

410-A-19

Demarest St.

Street Extension

Habitat for Humanity

on Spreadblast

STORMWATER RUNOFF EVALUATION

Demerest Street Extension Portland, Maine

General

This stormwater runoff evaluation has been prepared by Sebago Technics, Inc. (STI), on behalf of Habitat for Humanity, to evaluate the effects of the proposed subdivision on stormwater runoff as proposed and evaluated herein.

The subject site is located in the R-3 zoning district in the City of Portland. The proposed development consists of a combination of four (4) single-family dwellings and a 275-foot paved extension of Demerest Street. The development will be serviced by public utilities to include underground cable, electric and telephone, and water and sewer. The proposed development consists of approximately 12,250 square feet of new impervious surface area, which includes all gravel surface areas within the development. As such, this development does not require that a Stormwater Permit Application be submitted to the Maine Department of Environmental Protection (MDEP).

Site Characteristics

The subject site currently exists as a forested and undeveloped 1.57-acre parcel. Of this, nearly 10 percent is forested wetland. The topography of the site consists of moderate to steep slopes, which range from 10 to 25 percent. The site falls within the watershed of Fall Brook, but will not require any MDEP permits for water quality due to its limited size.

Soils

Soil classifications within the project area were referenced from the Cumberland County Medium Intensity Soil Survey. The site is comprised of two primary soil types, identified as Hollis fine sandy loam and Scantic silt loam. The Hollis soils are classified as Hydraulic Soil Group C/D, while Scantic soils are classified as Hydraulic Soil Group D. For purposes of this evaluation, all soils were modeled as Hydraulic Soil Group D.

Methodology

The stormwater runoff analysis was conducted utilizing the computerized HydroCAD (version 6.0) stormwater modeling software and also the methodology outlined in the USDA Soil Conservation Service's "Urban Hydrology for Small Watersheds, Technical Release No. 55."

A Type III, 24-hour rainfall distribution was applied to the hydrologic model with recurring frequencies of 2, 10 and 25-years. The rainfall depths associated with these storm events for southeast Cumberland County are as follows:

Storm Event	Rainfall Depth
2-year	3.0"
10-year	4.7"
25-year	5.5"

Existing Conditions

Based upon existing topographical information of the subject site and adjacent properties, two (2) subcatchments were identified and evaluated in the pre-development scenario. One common study point (SP1) was selected for evaluation of pre versus post-development runoff. SP1 is the point at the westernmost extreme of the property, adjacent to Nottingham Avenue.

The pre-development Subcatchment 1 contains approximately 3.8 acres of land. This drainage area captures stormwater runoff from eastern and northern regions of the site. Stormwater runoff from this area flows in a northwesterly direction across the site, initially taking the form of sheet flow, but becoming shallow and concentrated prior to its entering the wetland.

Subcatchment 2 contains approximately 1.75 acres of land. This drainage area captures runoff from the southern and western extremes of the site and flows northwesterly to the aforementioned wetland, where it combines with runoff from Subcatchment 1.

The combined flows, wetland flow, and adjoining drainage outfall appear to concentrate to meet the MDEP definition of a stream. This minor tributary travels nearly down the center of the Nottingham Street paper right-of-way. The eventual discharge combines into Fall Brook near Ivaloo Street and Washington Avenue.

Stormwater Management

The post-development watersheds (1-4) contain approximately 5.6 acres of land, as in the pre-development condition. Subcatchment 1 is comprised of approximately 3.1 acres of land. It consists of nearly all areas on site that are located east of the proposed roadway. Improvements within this subcatchment consist primarily of two residential dwellings and associated driveways. Stormwater runoff will follow a nearly identical flow path as it does in the pre-development scenario. Upon reaching the stream at the northern extent of the property, runoff will be conveyed under the proposed roadway via a new 24-inch culvert. From here, it will travel southwest until reaching the study point (SP1).

Subcatchment 2 contains approximately 0.9 acre of land. It consists of off-site areas to the south and east of the project site. It also contains land between the western sideline of the proposed roadway and the dwellings proposed on Lots 3 and 4 of the subdivision. Stormwater runoff from this subcatchment will be conveyed to a proposed culvert located under the driveways of Lots 3 and 4, and discharged to the stream at the northern extent of the project site.

Subcatchment 3 contains less than 0.2 acre of land. It primarily drains the proposed roadway from Station 1+00 to the end, and also picks up a small off-site contribution from land southeast of Demerest Street. Stormwater traveling along the gutters of Demerest Street will enter the catch basins located opposite Station 0+90. This network will convey stormwater to the stream located at the northern extent of the project site.

The last remaining drainage area of the site is identified as Subcatchment 4. It contains approximately 1.4 acres of land along the western boundary of the subdivision, and from areas south and east of the project site. Stormwater runoff from this region follows a similar flow path to that of stormwater from Subcatchment 2 of the pre-development condition. Flowing generally north and west across the watershed, runoff from this region will combine with that from the other three (3) subcatchments at SP1.

The following table summarizes the results of the hydrological simulations, as proposed and evaluated herein.

<p align="center">Table 2 Stormwater Runoff Summary Table Pre-Development vs. Post-Development</p>										
Study Point	Total Subcatchment (acres)		Average Weighted Curve No.		Peak Rates of Runoff (cfs)					
	Pre	Post	Pre	Post	2-Year		10-Year		25-Year	
					Pre	Post	Pre	Post	Pre	Post
1	5.57	5.57	77	79.1	4.50	5.01	10.52	10.91	13.52	13.85

Summary

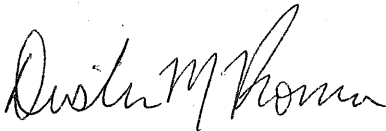
The proposed Demerest Street Extension project will entail the construction of four (4) single-family dwellings, underground utilities, and drainage infrastructure. Municipal water and sewer will serve all homes within the development.

As seen from the above table, the proposed on-site stormwater management measures will result in an expected increase in peak rates of runoff in the developed condition. However, the increase in peak runoff rates is modest, and the impacts on off-site drainage features should be minimal. This overall rate increase of 10% in the 2-year storm to as little as 3% increase in the 25-year storm event is insignificant, without formal detention pond design, and per discussion with the City Engineer was determined to be non-impacting to Fall Brook's capacity.

Furthermore, Habitat for Humanity has previously donated property to assist the City's development of the Fall Brook outfall in a downstream area relatively close to this project. The City also felt that the additional maintenance requirements, easement restrictions, and construction disturbance did not weigh enough against having any significant relief impacts to assist Fall Brook. The absence of a formal detention pond also provided buffers for the lots, which allows for a more conventional usable lot area, and relieves both the City and homeowners of future responsibility of pond maintenance. In order to reduce the potential for the minimal runoff velocity impacts associated with the construction of this project and insignificant stormwater flow increases, an erosion and sedimentation control plan has been prepared which outlines the measures to be incorporated before and during the construction of this project. These measures are detailed in the plan set, and include both temporary and permanent erosion control and stabilization measures, as well as revegetation plans.

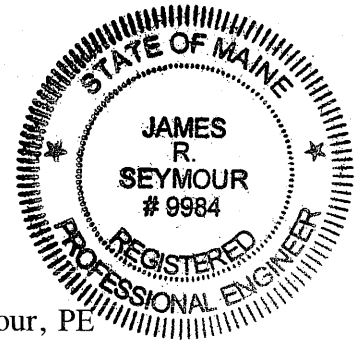
Prepared by:

SEBAGO TECHNICS, INC.

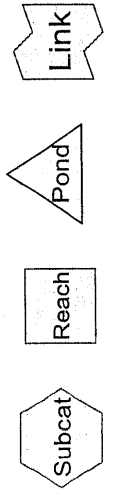
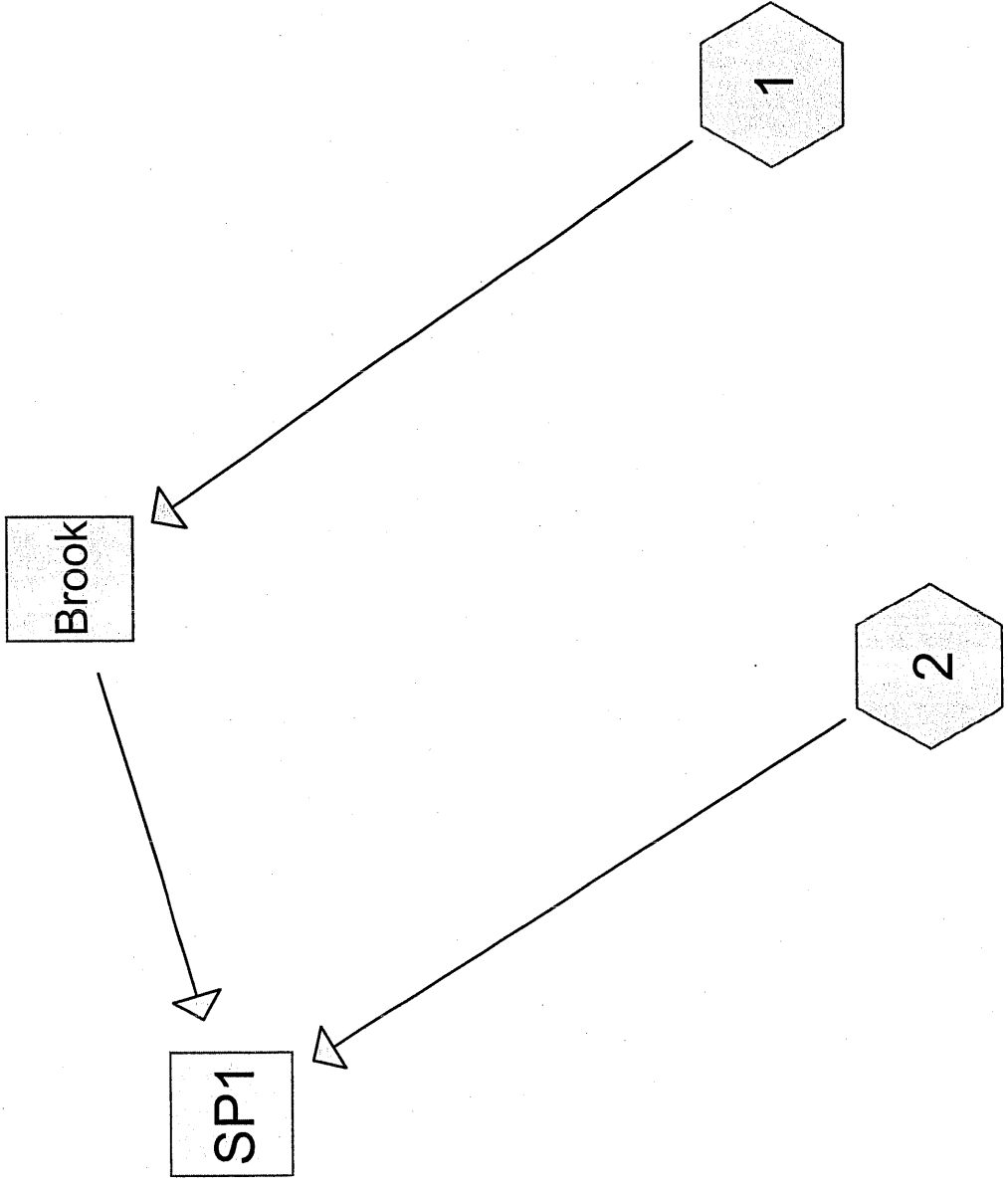


Dustin M. Roma, EIT
Project Engineer

BGY/DMR/IRS:dmr/jc
January 17, 2005



James R. Seymour, PE
Project Manager



Drainage Diagram for 03110PRE
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Type III 24-hr Rainfall=3.00"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=3.00"

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Subcatchment 1

Tc=14.7 min CN=77 Area=166,505 sf Runoff= 3.49 cfs 0.311 af

Subcatchment 2: Subcatchment 2

Tc=27.0 min CN=77 Area=76,184 sf Runoff= 1.25 cfs 0.142 af

Reach Brook: Reach 1

Length= 394.0' Max Vel= 1.7 fps Capacity= 55.76 cfs Inflow= 3.49 cfs 0.311 af
Outflow= 3.29 cfs 0.309 af

Reach SP1: (new node)

Inflow= 4.50 cfs 0.451 af
Outflow= 4.50 cfs 0.451 af

Runoff Area = 5.571 ac Volume = 0.453 af Average Depth = 0.98"

Subcatchment 1: Subcatchment 1

Runoff = 3.49 cfs @ 12.22 hrs, Volume= 0.311 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

Area (sf)	CN	Description			
166,505	77	Woods, Good, HSG D			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	125	0.1750	0.2		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
3.6	430	0.1550	2.0		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
14.7	555	Total			

Subcatchment 2: Subcatchment 2

Runoff = 1.25 cfs @ 12.40 hrs, Volume= 0.142 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

Area (sf)	CN	Description			
76,184	77	Woods, Good, HSG D			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.6	150	0.0700	0.1		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.00"
8.4	814	0.1040	1.6		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
27.0	964	Total			

Reach Brook: Reach 1

Inflow = 3.49 cfs @ 12.22 hrs, Volume= 0.311 af
Outflow = 3.29 cfs @ 12.33 hrs, Volume= 0.309 af, Atten= 6%, Lag= 7.1 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.7 fps, Min. Travel Time= 3.8 min
Avg. Velocity = 0.7 fps, Avg. Travel Time= 8.8 min

Peak Depth= 0.26'
Capacity at bank full= 55.76 cfs
Inlet Invert= 73.50', Outlet Invert= 67.50'
5.00' x 1.00' deep channel, n= 0.035 Length= 394.0' Slope= 0.0152 1/
Side Slope Z-value= 10.0 1'

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Type III 24-hr Rainfall=3.00"

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Reach SP1: (new node)

Inflow = 4.50 cfs @ 12.35 hrs, Volume= 0.451 af
Outflow = 4.50 cfs @ 12.35 hrs, Volume= 0.451 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

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Type III 24-hr Rainfall=4.70"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=4.70"

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Subcatchment 1

Tc=14.7 min CN=77 Area=166,505 sf Runoff= 8.05 cfs 0.700 af

Subcatchment 2: Subcatchment 2

Tc=27.0 min CN=77 Area=76,184 sf Runoff= 2.87 cfs 0.319 af

Reach Brook: Reach 1

Inflow= 8.05 cfs 0.700 af
Length= 394.0' Max Vel= 2.2 fps Capacity= 55.76 cfs Outflow= 7.79 cfs 0.697 af

Reach SP1: (new node)

Inflow= 10.52 cfs 1.016 af
Outflow= 10.52 cfs 1.016 af

Runoff Area = 5.571 ac Volume = 1.019 af Average Depth = 2.20"

Subcatchment 1: Subcatchment 1

Runoff = 8.05 cfs @ 12.21 hrs, Volume= 0.700 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (sf)	CN	Description			
166,505	77	Woods, Good, HSG D			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	125	0.1750	0.2		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
3.6	430	0.1550	2.0		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
14.7	555	Total			

Subcatchment 2: Subcatchment 2

Runoff = 2.87 cfs @ 12.38 hrs, Volume= 0.319 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (sf)	CN	Description			
76,184	77	Woods, Good, HSG D			
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.6	150	0.0700	0.1		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.00"
8.4	814	0.1040	1.6		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
27.0	964	Total			

Reach Brook: Reach 1

Inflow = 8.05 cfs @ 12.21 hrs, Volume= 0.700 af

Outflow = 7.79 cfs @ 12.30 hrs, Volume= 0.697 af, Atten= 3%, Lag= 5.4 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Max. Velocity= 2.2 fps, Min. Travel Time= 3.0 min

Avg. Velocity = 0.9 fps, Avg. Travel Time= 7.3 min

Peak Depth= 0.39'

Capacity at bank full= 55.76 cfs

Inlet Invert= 73.50', Outlet Invert= 67.50'

5.00' x 1.00' deep channel, n= 0.035 Length= 394.0' Slope= 0.0152 '/'

Side Slope Z-value= 10.0 '/'

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Type III 24-hr Rainfall=4.70"

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Reach SP1: (new node)

Inflow = 10.52 cfs @ 12.31 hrs, Volume= 1.016 af
Outflow = 10.52 cfs @ 12.31 hrs, Volume= 1.016 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

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Type III 24-hr Rainfall=5.50"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=5.50"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Subcatchment 1

Tc=14.7 min CN=77 Area=166,505 sf Runoff= 10.36 cfs 0.902 af

Subcatchment 2: Subcatchment 2

Tc=27.0 min CN=77 Area=76,184 sf Runoff= 3.69 cfs 0.411 af

Reach Brook: Reach 1

Inflow= 10.36 cfs 0.902 af
Length= 394.0' Max Vel= 2.4 fps Capacity= 55.76 cfs Outflow= 10.02 cfs 0.898 af

Reach SP1: (new node)

Inflow= 13.52 cfs 1.309 af
Outflow= 13.52 cfs 1.309 af

Runoff Area = 5.571 ac Volume = 1.313 af Average Depth = 2.83"

Subcatchment 1: Subcatchment 1

Runoff = 10.36 cfs @ 12.21 hrs, Volume= 0.902 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=5.50"

Area (sf)	CN	Description
166,505	77	Woods, Good, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	125	0.1750	0.2		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
3.6	430	0.1550	2.0		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
14.7	555	Total			

Subcatchment 2: Subcatchment 2

Runoff = 3.69 cfs @ 12.38 hrs, Volume= 0.411 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=5.50"

Area (sf)	CN	Description
76,184	77	Woods, Good, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.6	150	0.0700	0.1		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.00"
8.4	814	0.1040	1.6		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
27.0	964	Total			

Reach Brook: Reach 1

Inflow = 10.36 cfs @ 12.21 hrs, Volume= 0.902 af
 Outflow = 10.02 cfs @ 12.29 hrs, Volume= 0.898 af, Atten= 3%, Lag= 5.1 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 2.4 fps, Min. Travel Time= 2.8 min
 Avg. Velocity = 1.0 fps, Avg. Travel Time= 6.9 min

Peak Depth= 0.45'
 Capacity at bank full= 55.76 cfs
 Inlet Invert= 73.50', Outlet Invert= 67.50'
 5.00' x 1.00' deep channel, n= 0.035 Length= 394.0' Slope= 0.0152 1/
 Side Slope Z-value= 10.0 1/

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Type III 24-hr Rainfall=5.50"

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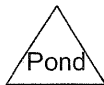
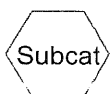
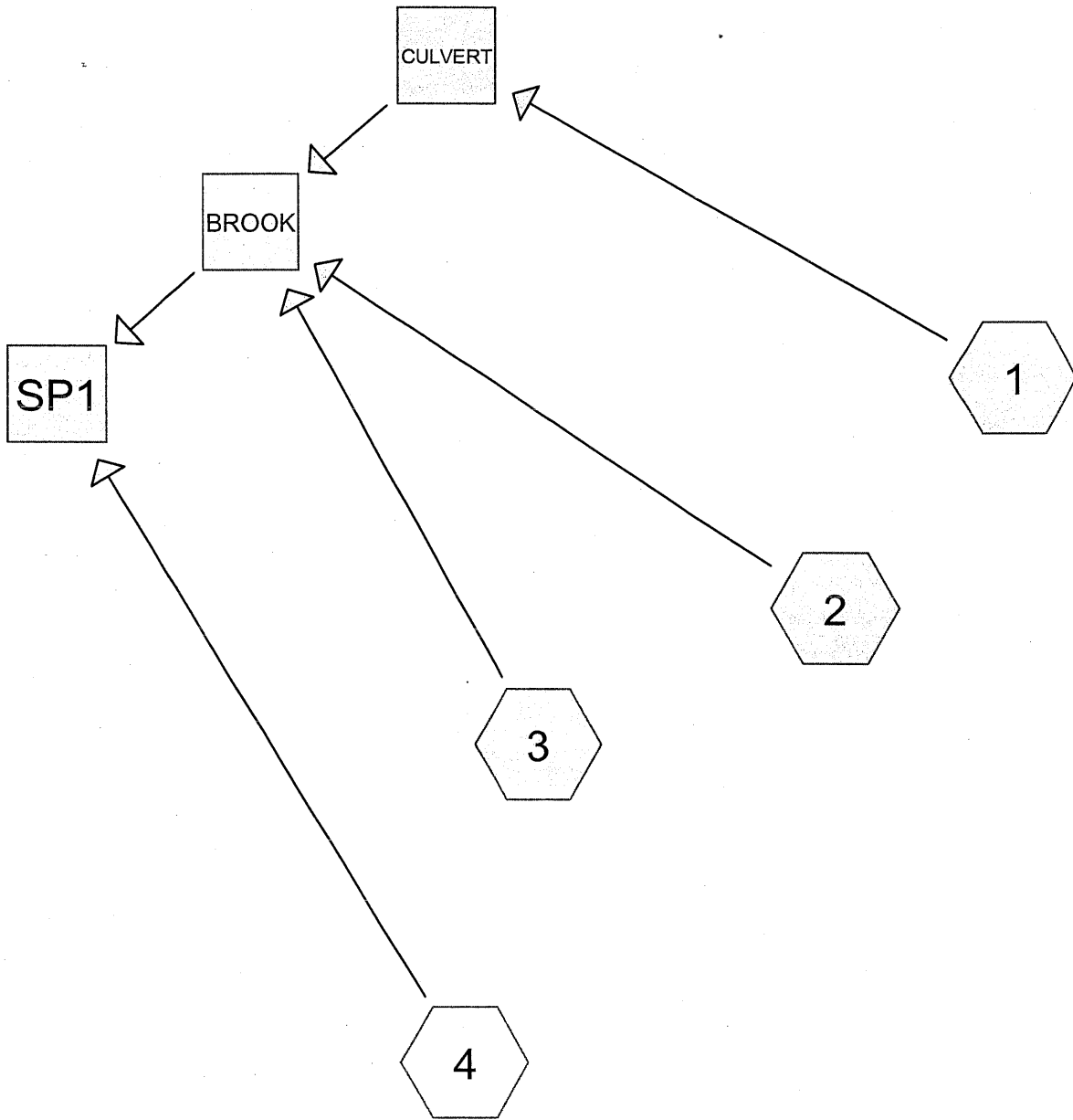
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Reach SP1: (new node)

