACE SHALL BE PLASTERED WITH A SMOOTH MORTAR FINISH 3/8" THICK. AFTER THE MORTAR HAS SET, THE SURFACE SHALL BE WATERPROOFED AS REQUIRED BY SUPPLEMENTAL SPECIFICATIONS SECTION 604.
5. CASTINGS SHALL CONFORM TO ASTM DESIGNATION A48-CLASS 35. ALL PARTS OF CASTINGS, EXCEPT FINISHED SURFACE, SHALL RECEIVE A COAT OF COAL TAR PITCH VARNISH OR ASPHALTUM PAINT WHICH SHALL BE SMOOTH AND TOUGH BUT NOT BRITTLE.
6. MANHOLES MAY BE CONSTRUCTED OF BRICK MASONRY, PRECAST REINFORCED CONCRETE, OR CAST IN PLACE.
7. ALL PRECAST MANHOLES AND CATCH BASINS SHALL BE IDENTIFIED BY STATION AND OFFSET, PAINTED ON THE SIDE OF THE STRUCTURE BY THE MANUFACTURER.
8. STORM AND SEWER MANHOLES SHALL HAVE SOLID COVERS WITH ONE DRILLED HOLE.
9. EXISTING MANHOLE AND CATCH BASIN FRAMES AND COVERS SHALL BE SALVAGED BY THE CONTRACTOR, AND REMAIN THE PROPERTY OF THE CITY OF PORTLAND.

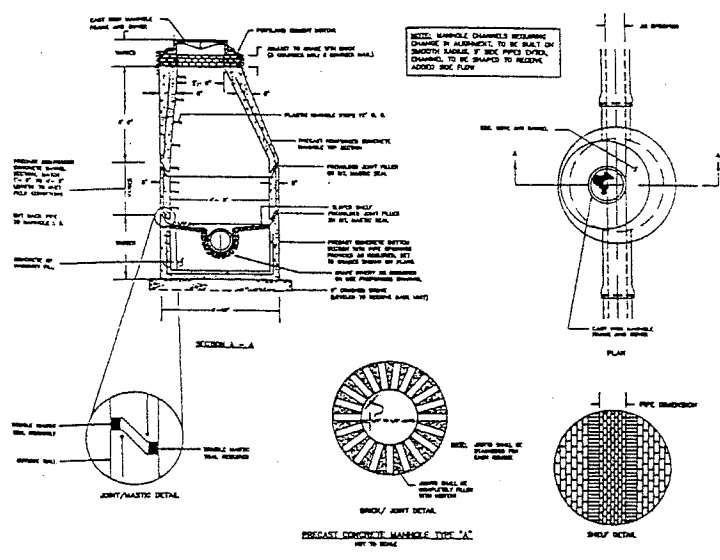


PLAN SHOWING A PORTION OF:
WOODFORDS GARDENS
PORTLAND, MAINE
PREPARED FOR RECORD OWNER:
DIVERSIFIED PROPERTIES, INC.
PORTLAND, MAINE 04104
P.O. BOX 10127

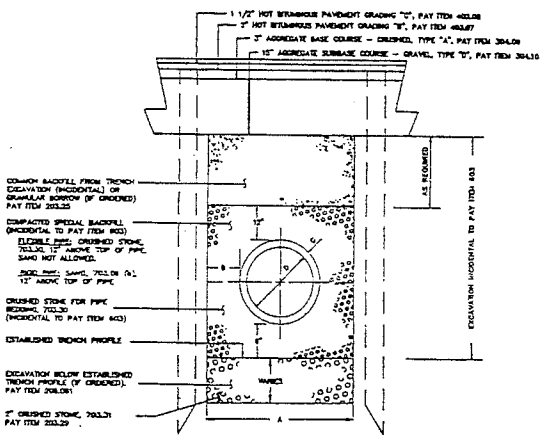
NOTE: LOCATION/MARKING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.