Inflow = 13.52 cfs @ 12.30 hrs, Volume= 1.309 af
Outflow = 13.52 cfs @ 12.30 hrs, Volume= 1.309 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs



Drainage Diagram for 03110POST2
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03110POST2

Type III 24-hr Rainfall=3.00"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=3.00"

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Subcatchment 1

Tc=16.0 min CN=79 Area=135,951 sf Runoff= 3.10 cfs 0.283 af

Subcatchment 2: Subcatchment 2

Tc=22.6 min CN=79 Area=37,035 sf Runoff= 0.74 cfs 0.077 af

Subcatchment 3: Subcatchment 3

Tc=17.6 min CN=91 Area=8,343 sf Runoff= 0.33 cfs 0.031 af

Subcatchment 4: Subcatchment 4

Tc=27.2 min CN=78 Area=61,382 sf Runoff= 1.07 cfs 0.121 af

Reach BROOK: BrookLength= 123.0' Max Vel= 1.8 fps Capacity= 55.41 cfs Inflow= 4.10 cfs 0.391 af
Outflow= 4.04 cfs 0.390 af**Reach CULVERT: CULVERT**Length= 75.0' Max Vel= 5.8 fps Capacity= 12.41 cfs Inflow= 3.10 cfs 0.283 af
Outflow= 3.09 cfs 0.283 af**Reach SP1: (new node)**Inflow= 5.01 cfs 0.511 af
Outflow= 5.01 cfs 0.511 af**Runoff Area = 5.572 ac Volume = 0.512 af Average Depth = 1.10"**

Subcatchment 1: Subcatchment 1

Runoff = 3.10 cfs @ 12.23 hrs, Volume= 0.283 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

Area (sf)	CN	Description
41,295	82	2 acre lots, 12% imp, HSG D
94,656	77	Woods, Good, HSG D
135,951	79	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	125	0.1750	0.2		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
3.6	430	0.1550	2.0		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
1.3	186	0.0150	2.3	34.95	Channel Flow, C --> D Area= 15.0 sf Perim= 50.0' r= 0.30' n= 0.035
16.0	741	Total			

Subcatchment 2: Subcatchment 2

Runoff = 0.74 cfs @ 12.33 hrs, Volume= 0.077 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

Area (sf)	CN	Description
28,284	77	Woods, Good, HSG D
6,400	80	>75% Grass cover, Good, HSG D
2,351	98	Paved parking & roofs
37,035	79	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.2	126	0.0700	0.1		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
6.0	569	0.1000	1.6		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
0.1	20	0.0100	5.4	4.21	Circular Channel (pipe), C --> D Diam= 12.0" Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011
0.2	65	0.1000	4.7		Shallow Concentrated Flow, D --> E Grassed Waterway Kv= 15.0 fps
0.1	20	0.0100	5.4	4.21	Circular Channel (pipe), E --> F Diam= 12.0" Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011
22.6	800	Total			

Subcatchment 3: Subcatchment 3

Runoff = 0.33 cfs @ 12.24 hrs, Volume= 0.031 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

Area (sf)	CN	Description
5,600	98	Paved parking & roofs
2,318	77	Woods, Good, HSG D
425	80	>75% Grass cover, Good, HSG D
8,343	91	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.5	147	0.0900	0.1		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
0.4	38	0.1300	1.8		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
0.6	182	0.0700	5.4		Shallow Concentrated Flow, C --> D Paved Kv= 20.3 fps
0.1	25	0.0050	3.8	2.98	Circular Channel (pipe), D --> E Diam= 12.0" Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011
17.6	392	Total			

Subcatchment 4: Subcatchment 4

Runoff = 1.07 cfs @ 12.40 hrs, Volume= 0.121 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

Area (sf)	CN	Description
2,755	98	Paved parking & roofs
7,000	80	>75% Grass cover, Good, HSG D
51,627	77	Woods, Good, HSG D
61,382	78	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.6	150	0.0700	0.1		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
8.6	816	0.1000	1.6		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
27.2	966	Total			

Reach BROOK: Brook

Inflow = 4.10 cfs @ 12.25 hrs, Volume= 0.391 af
 Outflow = 4.04 cfs @ 12.29 hrs, Volume= 0.390 af, Atten= 1%, Lag= 2.1 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 1.8 fps, Min. Travel Time= 1.1 min
 Avg. Velocity = 0.6 fps, Avg. Travel Time= 3.2 min

Peak Depth= 0.28'
 Capacity at bank full= 55.41 cfs
 Inlet Invert= 69.50', Outlet Invert= 67.65'
 5.00' x 1.00' deep channel, n= 0.035 Length= 123.0' Slope= 0.0150 '/'
 Side Slope Z-value= 10.0 '/'

Reach CULVERT: CULVERT

Inflow = 3.10 cfs @ 12.23 hrs, Volume= 0.283 af
 Outflow = 3.09 cfs @ 12.24 hrs, Volume= 0.283 af, Atten= 0%, Lag= 0.5 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 5.8 fps, Min. Travel Time= 0.2 min
 Avg. Velocity = 2.6 fps, Avg. Travel Time= 0.5 min

Peak Depth= 0.51'
 Capacity at bank full= 12.41 cfs
 Inlet Invert= 70.25', Outlet Invert= 69.50'
 18.0" Diameter Pipe n= 0.011 Length= 75.0' Slope= 0.0100 '/'

Reach SP1: (new node)

Inflow = 5.01 cfs @ 12.30 hrs, Volume= 0.511 af
 Outflow = 5.01 cfs @ 12.30 hrs, Volume= 0.511 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

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Type III 24-hr Rainfall=4.70"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=4.70"

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Subcatchment 1

Tc=16.0 min CN=79 Area=135,951 sf Runoff= 6.85 cfs 0.615 af

Subcatchment 2: Subcatchment 2

Tc=22.6 min CN=79 Area=37,035 sf Runoff= 1.62 cfs 0.167 af

Subcatchment 3: Subcatchment 3

Tc=17.6 min CN=91 Area=8,343 sf Runoff= 0.57 cfs 0.056 af

Subcatchment 4: Subcatchment 4

Tc=27.2 min CN=78 Area=61,382 sf Runoff= 2.39 cfs 0.267 af

Reach BROOK: Brook

Length= 123.0' Max Vel= 2.3 fps Capacity= 55.41 cfs Inflow= 8.86 cfs 0.837 af
Outflow= 8.78 cfs 0.836 af

Reach CULVERT: CULVERT

Length= 75.0' Max Vel= 7.2 fps Capacity= 12.41 cfs Inflow= 6.85 cfs 0.615 af
Outflow= 6.80 cfs 0.614 af

Reach SP1: (new node)

Inflow= 10.91 cfs 1.102 af
Outflow= 10.91 cfs 1.102 af

Runoff Area = 5.572 ac Volume = 1.104 af Average Depth = 2.38"

Subcatchment 1: Subcatchment 1

Runoff = 6.85 cfs @ 12.22 hrs, Volume= 0.615 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (sf)	CN	Description
41,295	82	2 acre lots, 12% imp, HSG D
94,656	77	Woods, Good, HSG D
135,951	79	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	125	0.1750	0.2		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
3.6	430	0.1550	2.0		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
1.3	186	0.0150	2.3	34.95	Channel Flow, C --> D Area= 15.0 sf Perim= 50.0' r= 0.30' n= 0.035
16.0	741	Total			

Subcatchment 2: Subcatchment 2

Runoff = 1.62 cfs @ 12.32 hrs, Volume= 0.167 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (sf)	CN	Description
28,284	77	Woods, Good, HSG D
6,400	80	>75% Grass cover, Good, HSG D
2,351	98	Paved parking & roofs
37,035	79	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.2	126	0.0700	0.1		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
6.0	569	0.1000	1.6		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
0.1	20	0.0100	5.4	4.21	Circular Channel (pipe), C --> D Diam= 12.0" Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011
0.2	65	0.1000	4.7		Shallow Concentrated Flow, D --> E Grassed Waterway Kv= 15.0 fps
0.1	20	0.0100	5.4	4.21	Circular Channel (pipe), E --> F Diam= 12.0" Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011
22.6	800	Total			

Subcatchment 3: Subcatchment 3

Runoff = 0.57 cfs @ 12.23 hrs, Volume= 0.056 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (sf)	CN	Description
5,600	98	Paved parking & roofs
2,318	77	Woods, Good, HSG D
425	80	>75% Grass cover, Good, HSG D
8,343	91	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.5	147	0.0900	0.1		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
0.4	38	0.1300	1.8		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
0.6	182	0.0700	5.4		Shallow Concentrated Flow, C --> D Paved Kv= 20.3 fps
0.1	25	0.0050	3.8	2.98	Circular Channel (pipe), D --> E Diam= 12.0" Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011
17.6	392	Total			

Subcatchment 4: Subcatchment 4

Runoff = 2.39 cfs @ 12.38 hrs, Volume= 0.267 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (sf)	CN	Description
2,755	98	Paved parking & roofs
7,000	80	>75% Grass cover, Good, HSG D
51,627	77	Woods, Good, HSG D
61,382	78	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.6	150	0.0700	0.1		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
8.6	816	0.1000	1.6		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
27.2	966	Total			

Reach BROOK: Brook

Inflow = 8.86 cfs @ 12.24 hrs, Volume= 0.837 af
 Outflow = 8.78 cfs @ 12.27 hrs, Volume= 0.836 af, Atten= 1%, Lag= 1.6 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 2.3 fps, Min. Travel Time= 0.9 min
 Avg. Velocity = 0.8 fps, Avg. Travel Time= 2.6 min

Peak Depth= 0.42'
 Capacity at bank full= 55.41 cfs
 Inlet Invert= 69.50', Outlet Invert= 67.65'
 5.00' x 1.00' deep channel, n= 0.035 Length= 123.0' Slope= 0.0150 '/'
 Side Slope Z-value= 10.0 '/'

Reach CULVERT: CULVERT

Inflow = 6.85 cfs @ 12.22 hrs, Volume= 0.615 af
 Outflow = 6.80 cfs @ 12.23 hrs, Volume= 0.614 af, Atten= 1%, Lag= 0.4 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 7.2 fps, Min. Travel Time= 0.2 min
 Avg. Velocity = 3.1 fps, Avg. Travel Time= 0.4 min

Peak Depth= 0.80'
 Capacity at bank full= 12.41 cfs
 Inlet Invert= 70.25', Outlet Invert= 69.50'
 18.0" Diameter Pipe n= 0.011 Length= 75.0' Slope= 0.0100 '/'

Reach SP1: (new node)

Inflow = 10.91 cfs @ 12.28 hrs, Volume= 1.102 af
 Outflow = 10.91 cfs @ 12.28 hrs, Volume= 1.102 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

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Type III 24-hr Rainfall=5.50"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=5.50"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Subcatchment 1

Tc=16.0 min CN=79 Area=135,951 sf Runoff= 8.71 cfs 0.784 af

Subcatchment 2: Subcatchment 2

Tc=22.6 min CN=79 Area=37,035 sf Runoff= 2.06 cfs 0.213 af

Subcatchment 3: Subcatchment 3

Tc=17.6 min CN=91 Area=8,343 sf Runoff= 0.68 cfs 0.067 af

Subcatchment 4: Subcatchment 4

Tc=27.2 min CN=78 Area=61,382 sf Runoff= 3.06 cfs 0.342 af

Reach BROOK: Brook

Inflow= 11.23 cfs 1.065 af
Length= 123.0' Max Vel= 2.4 fps Capacity= 55.41 cfs Outflow= 11.14 cfs 1.063 af

Reach CULVERT: CULVERT

Inflow= 8.71 cfs 0.784 af
Length= 75.0' Max Vel= 7.6 fps Capacity= 12.41 cfs Outflow= 8.69 cfs 0.784 af

Reach SP1: (new node)

Inflow= 13.85 cfs 1.405 af
Outflow= 13.85 cfs 1.405 af

Runoff Area = 5.572 ac Volume = 1.407 af Average Depth = 3.03"

Subcatchment 1: Subcatchment 1

Runoff = 8.71 cfs @ 12.22 hrs, Volume= 0.784 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

Area (sf)	CN	Description
41,295	82	2 acre lots, 12% imp, HSG D
94,656	77	Woods, Good, HSG D
135,951	79	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	125	0.1750	0.2		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
3.6	430	0.1550	2.0		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
1.3	186	0.0150	2.3	34.95	Channel Flow, C --> D Area= 15.0 sf Perim= 50.0' r= 0.30' n= 0.035
16.0	741	Total			

Subcatchment 2: Subcatchment 2

Runoff = 2.06 cfs @ 12.31 hrs, Volume= 0.213 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

Area (sf)	CN	Description
28,284	77	Woods, Good, HSG D
6,400	80	>75% Grass cover, Good, HSG D
2,351	98	Paved parking & roofs
37,035	79	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.2	126	0.0700	0.1		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
6.0	569	0.1000	1.6		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
0.1	20	0.0100	5.4	4.21	Circular Channel (pipe), C --> D Diam= 12.0" Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011
0.2	65	0.1000	4.7		Shallow Concentrated Flow, D --> E Grassed Waterway Kv= 15.0 fps
0.1	20	0.0100	5.4	4.21	Circular Channel (pipe), E --> F Diam= 12.0" Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011
22.6	800	Total			

Subcatchment 3: Subcatchment 3

Runoff = 0.68 cfs @ 12.23 hrs, Volume= 0.067 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

Area (sf)	CN	Description
5,600	98	Paved parking & roofs
2,318	77	Woods, Good, HSG D
425	80	>75% Grass cover, Good, HSG D
8,343	91	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.5	147	0.0900	0.1		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
0.4	38	0.1300	1.8		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
0.6	182	0.0700	5.4		Shallow Concentrated Flow, C --> D Paved Kv= 20.3 fps
0.1	25	0.0050	3.8	2.98	Circular Channel (pipe), D --> E Diam= 12.0" Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011
17.6	392	Total			

Subcatchment 4: Subcatchment 4

Runoff = 3.06 cfs @ 12.38 hrs, Volume= 0.342 af

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

Area (sf)	CN	Description
2,755	98	Paved parking & roofs
7,000	80	>75% Grass cover, Good, HSG D
51,627	77	Woods, Good, HSG D
61,382	78	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.6	150	0.0700	0.1		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
8.6	816	0.1000	1.6		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
27.2	966	Total			

Reach BROOK: Brook

Inflow = 11.23 cfs @ 12.24 hrs, Volume= 1.065 af
 Outflow = 11.14 cfs @ 12.26 hrs, Volume= 1.063 af, Atten= 1%, Lag= 1.6 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 2.4 fps, Min. Travel Time= 0.8 min
 Avg. Velocity = 0.9 fps, Avg. Travel Time= 2.4 min

Peak Depth= 0.47'
 Capacity at bank full= 55.41 cfs
 Inlet Invert= 69.50', Outlet Invert= 67.65'
 5.00' x 1.00' deep channel, n= 0.035 Length= 123.0' Slope= 0.0150 '/'
 Side Slope Z-value= 10.0 '/'

Reach CULVERT: CULVERT

Inflow = 8.71 cfs @ 12.22 hrs, Volume= 0.784 af
 Outflow = 8.69 cfs @ 12.22 hrs, Volume= 0.784 af, Atten= 0%, Lag= 0.3 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 7.6 fps, Min. Travel Time= 0.2 min
 Avg. Velocity = 3.2 fps, Avg. Travel Time= 0.4 min

Peak Depth= 0.93'
 Capacity at bank full= 12.41 cfs
 Inlet Invert= 70.25', Outlet Invert= 69.50'
 18.0" Diameter Pipe n= 0.011 Length= 75.0' Slope= 0.0100 '/'

Reach SP1: (new node)

Inflow = 13.85 cfs @ 12.28 hrs, Volume= 1.405 af
 Outflow = 13.85 cfs @ 12.28 hrs, Volume= 1.405 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs



City of Portland Site Plan Application

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

Address of Proposed Development: Demerest Street		Zone: R-3
Total Square Footage of Proposed Structure: 4,480 square feet (4 dwellings)		Square Footage of Lot: 68,560 square feet
Tax Assessor's Chart, Block & Lot:		Property owner's mailing address:
Chart# 410 410	Block# A F	Lot# 19-22 2-6
		Telephone #: (207) 772-2151
Property owner's mailing address: Habitat for Humanity of Greater Portland 565 Congress Street Portland, ME 04104		
Consultant/Agent, mailing address, phone # & contact person: James R. Seymour, P.E. Sebago Technics, Inc. P.O. Box 1339 Westbrook, ME 04098 (207) 856-0277		Applicant's name, mailing address, telephone #/Fax#/Pager#: (same as above)
		Project name: Demerest Street Extension
Proposed Development (check all that apply)		
<input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing		
<input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot		
<input checked="" type="checkbox"/> Subdivision (\$500.00) + amount of lots 4 (\$25.00 per lot) \$ 600.00		
<input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)		
<input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00)		
<input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)		
<input type="checkbox"/> Other _____		
Major Development (more than 10,000 sq. ft.)		
<input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)		
<input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)		
<input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)		
<input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)		
<input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)		
<input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)		
<input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
Minor Site Plan Review		
<input type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)		
<input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)		
Plan Amendments		
<input type="checkbox"/> Planning Staff Review (\$250.00)		
<input type="checkbox"/> Planning Board Review (\$500.00)		



- Please see next page -

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

STEVE BOLTON - HABITAT FOR HUMANITY OF GREATER PORTLAND
565 CONGRESS ST.
PORTLAND, ME 04104

772-2151

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process; copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: ci.portland.me.us chapter 14

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

Signature of applicant:

Date:

This application is for site review **ONLY**, a building Permit application and associated fees will be required prior to construction.

Development in Portland

The City of Portland has instituted the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances: application fee; engineering fee; and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

The **Application Fee** covers general planning and administrative processing costs, and is paid at the time of application.

The Planning Division is required to send notices to neighbors upon receipt of an application and prior to public meetings. The applicant will be billed for mailing and advertisement costs. Applicants for development will be charged an **Engineering Review Fee**. This fee is charged by the Planning Division for review of on-site improvements of a civil engineering nature, such as storm water management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and utility connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before a building permit can be issued. Monthly invoices are sent out by the Planning Division on a monthly basis to cover engineering costs.

A **Performance Guarantee** will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and drainage improvements. The Planning Division will provide a cost estimate form for figuring the amount of the performance guarantee, as well as sample form letters to be filled out by a financial institution.

An **Inspection Fee** must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan. The inspection fee is 2.0% of the performance guarantee amount, or as assessed by the planning or public works engineer. The minimum inspection fee is \$300 for development, unless no site improvements are proposed. Public Works inspects work within the City right-of-way and Planning inspects work within the site including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.)

Upon completion of a development project, the performance guarantee is released, and a **Defect Guarantee** in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year.

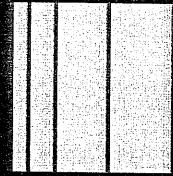
Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices. All fees shall be paid prior to the issuance of any building permit.

For more information on the fees or review process, please call the Planning Division at 874-8719 or 874-8721.



City Of Portland Site Plan Checklist

Project Name, Address of Project	Application Number	
		Section 14-525 (b,c)
<u> X </u>	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including: 1
<u> X </u>	(2)	Name and address of applicant and name of proposed development a
<u> X </u>	(3)	Scale and north points b
<u> X </u>	(4)	Boundaries of the site c
<u> X </u>	(5)	Total land area of site d
<u> X </u>	(6)	Topography - existing and proposed (2 feet intervals or less) e
<u> X </u>	(7)	Plans based on the boundary survey including: 2
<u> X </u>	(8)	Existing soil conditions a
<u> X </u>	(9)	Location of water courses, marshes, rock outcroppings and wooded areas b
<u> X </u>	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used c
<u> X </u>	(11)	Approx location of buildings or other structures on parcels abutting the site d
<u> N/A </u>	(12)	Location of on-site waste receptacles e
<u> X </u>	(13)	Public utilities e
<u> X </u>	(14)	Water and sewer mains e
<u> X </u>	(15)	Culverts, drains, existing and proposed, showing size and directions of flows e
<u> X </u>	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed f
<u> X </u>	(17)	Location and dimensions of on-site pedestrian and vehicular access ways
<u> N/A </u>	(18)	Parking areas g
<u> N/A </u>	(19)	Loading facilities g
<u> X </u>	(20)	Design of ingress and egress of vehicles to and from the site onto public streets g
<u> X </u>	(21)	Curb and sidewalks g
<u> </u>	(22)	Landscape plan showing: h
<u> </u>	(23)	Location of existing proposed vegetation h
<u> </u>	(24)	Type of vegetation h
<u> </u>	(25)	Quantity of plantings h
<u> </u>	(26)	Size of proposed landscaping h
<u> </u>	(27)	Existing areas to be preserved h
<u> </u>	(28)	Preservation measures to be employed h
<u> </u>	(29)	Details of planting and preservation specifications h
<u> N/A </u>	(30)	Location and dimensions of all fencing and screening i
<u> </u>	(31)	Location and intensity of outdoor lighting system j
<u> X </u>	(32)	Location of fire hydrants, existing and proposed k
<u> </u>	(33)	Written statement c
<u> X </u>	(34)	Description of proposed uses to be located on site l
<u> X </u>	(35)	Quantity and type of residential, if any l
<u> X </u>	(36)	Total land area of the site b2
<u> X </u>	(37)	Total floor area and ground coverage of each proposed building and structure b2
<u> X </u>	(38)	General summary of existing and proposed easements or other burdens c3
<u> X </u>	(39)	Method of handling solid waste disposal 4
<u> </u>	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets 5
<u> X </u>	(41)	Description of any problems of drainage or topography, or a representation that there are none 6
<u> X </u>	(42)	An estimate of the time period required for completion of the development



June 1, 2005
03110

Ms. Sarah Greene Hopkins
Development Review Services Manager
City of Portland
389 Congress Street
Portland, ME 04101

Preliminary Subdivision: Demerest Street Extension, Portland, Maine

Dear Sarah:

On behalf of Habitat for Humanity of Greater Portland, we are pleased to submit this preliminary application package for a four-lot subdivision at the existing terminus of Demerest Street. The project site encompasses the following parcels on the City of Portland Tax Map 410: Block A, Lots 19-22 and Block F, Lots 2-6. The parcels have a combined total land area of approximately 1.6 acres and are located in the R-3 zoning district.

In addition to the application and design drawings, please find attached a check in the amount of \$600.00 covering the application fee, preliminary building plans for the dwellings, and a stormwater narrative, complete with the HydroCAD computerized modeling report.

Within our package, we have an alternative stormwater design where we eliminate the detention pond and grade the lot encompassing the pond accordingly. In lieu of detention, we understand that the City may be better served with a compensation fee of \$2,000.00 per lot which could be utilized, in our case, for off-site contributions for the Fall Brook drainage improvement project. We feel both the City and the applicant are better served with the latter option, but leave the final decision with your staff. In addition, we will file a Permit-by-Rule application with the Maine DEP for the stream-culvert crossing once the layout and design are found acceptable by Public Works and staff.

Other off-site improvements proposed with this project include widening the current right-of-way of Demerest Street from 40 feet to 50 feet from the Apple Ledge Condominium project to the end of our project. Also, we will be repaving a sag in the sanitary sewer which exists from construction when Apple Ledge was developed and the sewer installed. The street is not City-accepted at this point. Based on discussions with the City Engineer, if we repair the sewer and widen the right-of-way where possible, we could make the street eligible for acceptance by the City.

Should you have further questions or concerns, please feel free to contact me at your convenience. Due to the unique opportunity of Habitat for Humanity to have a volunteer sponsor offering construction this summer, we hope to take advantage of this and provide affordable housing in the late fall of 2005, and would appreciate (if possible) assistance to schedule necessary hearings as soon as possible. We look forward to presenting the project to the Planning Board at the next available regularly scheduled meeting.

Sincerely,

SEBAGO TECHNICS, INC.

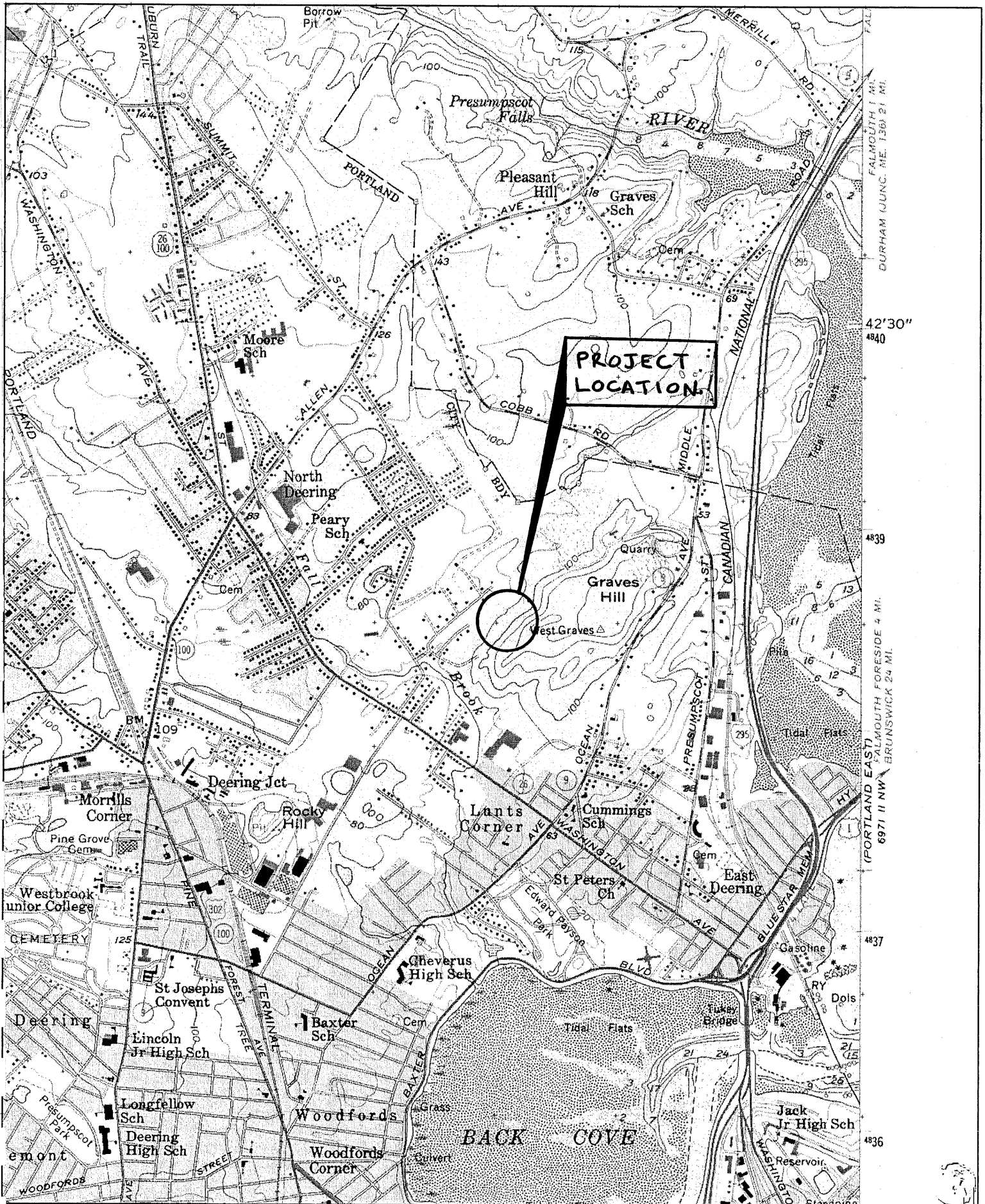
A handwritten signature in cursive script, appearing to read "James R. Seymour".

James R. Seymour
Project Engineer

JRS:jc

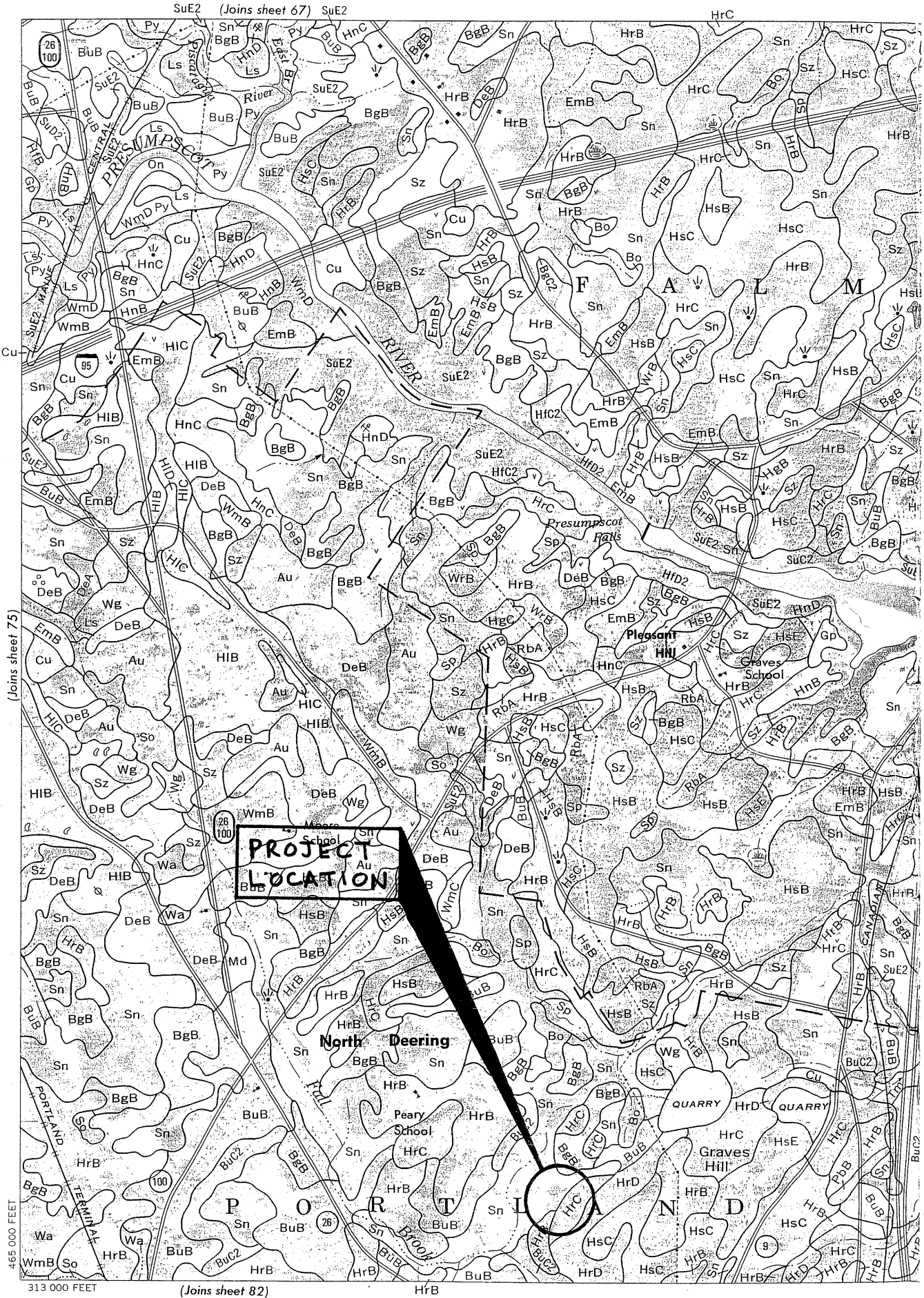
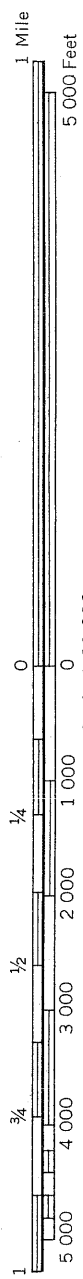
Enc.

cc: Steve Bolton, Habitat for Humanity of Greater Portland



Name: PORTLAND WEST
 Date: 8/10/104
 Scale: 1 inch equals 2000 feet

Location: 043° 41' 44.2" N 070° 16' 21.9" W
 Caption: HABITAT FOR HUMANITY OF GREATER PORTLAND
 Demerest Street Extension
 Portland, Maine

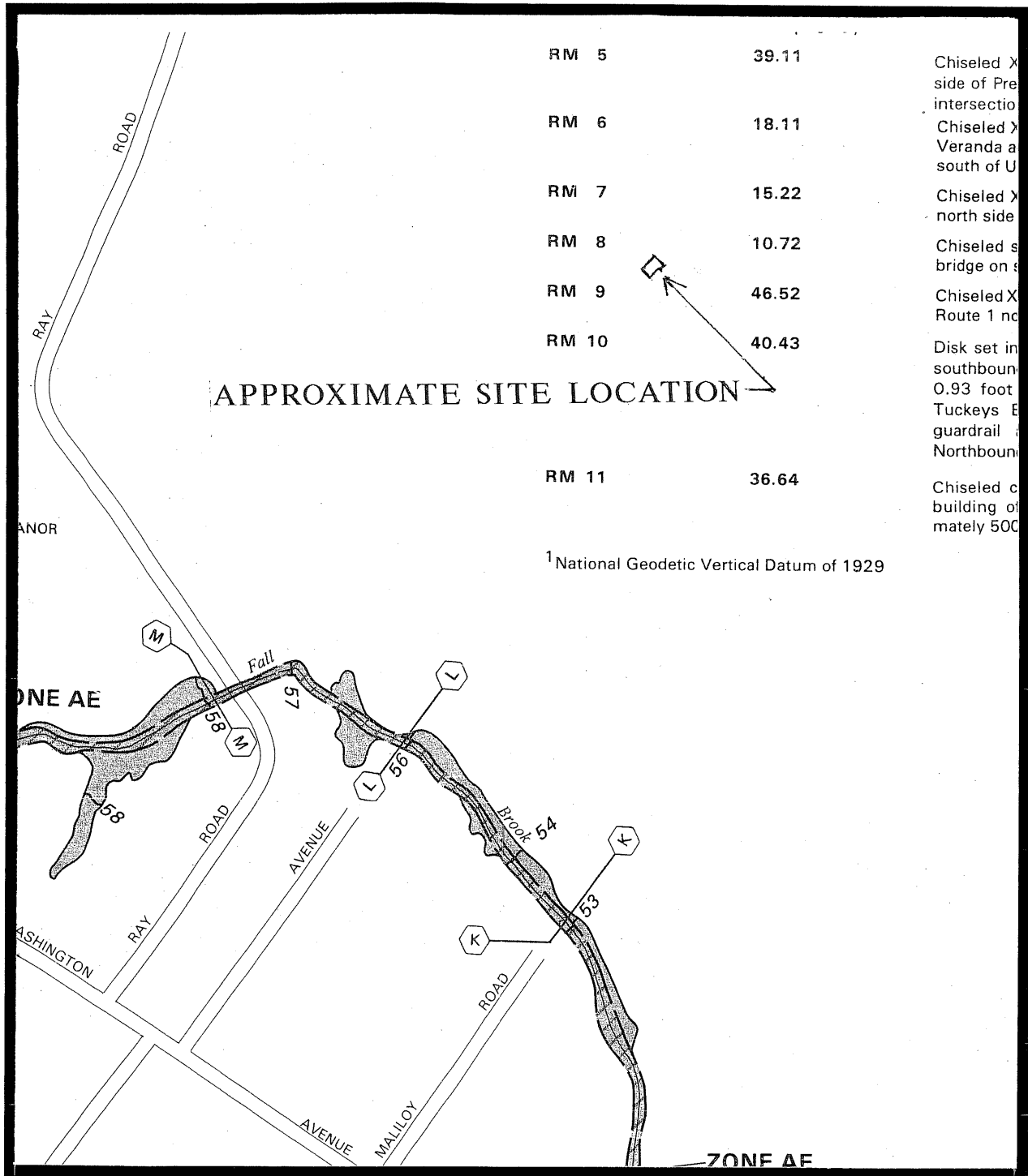


MEDIUM INTENSITY SOIL SURVEY



AERIAL TAX MAP
NTS.

FIGURE 1



FLOOD INSURANCE RATE MAP

PORTLAND, MAINE

CUMBERLAND COUNTY

COM. PANEL NUM. 230051 0007 C

SCALE 1"=400'±

Sebago Technics

Engineering Expertise You Can Build On

One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277



HABITAT GPI.P&S.DMK4
11.04.03

PURCHASE AND SALE AGREEMENT

THIS AGREEMENT for the purchase and sale of real estate made this _____ day of _____, 2003 by and between the **CITY OF PORTLAND**, a body politic and corporate located in Cumberland County, Maine (hereinafter referred to as "**CITY**"), and **HABITAT FOR HUMANITY/GREATER PORTLAND, INC.**, a non-profit agency with a place of business located in Cumberland County, Maine and **PORTLAND WEST**, a Maine nonprofit corporation, with a place of business located in Cumberland County, Maine (hereinafter referred to as "**BUYER**").

W I T N E S S E T H:

WHEREAS, CITY is the owner of certain land located on Demcrest Street, Portland, Maine, which property is also known as chart block and lots 410-A 19, 20, 21, 22, and 410-F 1, 2, 3, 4, 5, 6 (hereinafter "**PROPERTY**"); and

WHEREAS, BUYER desires to acquire said **PROPERTY**;

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the parties, intending to be legally bound, hereby agree as follows:

1. **SALE.**

CITY agrees to sell the property shown on Exhibit A (hereinafter "**PROPERTY**"), attached hereto and incorporated herein, to **BUYER**, and **BUYER** agrees to buy said **PROPERTY** in accordance with the provisions hereof.

2. **CONSIDERATION.**

The consideration for the **PROPERTY** shall be Twelve Thousand Five Hundred Dollars (\$12,500.00).

3. **TITLE.**

Title to the **PROPERTY** shall be conveyed by Quitclaim Deed acceptable to **BUYER** and shall be free of **CITY** liens, and otherwise conveying the **PROPERTY** in fee simple with title acceptable to the **BUYER**. In the event that title is not acceptable to **BUYER** and can not be cured within sixty days at **BUYER**'s expense, **BUYER** at it's option

HABITAT GPI.P&S.DMK4
11.04.03

may withdraw from and terminate this Contract at its sole option, or proceed to closing with such defect(s), and upon such termination neither party shall have any further obligation hereunder. Nothing in this Contract shall be deemed to obligate the CITY to clear the title of any such encumbrances or matters identified, other than CITY liens. The deed may at BUYER'S request convey certain of the lots comprising the PROPERTY to either or both of the parties comprising BUYER.

4. POSSESSION.

possession of the PROPERTY will be given at the transfer of title. The following items shall be pro-rated as of the transfer of title:

- Any real estate taxes for the fiscal year 2004 on PROPERTY.

5. INSURANCE OF LOSS.

Insurance of loss or damage to the PROPERTY by fire or otherwise, until transfer of title hereunder, is assumed by the CITY. The above described PROPERTY is to be delivered in substantially the same condition as of the date of this Agreement unless otherwise stated.

6. CLOSING.

Closing shall be held at City Hall, at a time agreeable to the parties within thirty (30) days of receipt in final unappealable form of all necessary zoning and planning approvals. Time is of the essence in the performance of this Agreement; provided, BUYER may extend the closing date by a reasonable amount of time in order to accommodate its fundraising and grant efforts related to the development of the PROPERTY, such extension not to exceed 120 additional days. If such approvals are not received by BUYER, BUYER may thereafter, at BUYER'S option, withdraw from and terminate this Contract at its sole option, or proceed to closing with such defect(s), and upon such termination neither party shall have any further obligation hereunder.

7. CONDITIONS TO TRANSFER.

Following conditions shall survive the closing on the transfer of the PROPERTY:

- a. Subdivision and site plan review shall be required;
- b. BUYER shall conduct a drainage study and shall formulate a drainage plan as part of the site plan review process;
- c. A wooded buffer of at least one hundred (100) feet for lots 1 through and including 6 as shown on Demerest Street on City of Portland Tax Assessor's Plan number 410, shall be maintained and made a covenant in the deed from CITY. Such covenant shall run with the land;



Design of homes built and/or placed on **PROPERTY** shall be compatible with the neighborhood and consistent with the principles of design established by the Planning and Development Department and reviewed by the Housing Committee;

8. BINDING EFFECT.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, administrators, successors and assigns.

9. ENTIRE AGREEMENT.

This agreement represents the entire and complete Agreement and understanding between the parties and supersedes any prior Agreement or understanding, written or oral, between the parties with respect to the acquisition or exchange of the **PROPERTY** hereunder.

10. HEADINGS AND CAPTIONS.

The headings and captions appearing herein are for the convenience of reference only and shall in any way affect the substantive provisions hereof.

11. GOVERNING LAW.

This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Maine.

12. NOTICE.

Notice required or permitted under this Agreement shall be deemed sufficient if mailed first class postage affixed or delivered in person to:

FOR THE CITY:

City of Portland
ATTN: CITY MANAGER
389 Congress Street
Portland, ME 04101

FOR THE BUYER:

Habitat for Humanity Greater Portland, Inc.
565 Congress Street
Portland, ME 04101, and

Portland West
181 Brackett Street
Portland, Maine 04102

STORMWATER RUNOFF EVALUATION

Demerest Street Extension Portland, Maine

General

This stormwater runoff evaluation has been prepared by Sebago Technics, Inc. (STI) on behalf of Habitat for Humanity to evaluate the effects of the proposed subdivision on stormwater runoff as proposed and evaluated herein.

The subject site is located in the R-3 zoning district in the City of Portland. The proposed development consists of a combination of four (4) single-family dwellings, a 275-foot paved extension of Demerest Street, and a detention pond. The development will be serviced by public utilities to include underground cable, electric and telephone, and water and sewer. The proposed development consists of approximately 13,300 square feet of new impervious surface area, which includes all gravel surface areas within the development. As such, this development does not require that a stormwater permit application be submitted to the Maine Department of Environmental Protection (MDEP). However, a permit-by-rule will be filed for the culvert crossing at the intermittent stream and for associated wetland filling necessary for the road and drainage improvements.

Site Characteristics

The subject site currently exists as a forested and undeveloped 1.57-acre parcel. Of this, nearly 10 percent is forested wetland. The topography of the site consists of moderate to steep slopes, which range from 10 to 25 percent.