TYPICAL HOUSE LATERAL WYE CONNECTION DETAIL
NOT TO SCALE

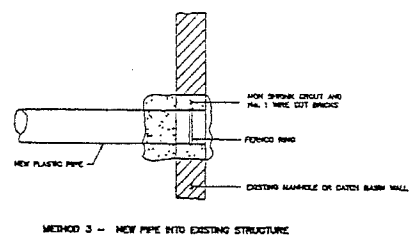


PRECAST CONCRETE MANHOLE TYPE "A"
BRICK/JOINT DETAIL
MANHOLE COVER AND FRAME

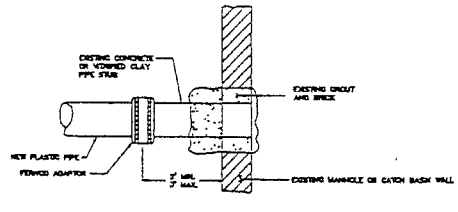


TYPICAL PIPE INSTALLATION DETAIL

NOTE: EXISTING MANHOLE OR CATCH BASIN SHALL BE CORE DRILLED FOR PIPE INSTALLATION

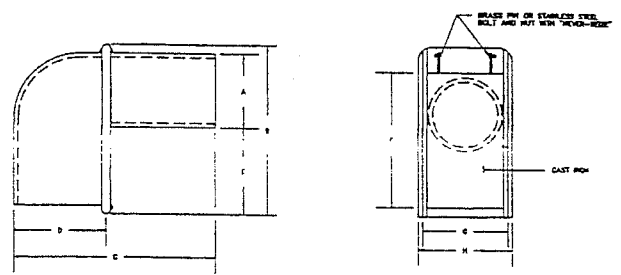


METHOD 3 - NEW PIPE INTO EXISTING STRUCTURE

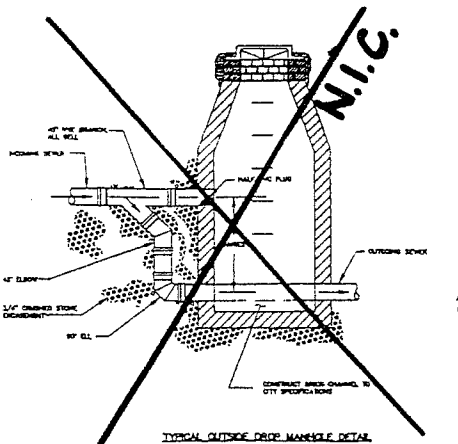


METHOD 4 - NEW PIPE TO EXISTING STUB

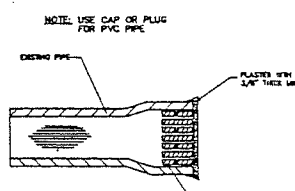
NOTE: BOLT AND NUT REQUIRED WHERE HOOD WILL NOT OPEN COMPLETELY



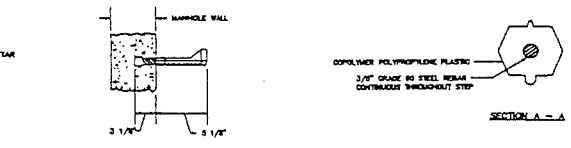
CAST IRON TRAP DETAIL



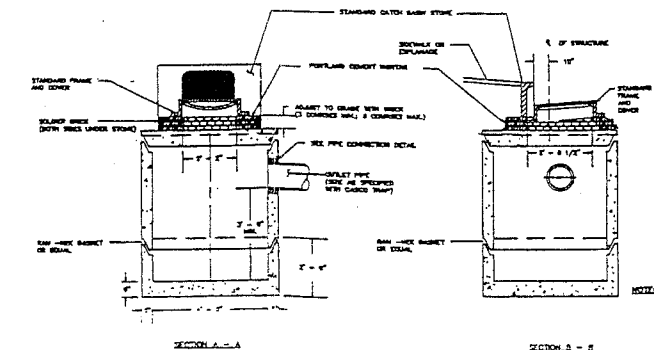
TYPICAL OUTSIDE PIPE MANHOLE DETAIL
NOT TO SCALE