Soils

Soil classifications within the project area were referenced from the Cumberland County Medium Intensity Soil Survey. The site is comprised of two primary soil types. Hollis fine sandy loam and Scantic silt loam. The Hollis soils are classified as Hydraulic Soil Group C/D, while Scantic soils are classified as Hydraulic Soil Group D. All soils were modeled as Hydraulic Soil Group D.

Methodology

The stormwater runoff analysis was conducted utilizing the computerized HydroCAD, version 6.0 stormwater modeling software and also the methodology outlined in the USDA Soil Conservation Service's "Urban Hydrology for Small Watersheds, Technical Release No. 55."

A Type III, 24-hour rainfall distribution was applied to the hydrologic model with recurring frequencies of 2, 10 and 25-years. The rainfall depths associated with these storm events for southeast Cumberland County are as follows:

Storm Event	Rainfall Depth
2-year	3.0
10-year	4.7
25-year	5.5

Existing Conditions

Based upon existing topographical information of the subject site and adjacent properties, two (2) subcatchments were identified and evaluated in the pre-development scenario. One common study point (SP1) was selected for evaluation of pre versus post-development runoff. SP1 is the point at the westernmost extreme of the property, adjacent to Nottingham Avenue.

The pre-development Subcatchment 1 contains approximately 3.8 acres of land. This drainage area captures stormwater runoff from eastern and northern regions of the site. Stormwater runoff from this area flows in a northwesterly direction across the site, initially taking the form of sheet flow, but becoming shallow and concentrated prior to its entering the wetland.

Subcatchment 2 contains approximately 1.75 acres of land. This drainage area captures runoff from the southern and western extremes of the site and flows northwesterly to the aforementioned wetland, where it combines with runoff from Subcatchment 1.

Stormwater Management

The post-development watersheds (1-4) contain approximately 5.6 acres of land, as in the pre-development condition. Subcatchment 1 is comprised of approximately 3.1 acres of land. It consists of nearly all areas on site that are located east of the proposed roadway. Improvements within this subcatchment consist primarily of two residential dwellings and associated driveways. Stormwater runoff will follow a nearly identical flow path as it does in the pre-development scenario, with the exception of two driveway culverts. Upon reaching the stream at the northern extent of the property, runoff will be conveyed under the proposed roadway, via a new 24-inch culvert. From here, it will travel southwest until reaching the study point (SP1).

Subcatchment 2 contains approximately 0.9 acre of land. It consists of off-site areas to the south and east of the project site. It also contains land between the western sideline of the proposed roadway and the dwellings proposed on Lots 3 and 4 of the subdivision. Stormwater runoff from this subcatchment will be conveyed to the detention pond by a proposed culvert located under the driveways of Lots 3 and 4. An outlet control structure will regulate the outflow from the pond, and discharge it to the stream at the northern extent of the project site.

Subcatchment 3 contains less than 0.2 acre of land. It primarily drains the proposed roadway from Station 1+00 to the end, and also picks up a small off-site contribution from land southeast of Demerest Street. Stormwater traveling along the gutters of Demerest Street will enter the catch basins located opposite Station 0+90. This network will convey stormwater to the detention pond in order to attenuate the peak discharge from the site.

The last remaining drainage area of the site is identified as Subcatchment 4. It contains approximately 1.4 acres of land along the western boundary of the subdivision and from areas south and east of the project site. Stormwater runoff from this region follows a similar flow path to that of stormwater from Subcatchment 2 of the pre-development condition. Flowing generally north and west across the watershed, runoff from this region will combine with that from the other three (3) subcatchments at SP1.

The following table summarizes the results of the hydrological simulations, as proposed and evaluated herein.

Table 2										
Stormwater Runoff Summary Table										
Pre-Development vs. Post-Development										
Study Point	Total Subcatchment (acres)		Average Weighted Curve No.		Peak Rates of Runoff (cfs)					
	Pre	Post	Pre	Post	2-Year		10-Year		25-Year	
					Pre	Post	Pre	Post	Pre	Post
1	5.57	5.57	77	79	4.50	4.24	10.52	9.75	13.52	12.44

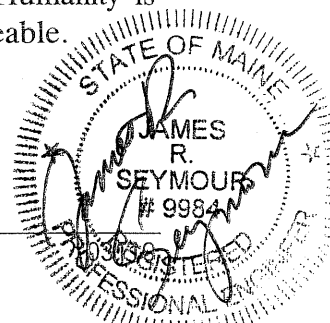
Summary

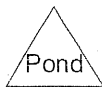
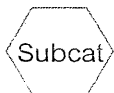
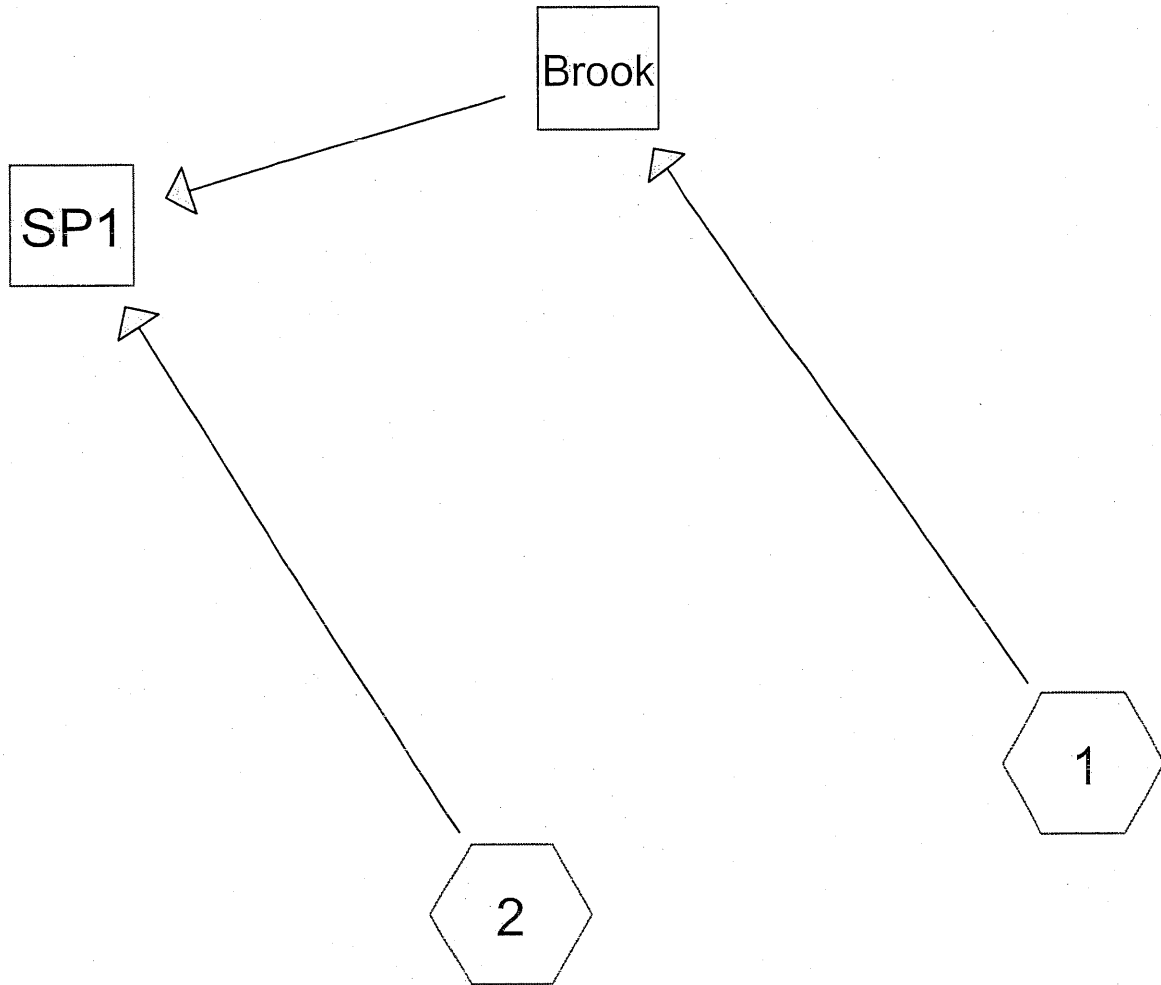
The proposed Demerest Street Extension project will entail the construction of four (4) single-family dwellings, underground utilities, drainage infrastructure, and a detention pond. All homes within the development will be served by municipal water and sewer.

As seen from the above table, proposed on-site stormwater management measures will reduce the peak rate of runoff to levels below those of the pre-developed condition for all design storm events. Therefore, with the incorporation of these designed measures, no impacts on off-site drainage are anticipated due to the development of this project.

However, we are aware that the City may be willing to consider waiving the stormwater detention facilities to reduce the future maintenance, limit soil disturbance, and protect the larger watershed resources of Fall Brook for a fee of \$2,000/lot. Habitat for Humanity is willing to discuss this option in lieu of the detention pond design if the City is agreeable.

JRS:bgj/jc
June 7, 2005





03110PRE

Type III 24-hr Rainfall=3.00"

Prepared by SEBAGO TECHNICS, INC.

Page 1

HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

7/13/2004

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=3.00"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Subcatchment 1

Tc=14.7 min CN=77 Area=166,505 sf Runoff= 3.49 cfs 0.311 af

Subcatchment 2: Subcatchment 2

Tc=27.0 min CN=77 Area=76,184 sf Runoff= 1.25 cfs 0.142 af

Reach Brook: Reach 1

Inflow= 3.49 cfs 0.311 af
Length= 394.0' Max Vel= 1.7 fps Capacity= 55.76 cfs Outflow= 3.29 cfs 0.309 af

Reach SP1: (new node)

Inflow= 4.50 cfs 0.451 af
Outflow= 4.50 cfs 0.451 af

Runoff Area = 5.571 ac Volume = 0.453 af Average Depth = 0.98"

Subcatchment 1: Subcatchment 1

Runoff = 3.49 cfs @ 12.22 hrs, Volume= 0.311 af

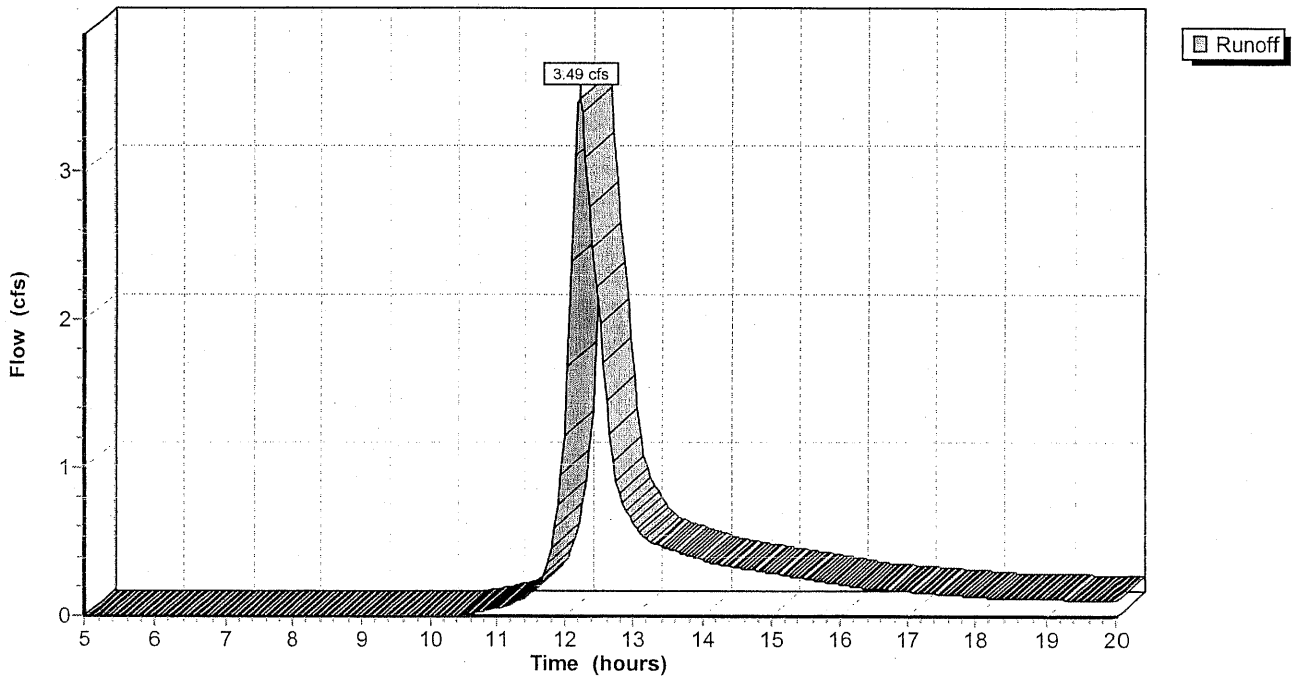
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=3.00"

Area (sf)	CN	Description
166,505	77	Woods, Good, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	125	0.1750	0.2		Sheet Flow, A --> B
					Woods: Light underbrush n= 0.400 P2= 3.00"
3.6	430	0.1550	2.0		Shallow Concentrated Flow, B --> C
					Woodland Kv= 5.0 fps
14.7	555	Total			

Subcatchment 1: Subcatchment 1

Hydrograph Plot



Subcatchment 2: Subcatchment 2

Runoff = 1.25 cfs @ 12.40 hrs, Volume= 0.142 af

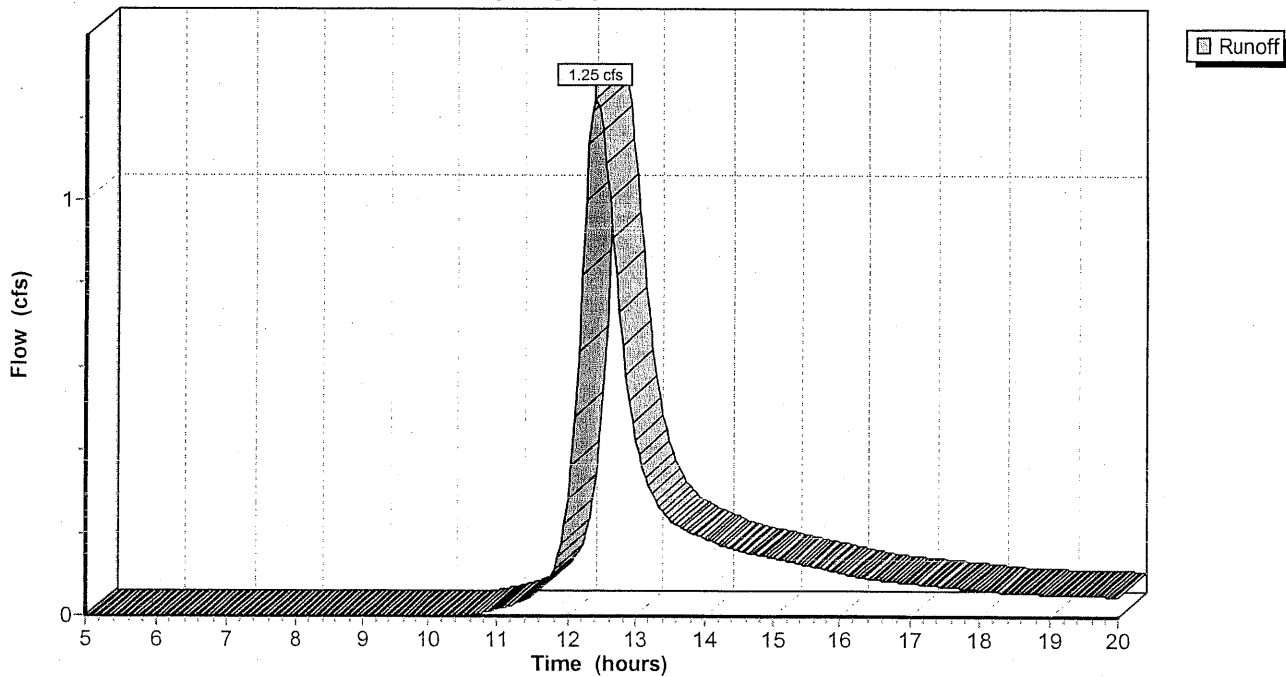
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=3.00"

Area (sf)	CN	Description
76,184	77	Woods, Good, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.6	150	0.0700	0.1		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.00"
8.4	814	0.1040	1.6		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
27.0	964	Total			

Subcatchment 2: Subcatchment 2

Hydrograph Plot



Reach Brook: Reach 1

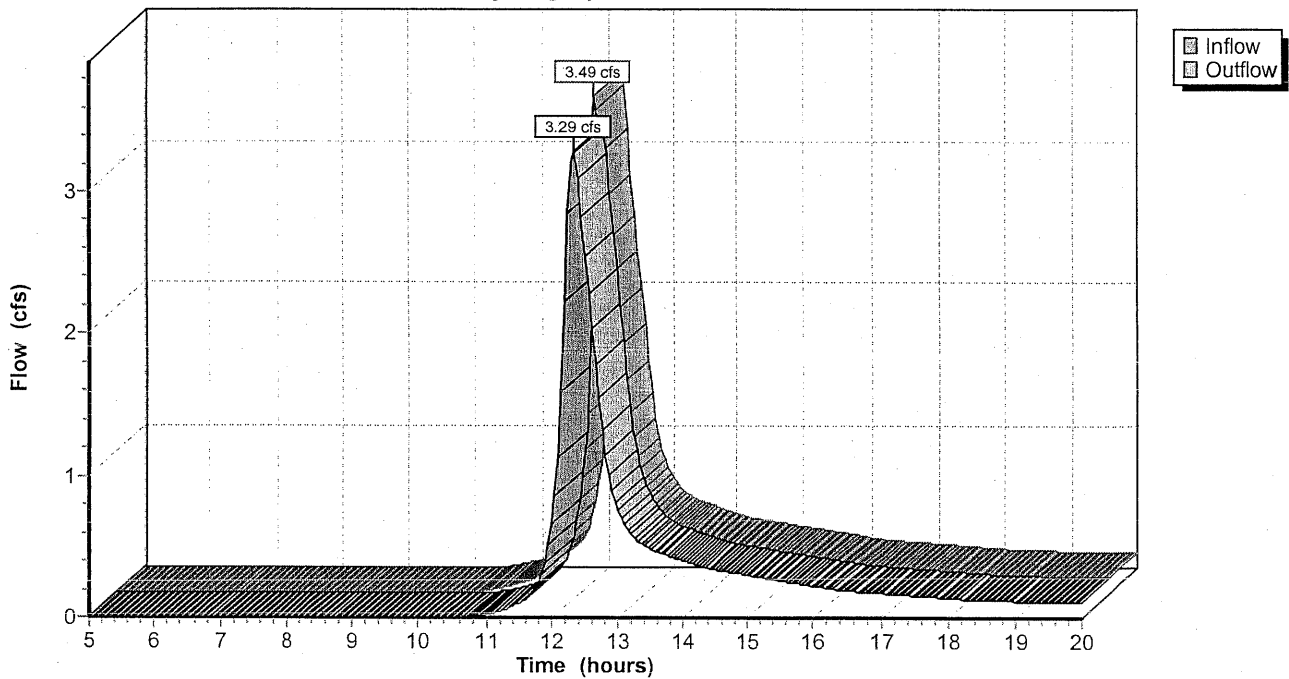
Inflow = 3.49 cfs @ 12.22 hrs, Volume= 0.311 af
Outflow = 3.29 cfs @ 12.33 hrs, Volume= 0.309 af, Atten= 6%, Lag= 7.1 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 1.7 fps, Min. Travel Time= 3.8 min
Avg. Velocity = 0.7 fps, Avg. Travel Time= 8.8 min

Peak Depth= 0.26'
Capacity at bank full= 55.76 cfs
Inlet Invert= 73.50', Outlet Invert= 67.50'
5.00' x 1.00' deep channel, n= 0.035 Length= 394.0' Slope= 0.0152 '/'
Side Slope Z-value= 10.0 '/'

Reach Brook: Reach 1

Hydrograph Plot



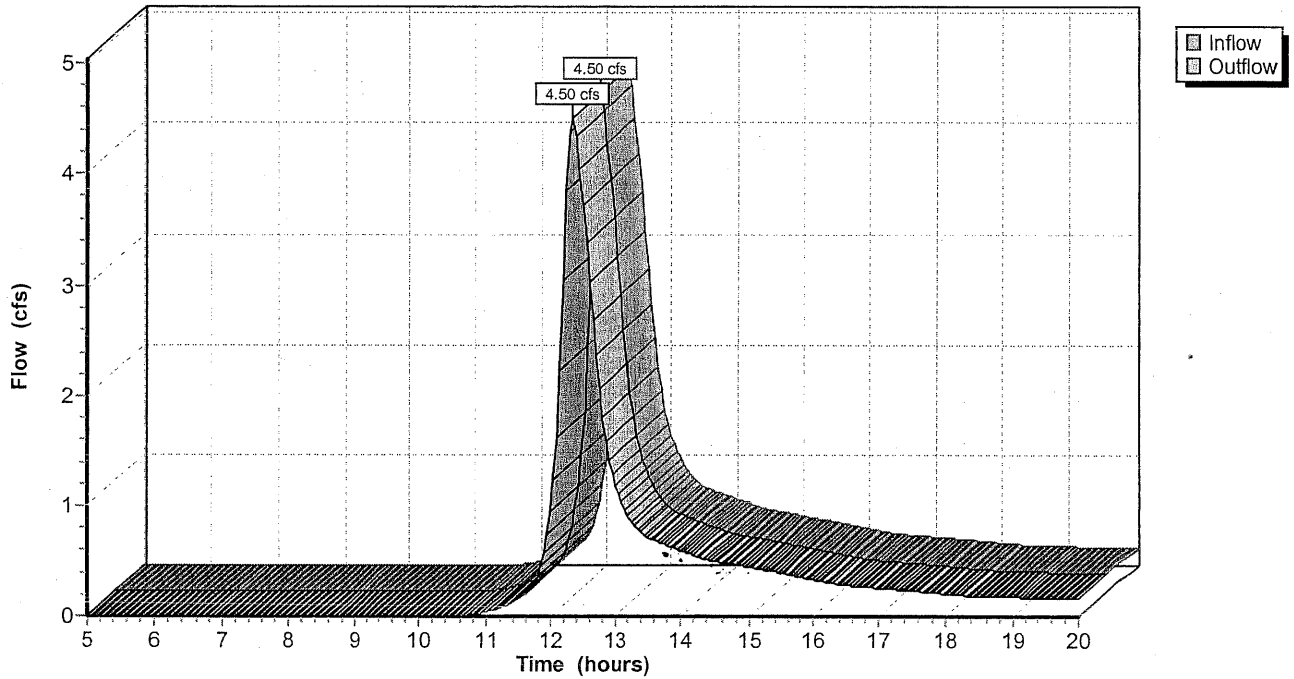
Reach SP1: (new node)

Inflow = 4.50 cfs @ 12.35 hrs, Volume= 0.451 af
Outflow = 4.50 cfs @ 12.35 hrs, Volume= 0.451 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SP1: (new node)

Hydrograph Plot



03110PRE

Type III 24-hr Rainfall=4.70"

Prepared by SEBAGO TECHNICS, INC.

Page 6

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7/13/2004

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points

Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=4.70"

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Subcatchment 1

Tc=14.7 min CN=77 Area=166,505 sf Runoff= 8.05 cfs 0.700 af

Subcatchment 2: Subcatchment 2

Tc=27.0 min CN=77 Area=76,184 sf Runoff= 2.87 cfs 0.319 af

Reach Brook: Reach 1

Length= 394.0' Max Vel= 2.2 fps Capacity= 55.76 cfs Inflow= 8.05 cfs 0.700 af
Outflow= 7.79 cfs 0.697 af

Reach SP1: (new node)

Inflow= 10.52 cfs 1.016 af
Outflow= 10.52 cfs 1.016 af

Runoff Area = 5.571 ac Volume = 1.019 af Average Depth = 2.20"

Subcatchment 1: Subcatchment 1

Runoff = 8.05 cfs @ 12.21 hrs, Volume= 0.700 af

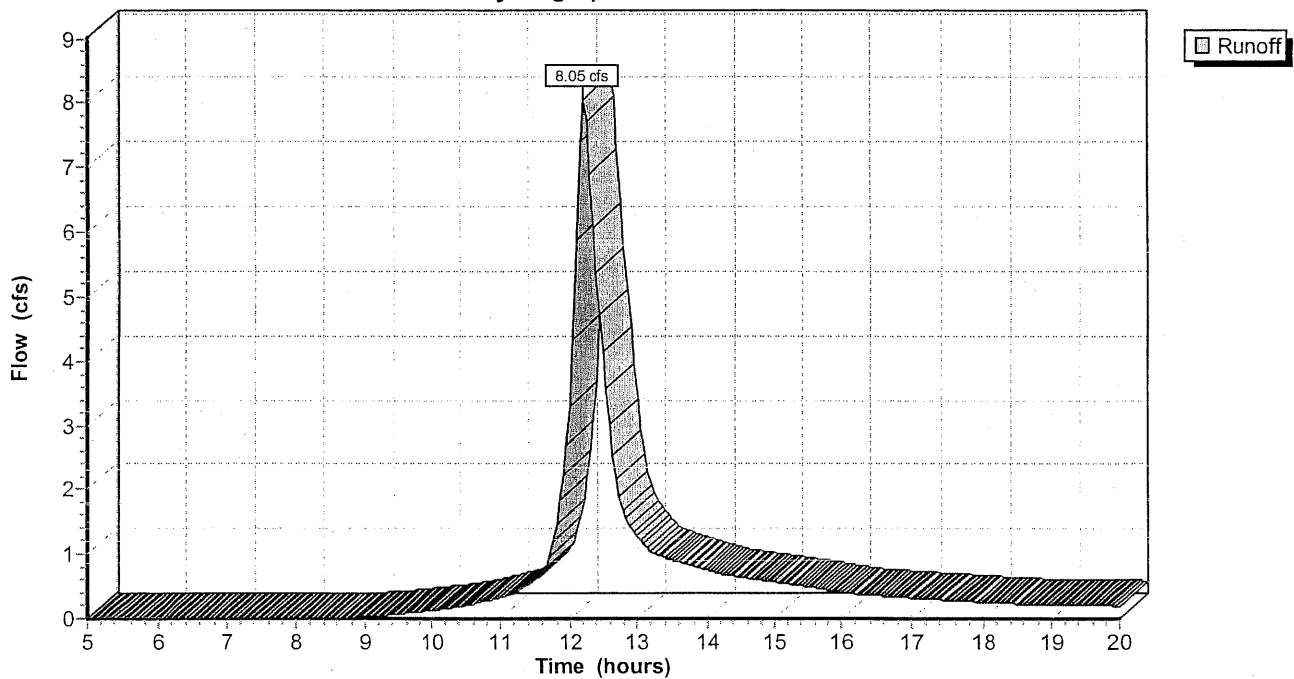
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=4.70"

Area (sf)	CN	Description
166,505	77	Woods, Good, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	125	0.1750	0.2		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
3.6	430	0.1550	2.0		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
14.7	555	Total			

Subcatchment 1: Subcatchment 1

Hydrograph Plot



Subcatchment 2: Subcatchment 2

Runoff = 2.87 cfs @ 12.38 hrs, Volume= 0.319 af

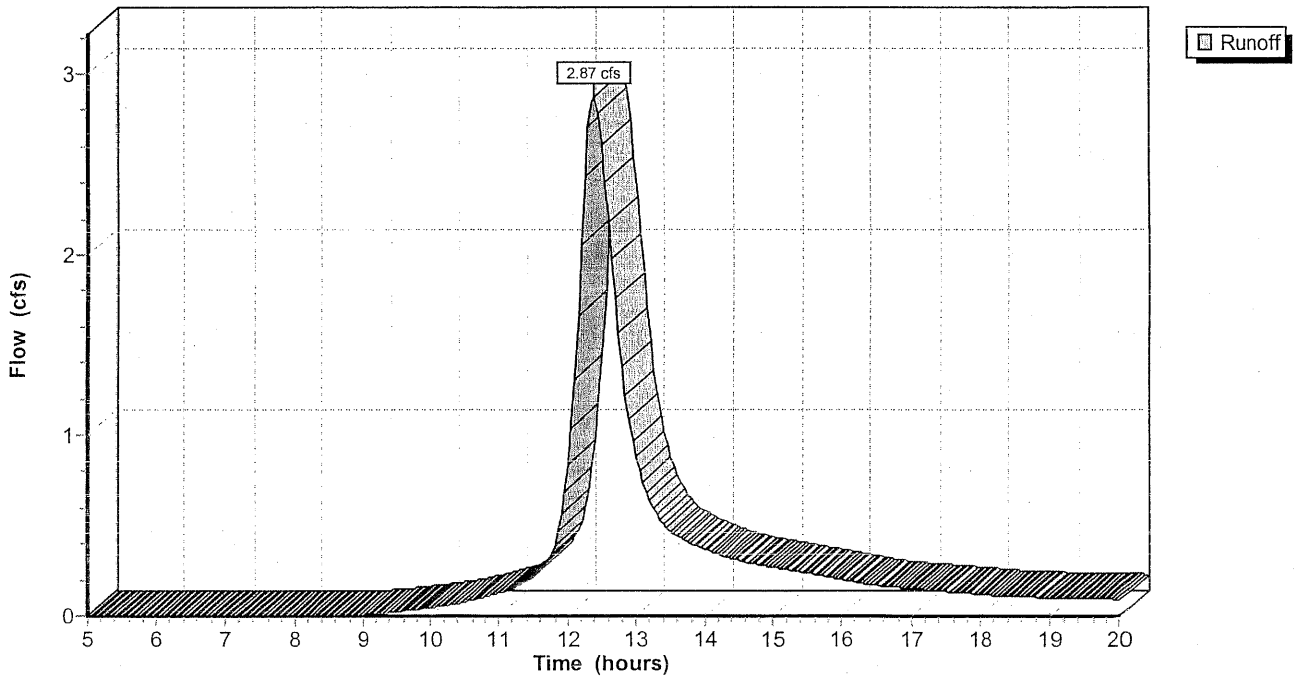
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=4.70"

Area (sf)	CN	Description
76,184	77	Woods, Good, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.6	150	0.0700	0.1		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.00"
8.4	814	0.1040	1.6		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
27.0	964	Total			

Subcatchment 2: Subcatchment 2

Hydrograph Plot



Reach Brook: Reach 1

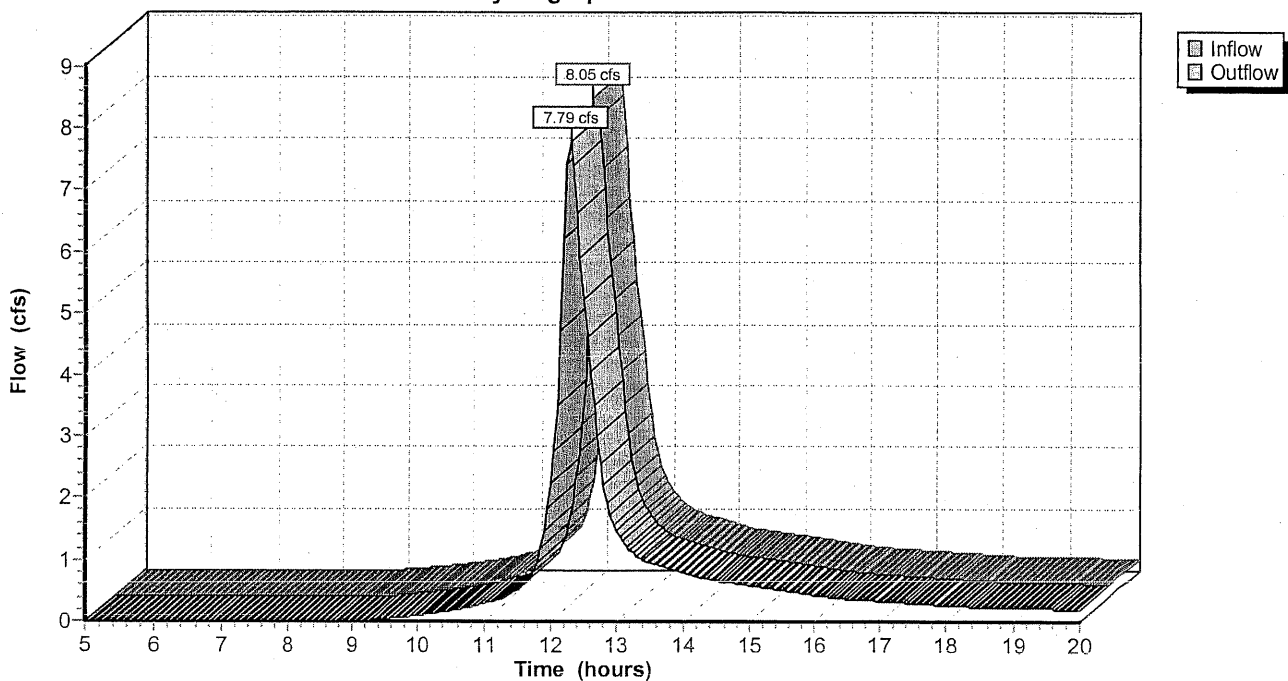
Inflow = 8.05 cfs @ 12.21 hrs, Volume= 0.700 af
Outflow = 7.79 cfs @ 12.30 hrs, Volume= 0.697 af, Atten= 3%, Lag= 5.4 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.2 fps, Min. Travel Time= 3.0 min
Avg. Velocity = 0.9 fps, Avg. Travel Time= 7.3 min

Peak Depth= 0.39'
Capacity at bank full= 55.76 cfs
Inlet Invert= 73.50', Outlet Invert= 67.50'
5.00' x 1.00' deep channel, n= 0.035 Length= 394.0' Slope= 0.0152 '/'
Side Slope Z-value= 10.0 '/'

Reach Brook: Reach 1

Hydrograph Plot



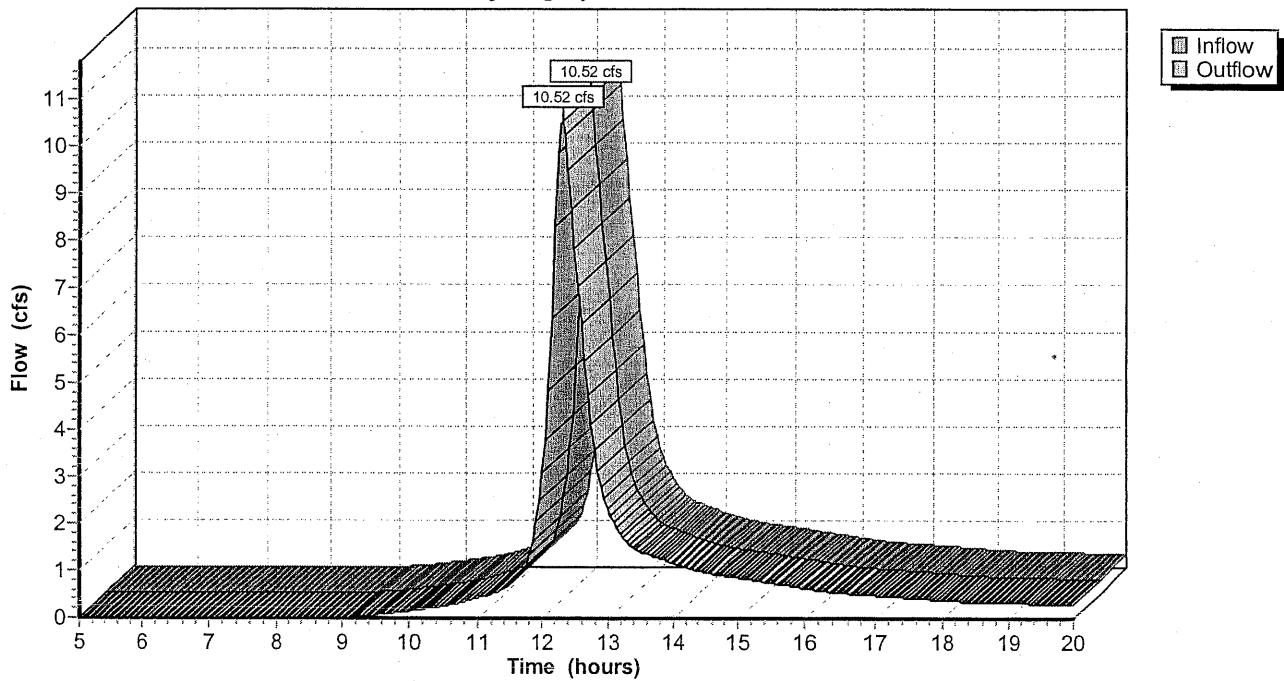
Reach SP1: (new node)

Inflow = 10.52 cfs @ 12.31 hrs, Volume= 1.016 af
Outflow = 10.52 cfs @ 12.31 hrs, Volume= 1.016 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SP1: (new node)

Hydrograph Plot



Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=5.50"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Subcatchment 1

Tc=14.7 min CN=77 Area=166,505 sf Runoff= 10.36 cfs 0.902 af

Subcatchment 2: Subcatchment 2

Tc=27.0 min CN=77 Area=76,184 sf Runoff= 3.69 cfs 0.411 af

Reach Brook: Reach 1

Inflow= 10.36 cfs 0.902 af
Length= 394.0' Max Vel= 2.4 fps Capacity= 55.76 cfs Outflow= 10.02 cfs 0.898 af

Reach SP1: (new node)

Inflow= 13.52 cfs 1.309 af
Outflow= 13.52 cfs 1.309 af

Runoff Area = 5.571 ac Volume = 1.313 af Average Depth = 2.83"

Subcatchment 1: Subcatchment 1

Runoff = 10.36 cfs @ 12.21 hrs, Volume= 0.902 af

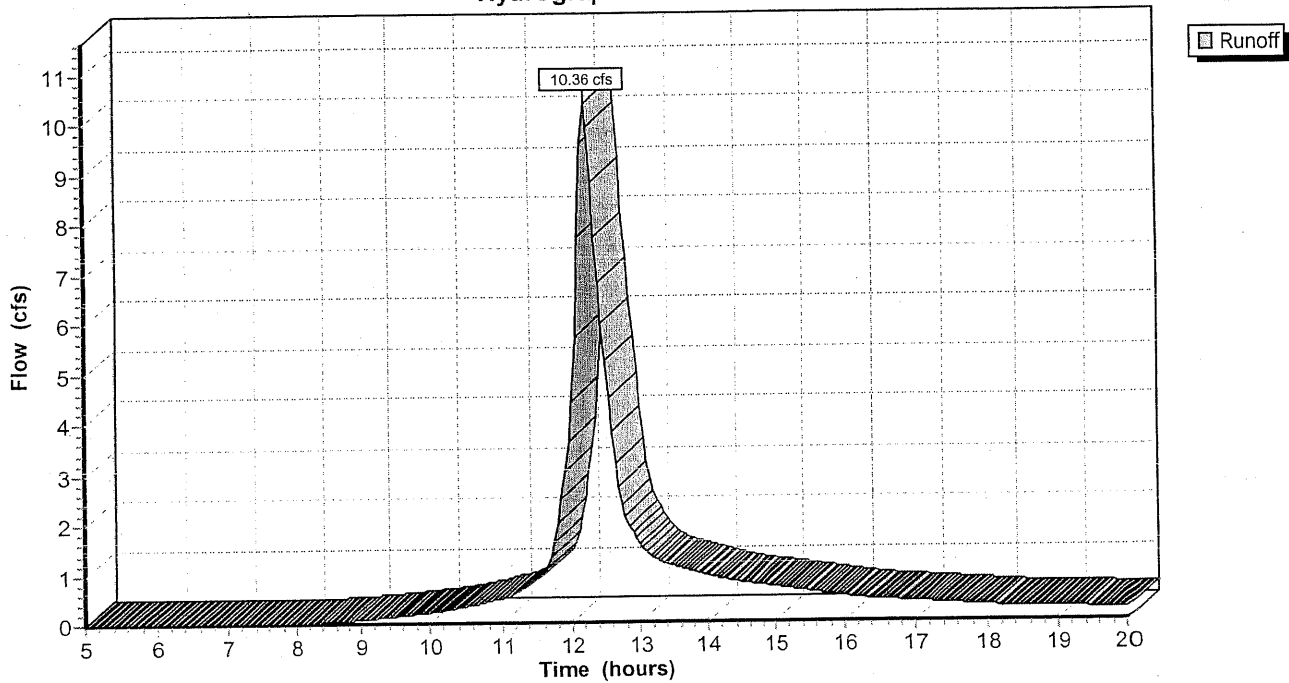
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=5.50"

Area (sf)	CN	Description
166,505	77	Woods, Good, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	125	0.1750	0.2		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
3.6	430	0.1550	2.0		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
14.7	555	Total			

Subcatchment 1: Subcatchment 1

Hydrograph Plot



Subcatchment 2: Subcatchment 2

Runoff = 3.69 cfs @ 12.38 hrs, Volume= 0.411 af

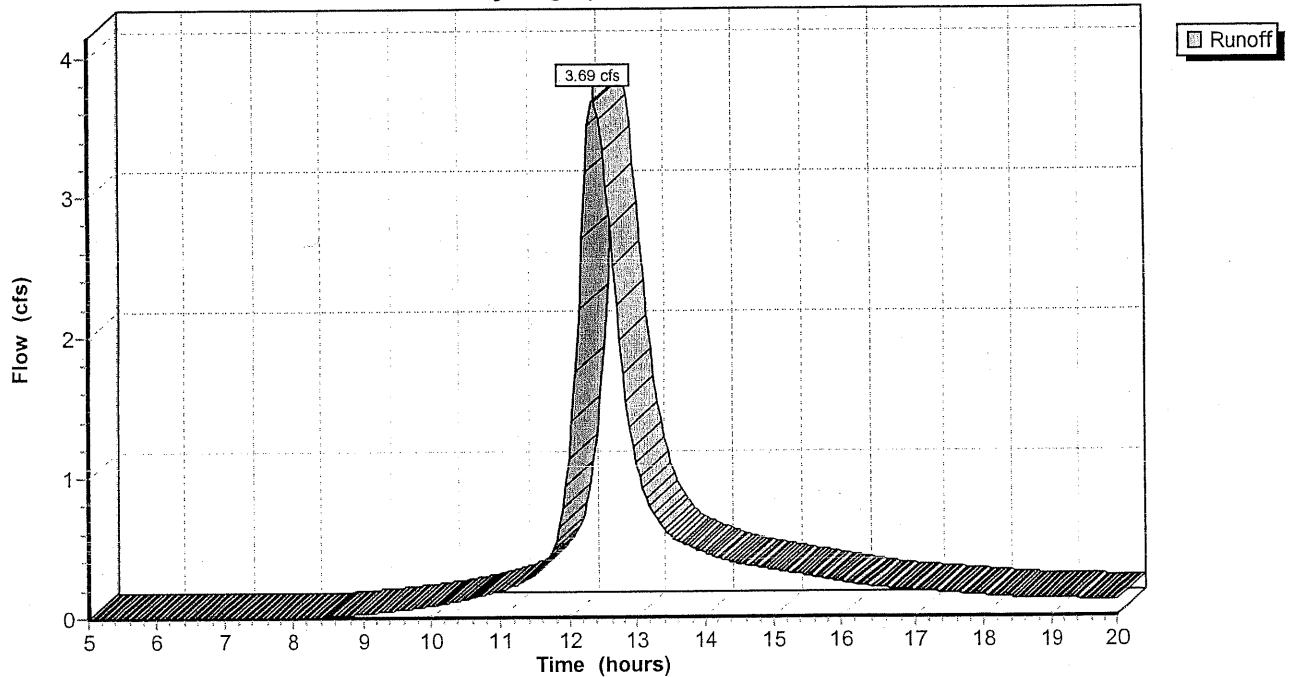
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=5.50"