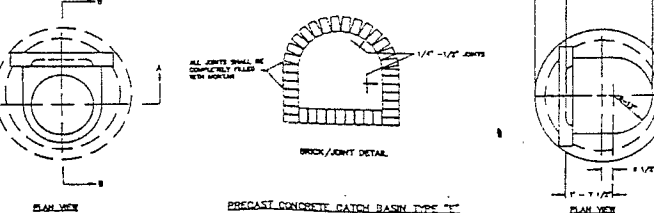
MASONRY PLUG DETAIL
NOT TO SCALE



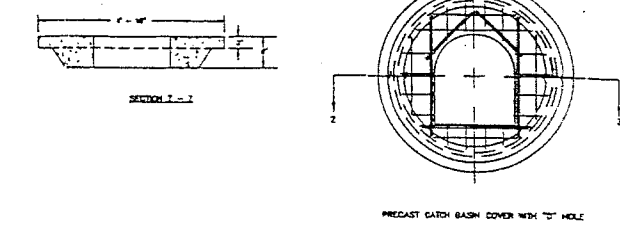
PLASTIC MANHOLE STEPS
NOT TO SCALE



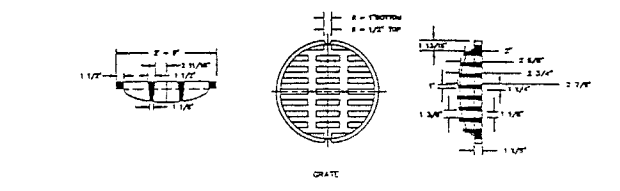
STANDARD CATCH BASIN FRAME



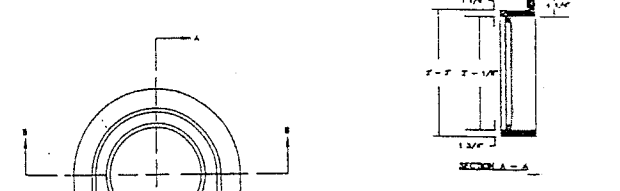
PRECAST CONCRETE CATCH BASIN TYPE "A"



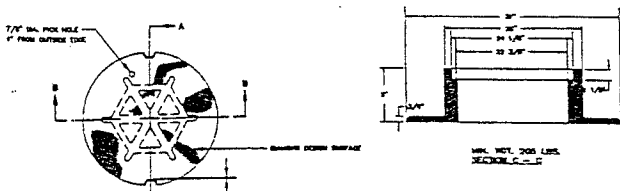
PRECAST CATCH BASIN COVER WITH 12" HOLE



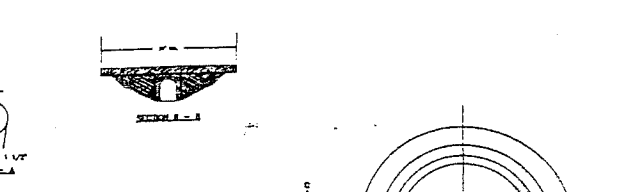
GRATE



FRAME



7/8" DIA. PIN HOLE - 1/4" FROM OUTSIDE EDGE



TYPE "A" MANHOLE COVER AND FRAME
NOT TO SCALE

SIZE	A	B	C	D	E	F	G	H
6 in.	5 1/2"	13 3/8"	13 3/4"	5 3/8"	5 7/8"	11 5/8"	6 1/2"	7 1/4"
8 in.	7 1/2"	15"	15 3/8"	5 1/2"	5 3/8"	13 3/4"	8 3/4"	9 3/8"
10 in.	9 1/2"	16"	16 1/4"	6"	4 1/2"	14 1/8"	11 1/2"	12 3/8"
12 in.	11 1/2"	17"	22"	8"	3 1/2"	17"	12 1/2"	13 3/8"