Area (sf)	CN	Description
76,184	77	Woods, Good, HSG D

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.6	150	0.0700	0.1		Sheet Flow, Woods: Light underbrush n= 0.400 P2= 3.00"
8.4	814	0.1040	1.6		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
27.0	964	Total			

Subcatchment 2: Subcatchment 2

Hydrograph Plot



Reach Brook: Reach 1

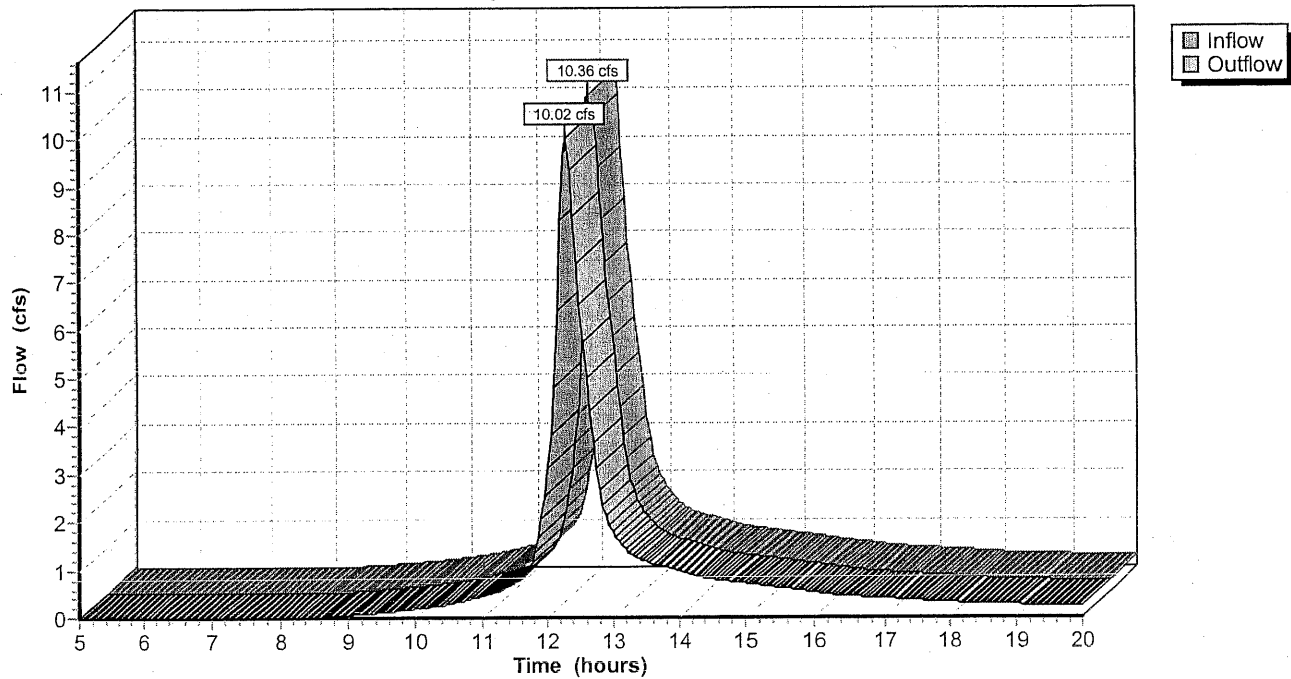
Inflow = 10.36 cfs @ 12.21 hrs, Volume= 0.902 af
Outflow = 10.02 cfs @ 12.29 hrs, Volume= 0.898 af, Atten= 3%, Lag= 5.1 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.4 fps, Min. Travel Time= 2.8 min
Avg. Velocity= 1.0 fps, Avg. Travel Time= 6.9 min

Peak Depth= 0.45'
Capacity at bank full= 55.76 cfs
Inlet Invert= 73.50', Outlet Invert= 67.50'
5.00' x 1.00' deep channel, n= 0.035 Length= 394.0' Slope= 0.0152 1/
Side Slope Z-value= 10.0 1'

Reach Brook: Reach 1

Hydrograph Plot



03110POST

Type III 24-hr Rainfall=3.00"

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6/7/05

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=3.00"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Subcatchment 1

Tc=16.0 min CN=79 Area=135,930 sf Runoff= 3.10 cfs 0.283 af

Subcatchment 2: Subcatchment 2

Tc=22.4 min CN=79 Area=37,935 sf Runoff= 0.76 cfs 0.079 af

Subcatchment 3: Subcatchment 3

Tc=17.7 min CN=91 Area=8,343 sf Runoff= 0.32 cfs 0.031 af

Subcatchment 4: Subcatchment 4

Tc=27.2 min CN=78 Area=60,482 sf Runoff= 1.05 cfs 0.119 af

Reach BROOK: BrookLength= 123.0' Max Vel= 1.7 fps Capacity= 55.41 cfs Inflow= 3.09 cfs 0.283 af
Outflow= 3.04 cfs 0.282 af**Reach CULVERT: CULVERT**Length= 75.0' Max Vel= 5.8 fps Capacity= 12.41 cfs Inflow= 3.10 cfs 0.283 af
Outflow= 3.09 cfs 0.283 af**Reach SP1: (new node)**Inflow= 4.24 cfs 0.510 af
Outflow= 4.24 cfs 0.510 af**Pond 1P: Detention Pond**Peak Storage= 1,444 cf Inflow= 1.06 cfs 0.110 af
Primary= 0.47 cfs 0.109 af Outflow= 0.47 cfs 0.109 af**Runoff Area = 5.571 ac Volume = 0.512 af Average Depth = 1.10"**

Subcatchment 1: Subcatchment 1

Runoff = 3.10 cfs @ 12.23 hrs, Volume= 0.283 af

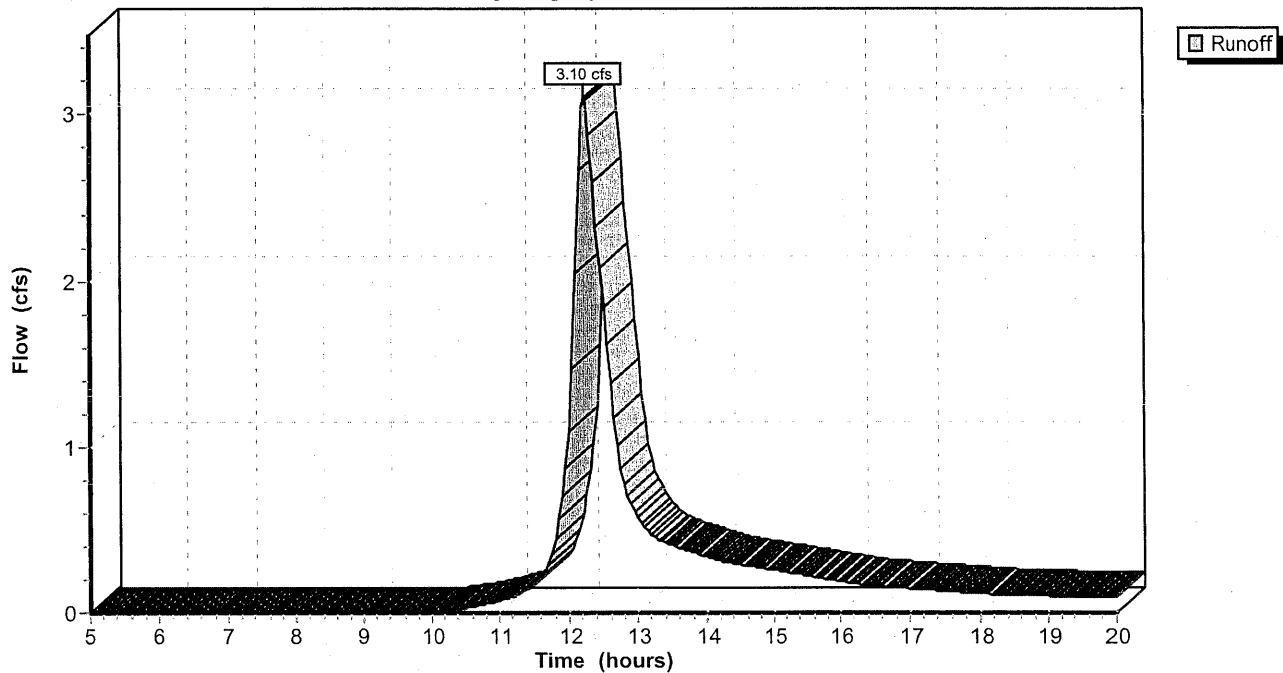
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=3.00"

Area (sf)	CN	Description
41,275	82	2 acre lots, 12% imp, HSG D
94,655	77	Woods, Good, HSG D
135,930	79	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	125	0.1750	0.2		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
3.6	430	0.1550	2.0		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
1.3	186	0.0150	2.3	34.95	Channel Flow, C --> D Area= 15.0 sf Perim= 50.0' r= 0.30' n= 0.035
16.0	741	Total			

Subcatchment 1: Subcatchment 1

Hydrograph Plot



Subcatchment 2: Subcatchment 2

Runoff = 0.76 cfs @ 12.33 hrs, Volume= 0.079 af

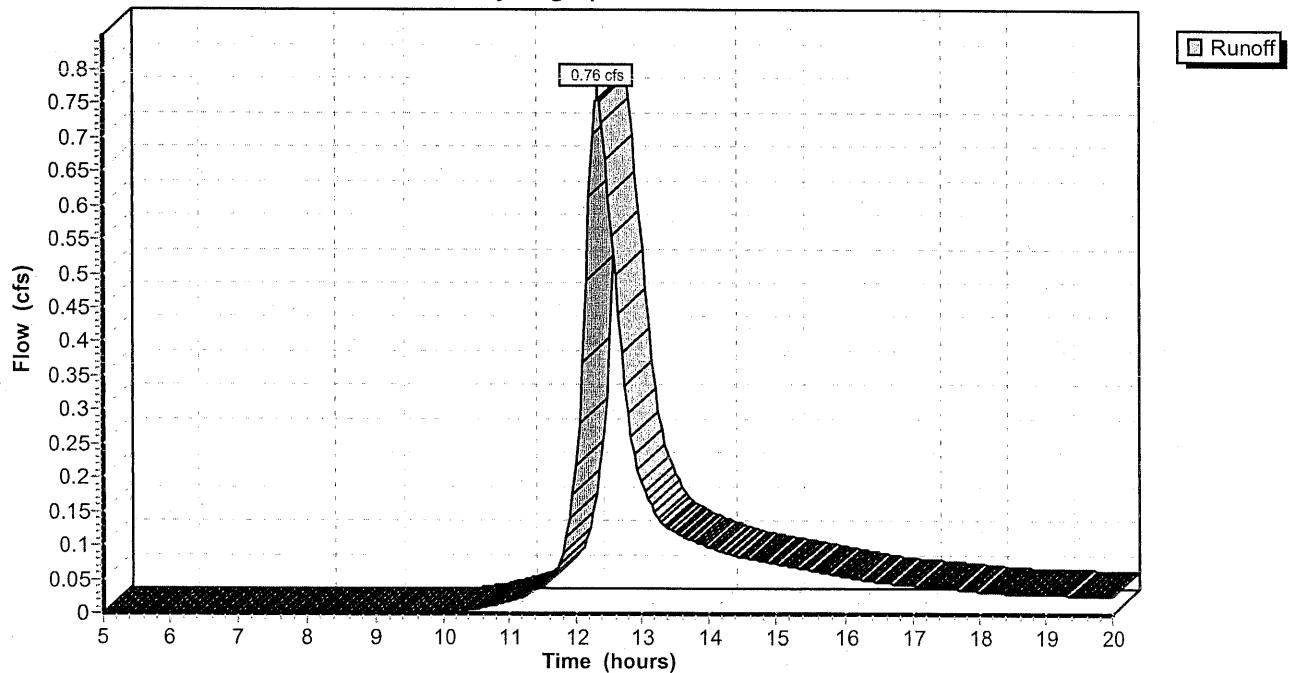
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=3.00"

Area (sf)	CN	Description
28,284	77	Woods, Good, HSG D
6,400	80	>75% Grass cover, Good, HSG D
3,251	98	Paved parking & roofs
37,935	79	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.2	126	0.0700	0.1		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
6.0	569	0.1000	1.6		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
0.2	51	0.0100	5.4	4.21	Circular Channel (pipe), Diam= 12.0" Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011
22.4	746	Total			

Subcatchment 2: Subcatchment 2

Hydrograph Plot



Subcatchment 3: Subcatchment 3

Runoff = 0.32 cfs @ 12.24 hrs, Volume= 0.031 af

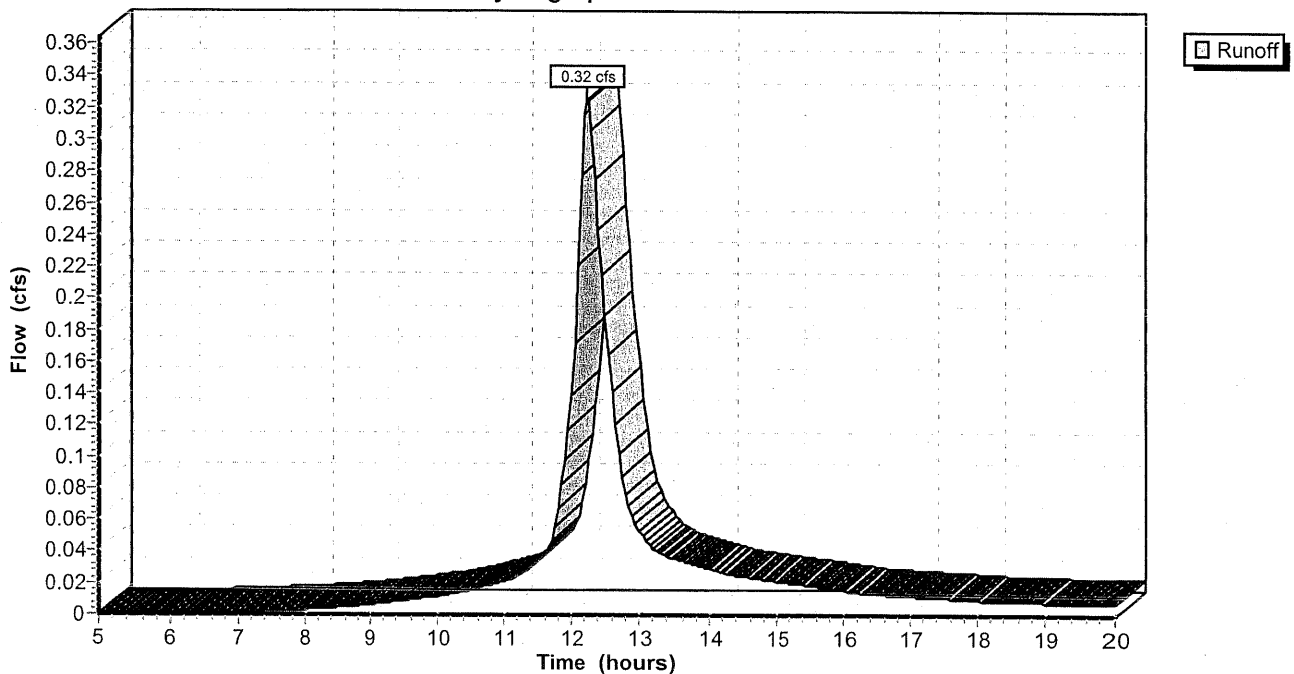
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=3.00"

Area (sf)	CN	Description
5,600	98	Paved parking & roofs
2,318	77	Woods, Good, HSG D
425	80	>75% Grass cover, Good, HSG D
8,343	91	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.5	147	0.0900	0.1		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
0.4	38	0.1300	1.8		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
0.6	182	0.0700	5.4		Shallow Concentrated Flow, C --> D Paved Kv= 20.3 fps
0.2	52	0.0050	3.8	2.98	Circular Channel (pipe), D --> E Diam= 12.0" Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011
17.7	419	Total			

Subcatchment 3: Subcatchment 3

Hydrograph Plot



Subcatchment 4: Subcatchment 4

Runoff = 1.05 cfs @ 12.40 hrs, Volume= 0.119 af

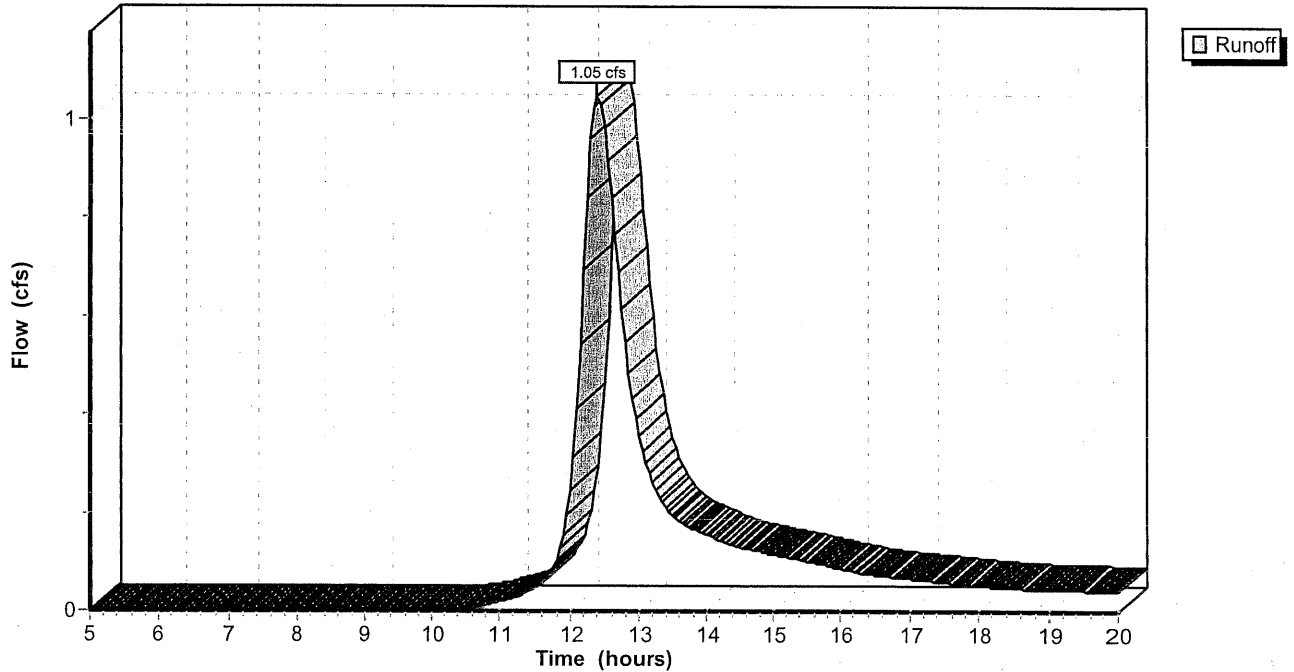
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=3.00"

Area (sf)	CN	Description
1,855	98	Paved parking & roofs
7,000	80	>75% Grass cover, Good, HSG D
51,627	77	Woods, Good, HSG D
60,482	78	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.6	150	0.0700	0.1		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
8.6	816	0.1000	1.6		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
27.2	966	Total			

Subcatchment 4: Subcatchment 4

Hydrograph Plot



Reach BROOK: Brook

[61] Hint: Submerged 33% of Reach CULVERT bottom

Inflow = 3.09 cfs @ 12.24 hrs, Volume= 0.283 af
Outflow = 3.04 cfs @ 12.28 hrs, Volume= 0.282 af, Atten= 2%, Lag= 2.2 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Max. Velocity= 1.7 fps, Min. Travel Time= 1.2 min

Avg. Velocity = 0.7 fps, Avg. Travel Time= 2.9 min

Peak Depth= 0.25'

Capacity at bank full= 55.41 cfs

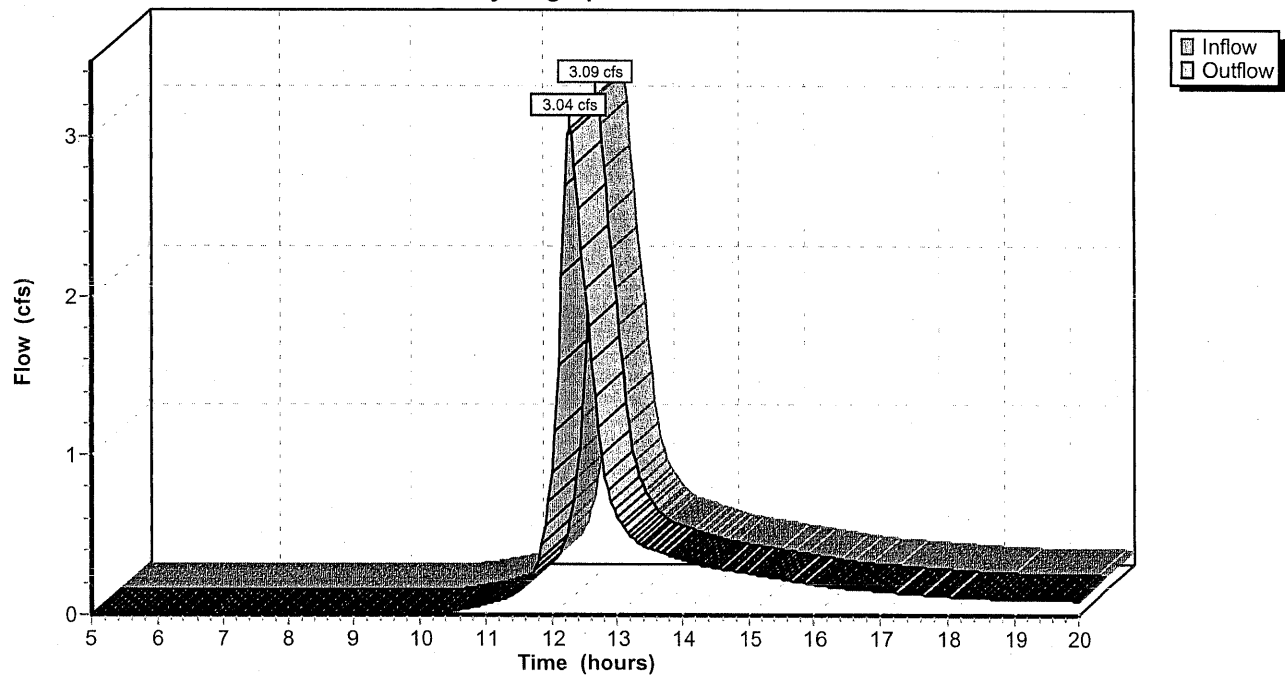
Inlet Invert= 69.50', Outlet Invert= 67.65'

5.00' x 1.00' deep channel, n= 0.035 Length= 123.0' Slope= 0.0150 '/'

Side Slope Z-value= 10.0 '/'

Reach BROOK: Brook

Hydrograph Plot



Reach CULVERT: CULVERT

[52] Hint: Inlet conditions not evaluated

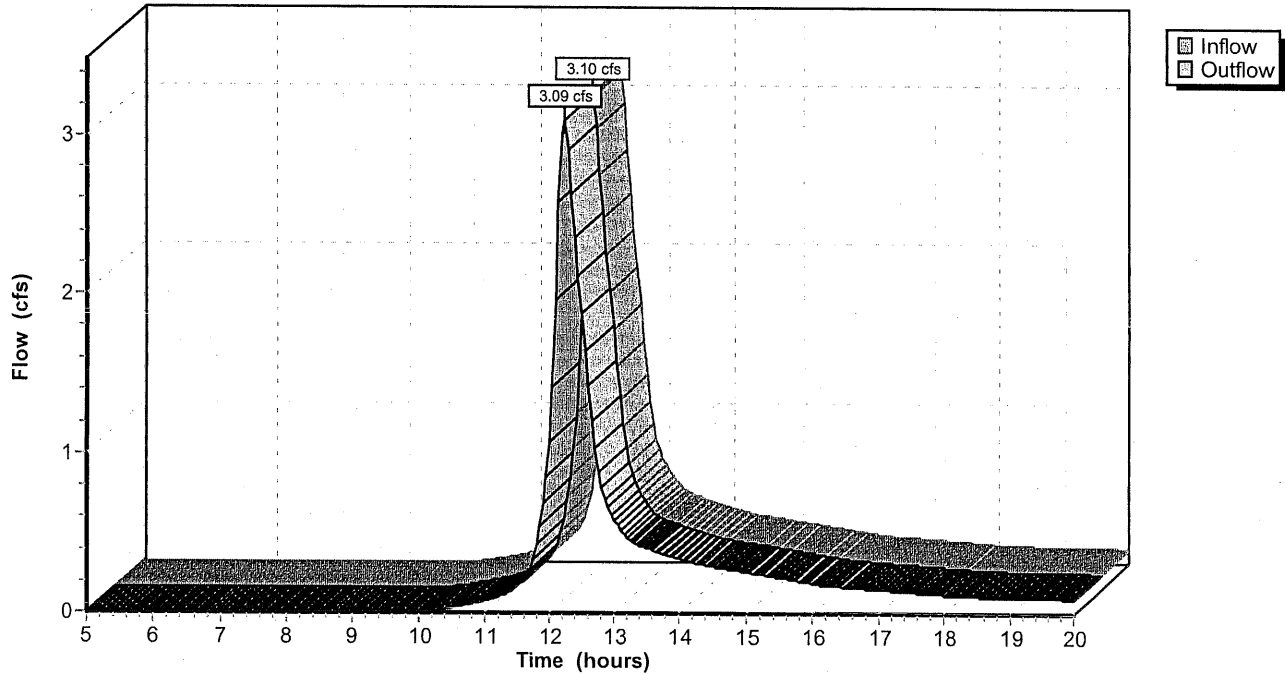
Inflow	=	3.10 cfs @ 12.23 hrs,	Volume=	0.283 af
Outflow	=	3.09 cfs @ 12.24 hrs,	Volume=	0.283 af, Atten= 0%, Lag= 0.5 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Max. Velocity= 5.8 fps, Min. Travel Time= 0.2 min
 Avg. Velocity = 2.6 fps, Avg. Travel Time= 0.5 min

Peak Depth= 0.51'
 Capacity at bank full= 12.41 cfs
 Inlet Invert= 70.25', Outlet Invert= 69.50'
 18.0" Diameter Pipe n= 0.011 Length= 75.0' Slope= 0.0100 '/'

Reach CULVERT: CULVERT

Hydrograph Plot



Reach SP1: (new node)

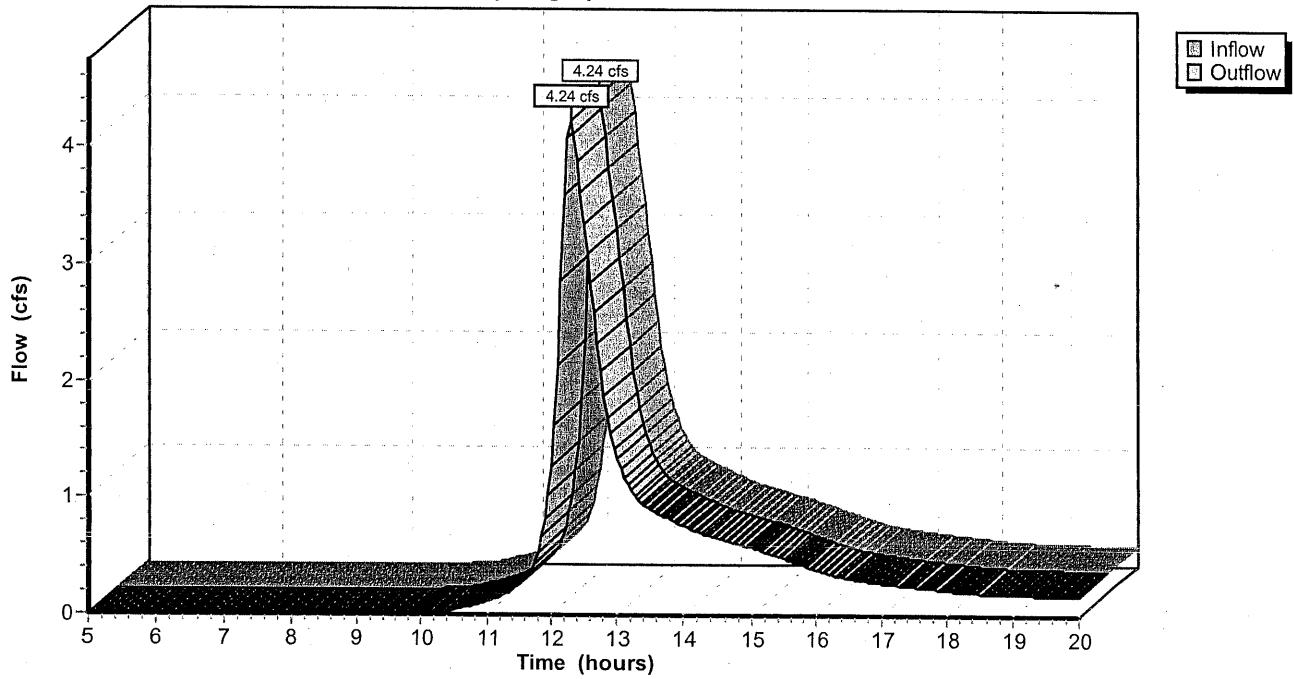
[40] Hint: Not Described (Outflow=Inflow)

Inflow = 4.24 cfs @ 12.30 hrs, Volume= 0.510 af
Outflow = 4.24 cfs @ 12.30 hrs, Volume= 0.510 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SP1: (new node)

Hydrograph Plot



Pond 1P: Detention Pond

Inflow = 1.06 cfs @ 12.30 hrs, Volume= 0.110 af
 Outflow = 0.47 cfs @ 12.71 hrs, Volume= 0.109 af, Atten= 55%, Lag= 24.9 min
 Primary = 0.47 cfs @ 12.71 hrs, Volume= 0.109 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 73.23' Storage= 1,444 cf

Plug-Flow detention time= 43.9 min calculated for 0.108 af (99% of inflow)

Storage and wetted areas determined by Prismatic sections

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
71.25	409	0	0
72.00	605	380	380
74.00	1,120	1,725	2,105
76.00	1,776	2,896	5,001

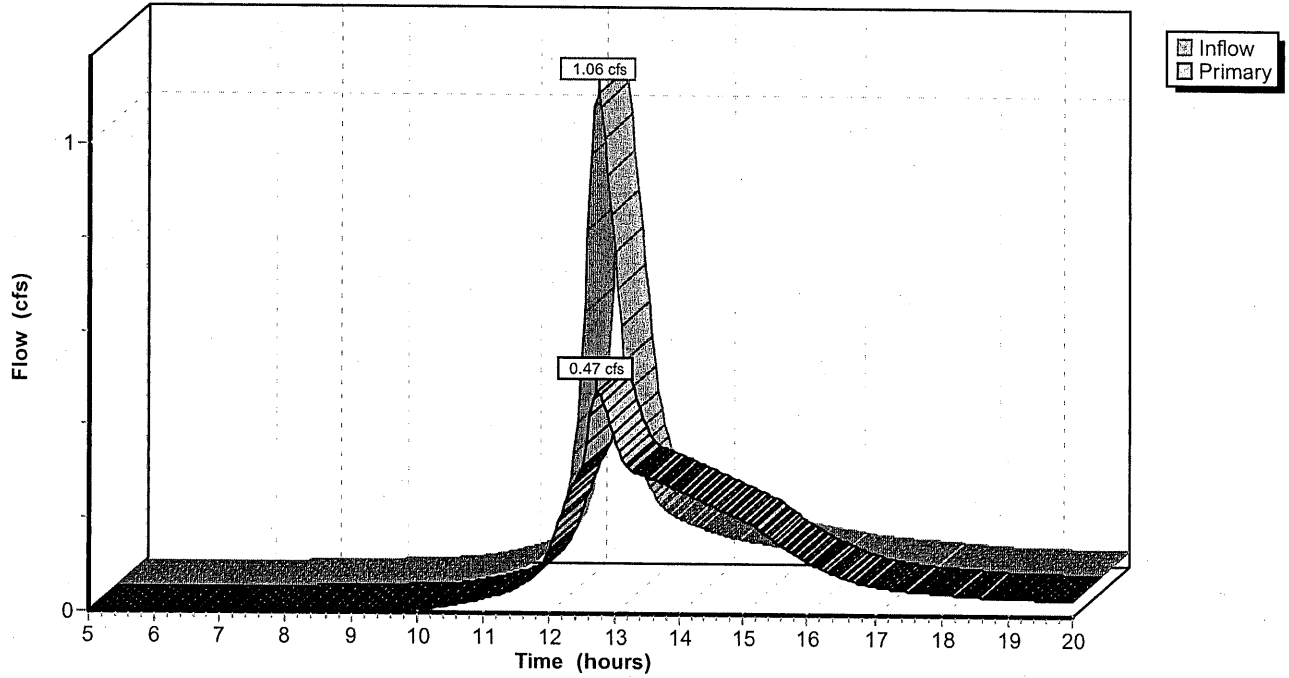
Primary OutFlow (Free Discharge)

- 1=Culvert
- 2=Orifice/Grate
- 3=Orifice/Grate
- 4=Sharp-Crested Rectangular Weir

#	Routing	Invert	Outlet Devices
1	Primary	71.25'	15.0" x 60.0' long Culvert RCP, sq.cut end projecting, Ke= 0.500 Outlet Invert= 68.25' S= 0.0500 '/' n= 0.011 Cc= 0.900
2	Device 1	71.20'	3.0" Vert. Orifice/Grate C= 0.600
3	Device 1	73.00'	6.0" Vert. Orifice/Grate C= 0.600
4	Device 1	74.75'	4.0' long x 5.9' high Sharp-Crested Rectangular Weir 2 End Contraction(s)

Pond 1P: Detention Pond

Hydrograph Plot



03110POST

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Type III 24-hr Rainfall=4.70"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=4.70"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Subcatchment 1

Tc=16.0 min CN=79 Area=135,930 sf Runoff= 6.85 cfs 0.615 af

Subcatchment 2: Subcatchment 2

Tc=22.4 min CN=79 Area=37,935 sf Runoff= 1.67 cfs 0.171 af

Subcatchment 3: Subcatchment 3

Tc=17.7 min CN=91 Area=8,343 sf Runoff= 0.57 cfs 0.056 af

Subcatchment 4: Subcatchment 4

Tc=27.2 min CN=78 Area=60,482 sf Runoff= 2.36 cfs 0.263 af

Reach BROOK: Brook

Inflow= 6.80 cfs 0.614 af
Length= 123.0' Max Vel= 2.1 fps Capacity= 55.41 cfs Outflow= 6.73 cfs 0.613 af

Reach CULVERT: CULVERT

Inflow= 6.85 cfs 0.615 af
Length= 75.0' Max Vel= 7.2 fps Capacity= 12.41 cfs Outflow= 6.80 cfs 0.614 af

Reach SP1: (new node)

Inflow= 9.75 cfs 1.101 af
Outflow= 9.75 cfs 1.101 af

Pond 1P: Detention Pond

Peak Storage= 2,424 cf Inflow= 2.19 cfs 0.227 af
Primary= 1.33 cfs 0.225 af Outflow= 1.33 cfs 0.225 af

Runoff Area = 5.571 ac Volume = 1.104 af Average Depth = 2.38"

Subcatchment 1: Subcatchment 1

Runoff = 6.85 cfs @ 12.22 hrs, Volume= 0.615 af

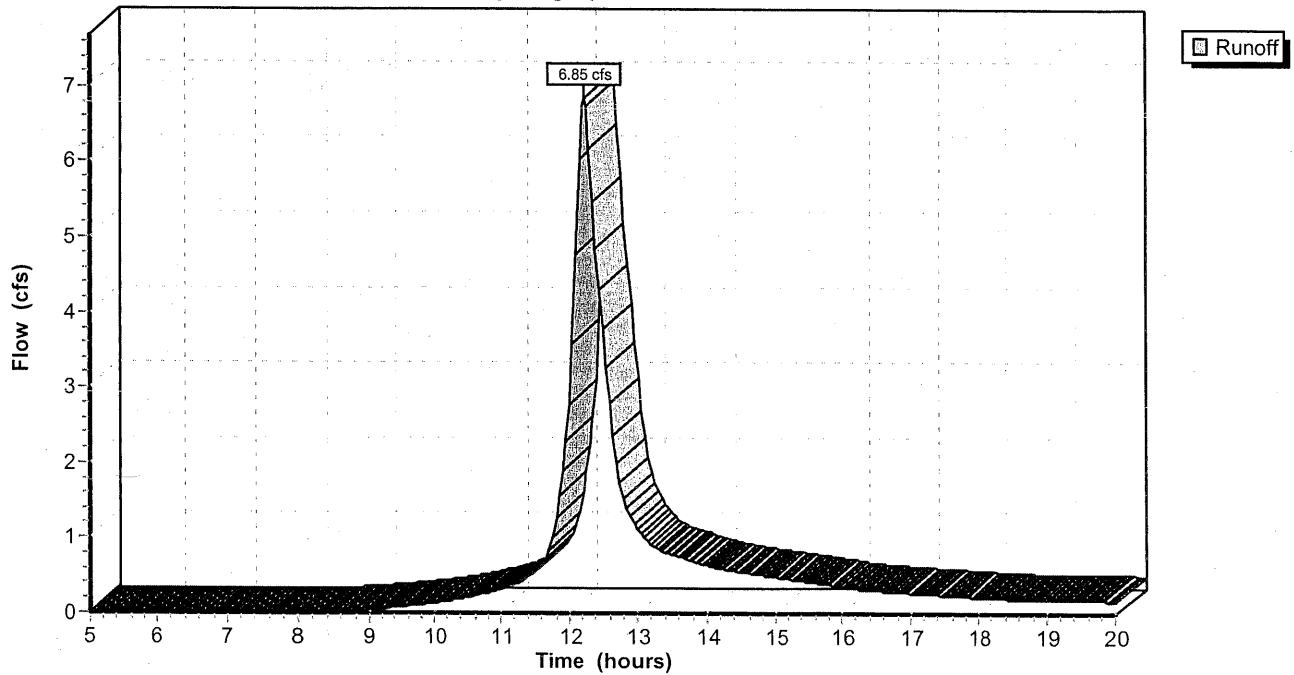
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=4.70"

Area (sf)	CN	Description
41,275	82	2 acre lots, 12% imp, HSG D
94,655	77	Woods, Good, HSG D
135,930	79	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	125	0.1750	0.2		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
3.6	430	0.1550	2.0		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
1.3	186	0.0150	2.3	34.95	Channel Flow, C --> D Area= 15.0 sf Perim= 50.0' r= 0.30' n= 0.035
16.0	741	Total			

Subcatchment 1: Subcatchment 1

Hydrograph Plot



Subcatchment 2: Subcatchment 2

Runoff = 1.67 cfs @ 12.31 hrs, Volume= 0.171 af

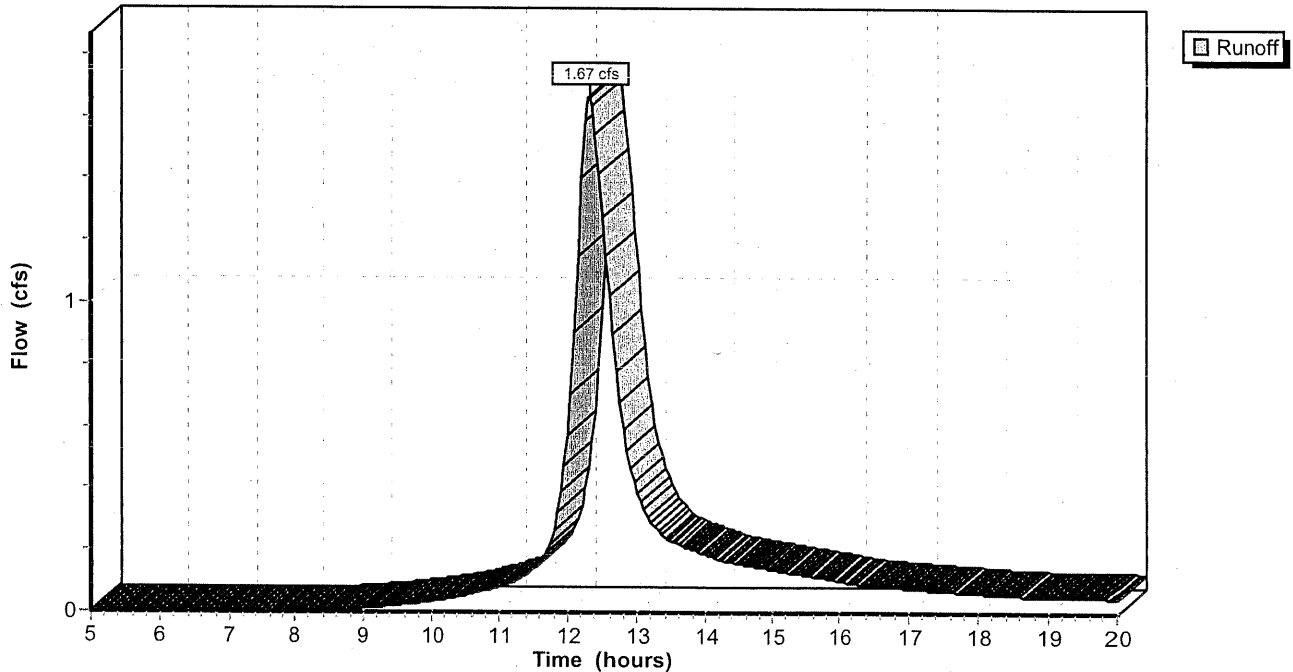
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=4.70"

Area (sf)	CN	Description
28,284	77	Woods, Good, HSG D
6,400	80	>75% Grass cover, Good, HSG D
3,251	98	Paved parking & roofs
37,935	79	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.2	126	0.0700	0.1		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
6.0	569	0.1000	1.6		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
0.2	51	0.0100	5.4	4.21	Circular Channel (pipe), Diam= 12.0" Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011
22.4	746	Total			