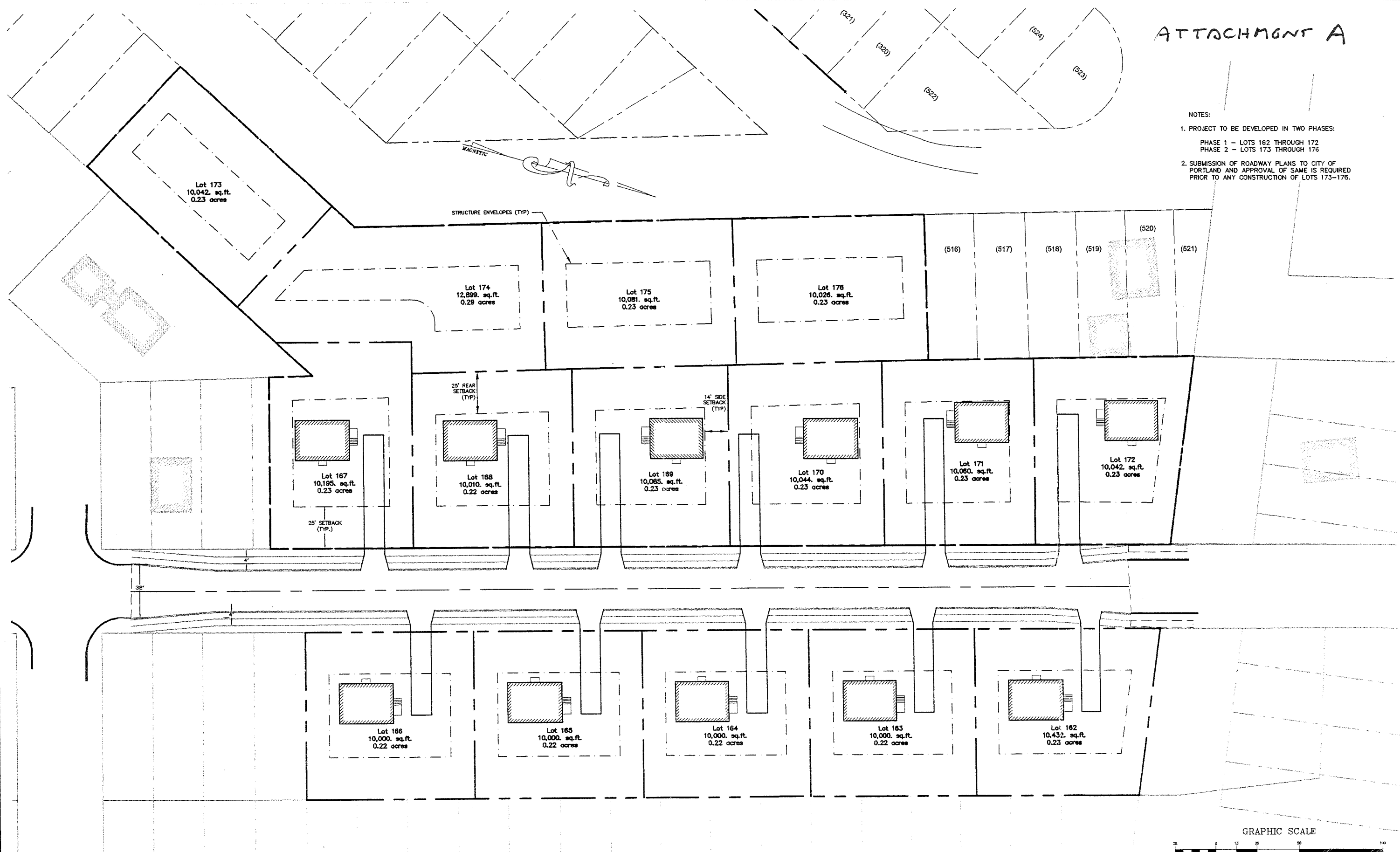
Revision	Date

Designed JRG	Drawn SMC	Checked DAK	I.S.
Scale NO SCALE	Date APRIL 9, 1999		
Job No.			
Sheet			
3	of	3	

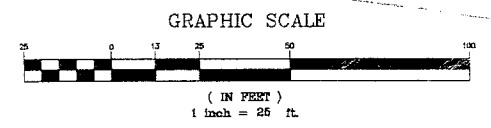
DETAILS

ATTACHMENT A

- NOTES:
- PROJECT TO BE DEVELOPED IN TWO PHASES:
 PHASE 1 - LOTS 162 THROUGH 172
 PHASE 2 - LOTS 173 THROUGH 176
 - SUBMISSION OF ROADWAY PLANS TO CITY OF PORTLAND AND APPROVAL OF SAME IS REQUIRED PRIOR TO ANY CONSTRUCTION OF LOTS 173-176.



PLAN VIEW
1" = 25'



Rev.	Date	Revision
1	9/24/99	MODIFIED LOT LAYOUT WEST OF MILTON STREET

Issued For	Date	By
Planning Board Workshop	9/24/99	AMP

Design: AMP	Draft: W	Date: 8/18/99
Checked:	Scale: 1"=25'	Job No.: 99080

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.
 Traffic and Civil Engineering Services
 PO Box 1237 31 Main Street Gray, ME 04039
 207-657-6910 FAX: 207-657-6912
 E-Mail: gpcei@maine.rr.com

Drawing Name:	Conceptual Development Plan
Project:	Milton Street Extension

Drawing No. **A**