Subcatchment 2: Subcatchment 2

Hydrograph Plot



Subcatchment 3: Subcatchment 3

Runoff = 0.57 cfs @ 12.24 hrs, Volume= 0.056 af

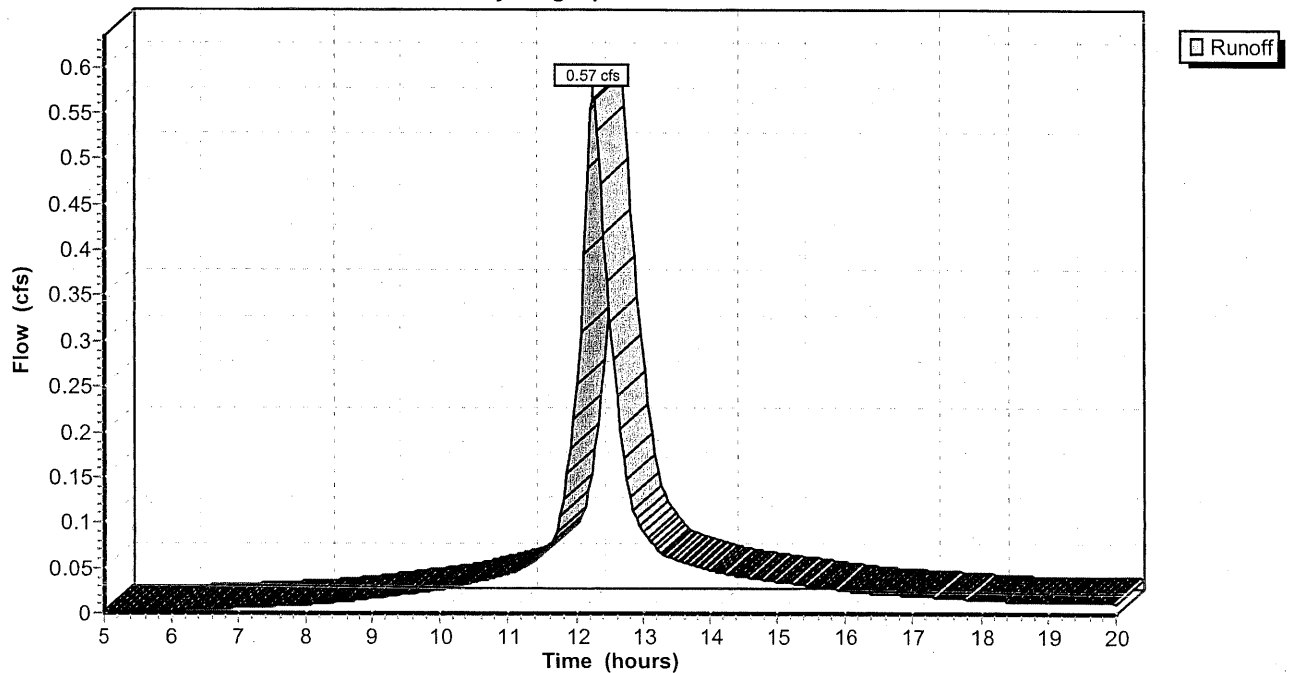
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (sf)	CN	Description
5,600	98	Paved parking & roofs
2,318	77	Woods, Good, HSG D
425	80	>75% Grass cover, Good, HSG D
8,343	91	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.5	147	0.0900	0.1		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
0.4	38	0.1300	1.8		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
0.6	182	0.0700	5.4		Shallow Concentrated Flow, C --> D Paved Kv= 20.3 fps
0.2	52	0.0050	3.8	2.98	Circular Channel (pipe), D --> E Diam= 12.0" Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011
17.7	419	Total			

Subcatchment 3: Subcatchment 3

Hydrograph Plot



Subcatchment 4: Subcatchment 4

Runoff = 2.36 cfs @ 12.38 hrs, Volume= 0.263 af

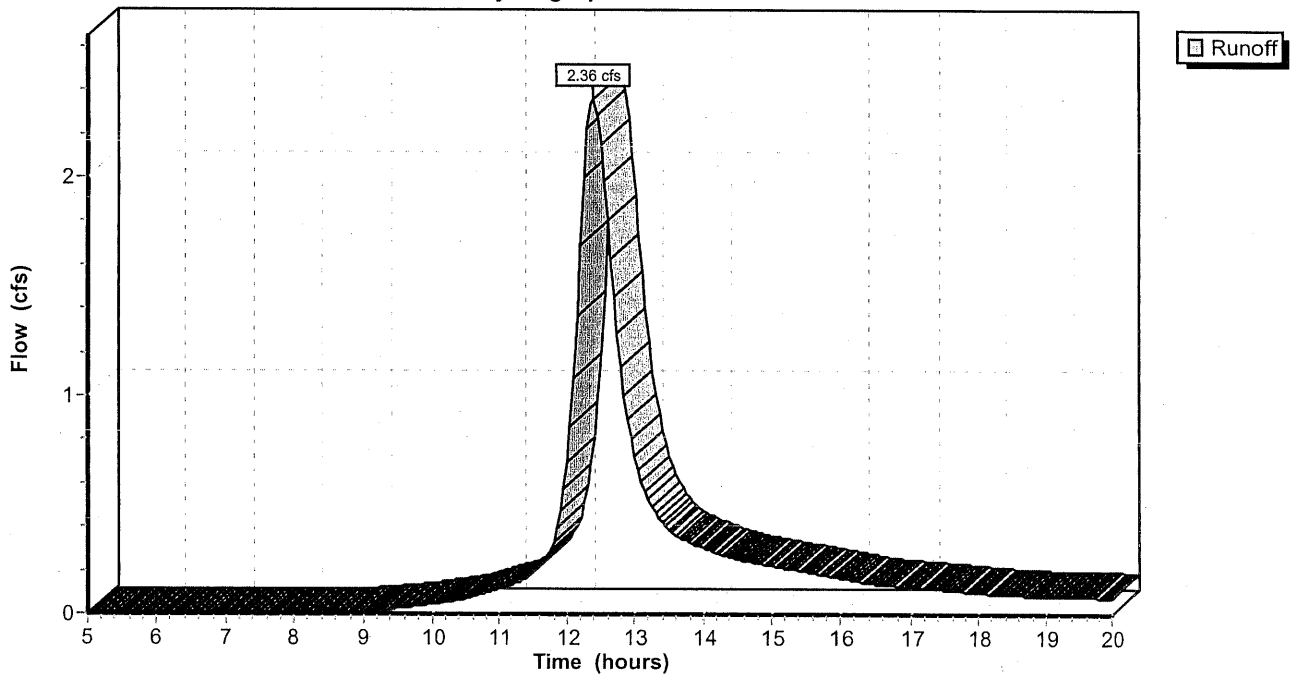
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (sf)	CN	Description
1,855	98	Paved parking & roofs
7,000	80	>75% Grass cover, Good, HSG D
51,627	77	Woods, Good, HSG D
60,482	78	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.6	150	0.0700	0.1		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
8.6	816	0.1000	1.6		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
27.2	966	Total			

Subcatchment 4: Subcatchment 4

Hydrograph Plot



Reach BROOK: Brook

[61] Hint: Submerged 49% of Reach CULVERT bottom

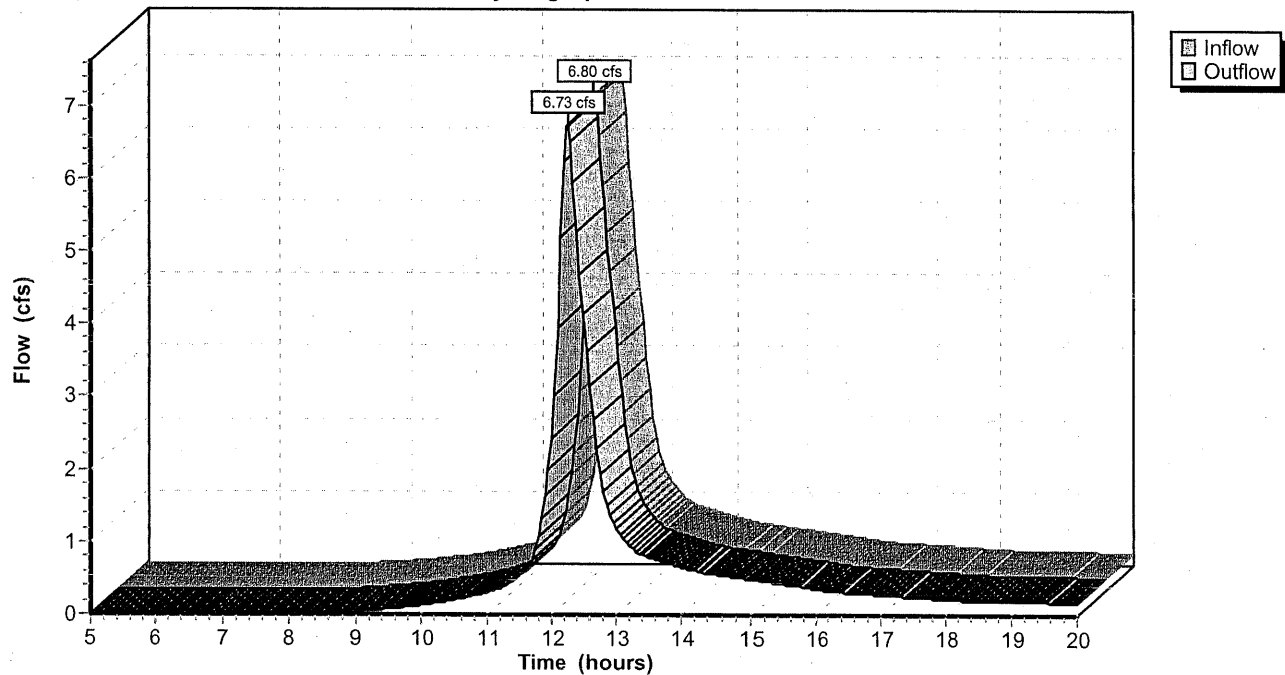
Inflow = 6.80 cfs @ 12.23 hrs, Volume= 0.614 af
Outflow = 6.73 cfs @ 12.26 hrs, Volume= 0.613 af, Atten= 1%, Lag= 1.9 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.1 fps, Min. Travel Time= 1.0 min
Avg. Velocity = 0.8 fps, Avg. Travel Time= 2.4 min

Peak Depth= 0.37'
Capacity at bank full= 55.41 cfs
Inlet Invert= 69.50', Outlet Invert= 67.65'
5.00' x 1.00' deep channel, n= 0.035 Length= 123.0' Slope= 0.0150 '/'
Side Slope Z-value= 10.0 '/'

Reach BROOK: Brook

Hydrograph Plot



Reach CULVERT: CULVERT

[52] Hint: Inlet conditions not evaluated

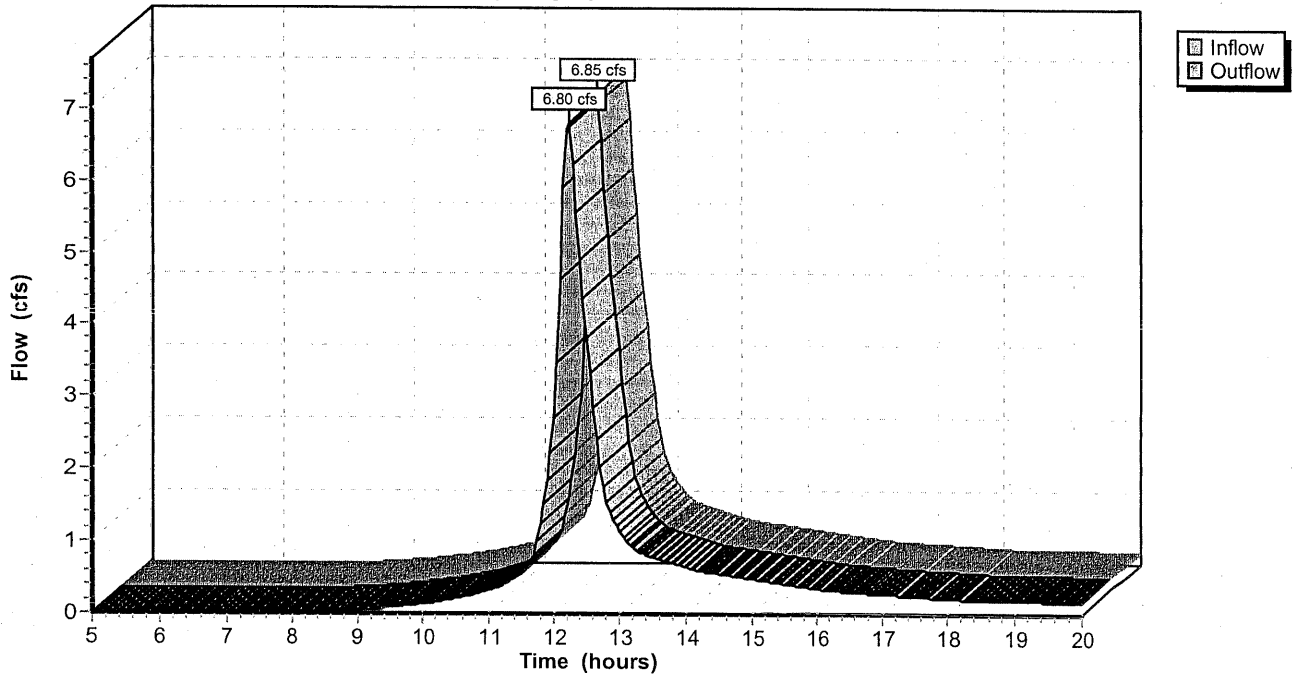
Inflow = 6.85 cfs @ 12.22 hrs, Volume= 0.615 af
Outflow = 6.80 cfs @ 12.23 hrs, Volume= 0.614 af, Atten= 1%, Lag= 0.4 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 7.2 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 3.1 fps, Avg. Travel Time= 0.4 min

Peak Depth= 0.80'
Capacity at bank full= 12.41 cfs
Inlet Invert= 70.25', Outlet Invert= 69.50'
18.0" Diameter Pipe n= 0.011 Length= 75.0' Slope= 0.0100 '/'

Reach CULVERT: CULVERT

Hydrograph Plot



Reach SP1: (new node)

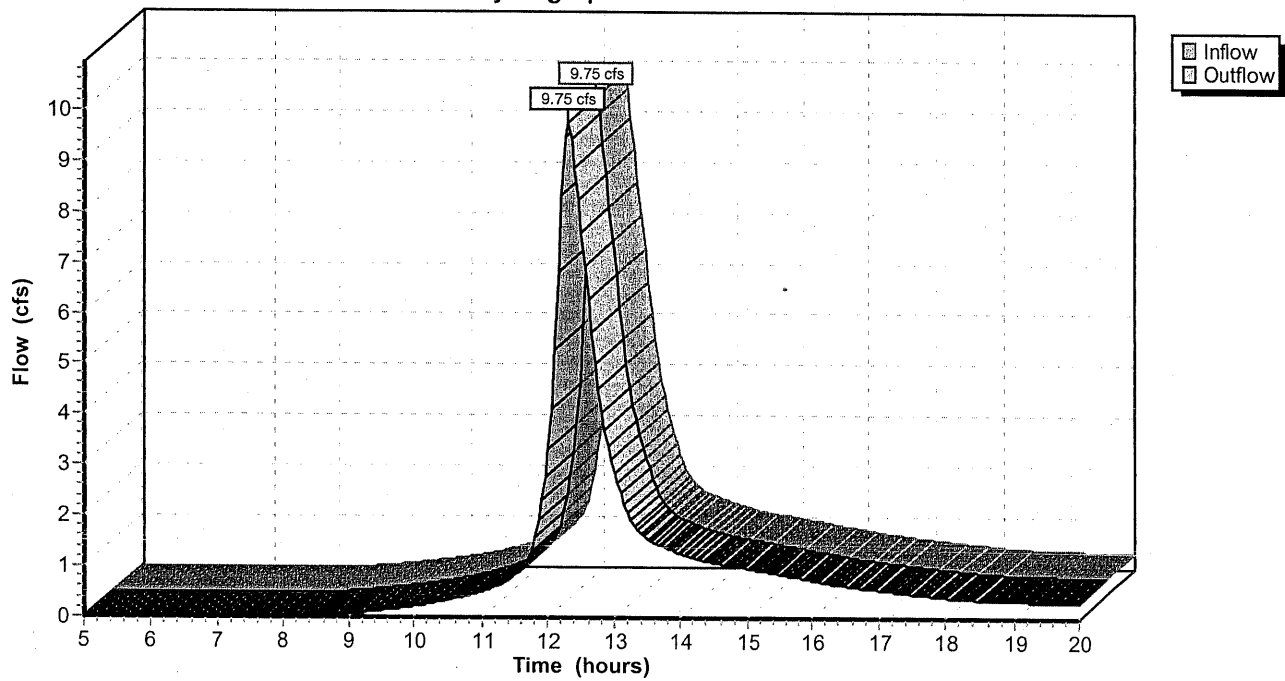
[40] Hint: Not Described (Outflow=Inflow)

Inflow = 9.75 cfs @ 12.30 hrs, Volume= 1.101 af
Outflow = 9.75 cfs @ 12.30 hrs, Volume= 1.101 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SP1: (new node)

Hydrograph Plot



Pond 1P: Detention Pond

Inflow = 2.19 cfs @ 12.29 hrs, Volume= 0.227 af
 Outflow = 1.33 cfs @ 12.58 hrs, Volume= 0.225 af, Atten= 39%, Lag= 17.3 min
 Primary = 1.33 cfs @ 12.58 hrs, Volume= 0.225 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 74.22' Storage= 2,424 cf

Plug-Flow detention time= 38.5 min calculated for 0.225 af (99% of inflow)

Storage and wetted areas determined by Prismatic sections

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
71.25	409	0	0
72.00	605	380	380
74.00	1,120	1,725	2,105
76.00	1,776	2,896	5,001

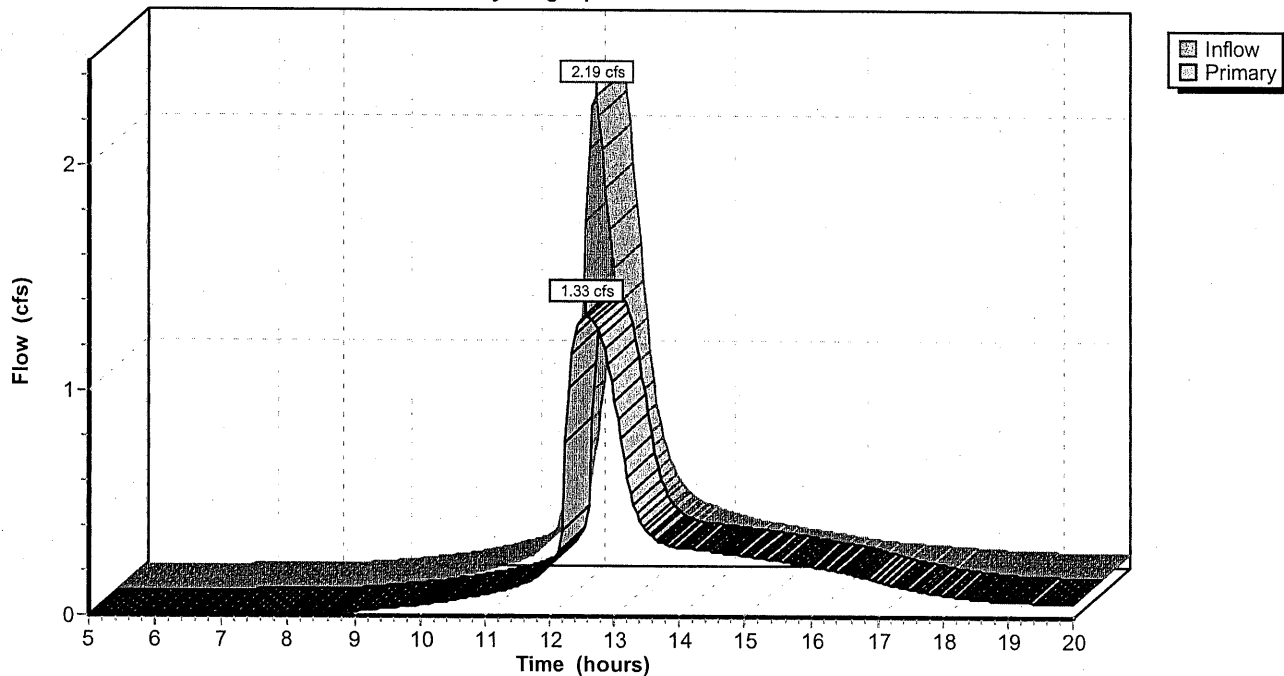
Primary OutFlow (Free Discharge)

- 1=Culvert
- 2=Orifice/Grate
- 3=Orifice/Grate
- 4=Sharp-Crested Rectangular Weir

#	Routing	Invert	Outlet Devices
1	Primary	71.25'	15.0" x 60.0' long Culvert RCP, sq.cut end projecting, Ke= 0.500 Outlet Invert= 68.25' S= 0.0500 '/' n= 0.011 Cc= 0.900
2	Device 1	71.20'	3.0" Vert. Orifice/Grate C= 0.600
3	Device 1	73.00'	6.0" Vert. Orifice/Grate C= 0.600
4	Device 1	74.75'	4.0' long x 5.9' high Sharp-Crested Rectangular Weir 2 End Contraction(s)

Pond 1P: Detention Pond

Hydrograph Plot



03110POST

Type III 24-hr Rainfall=5.50"

Prepared by SEBAGO TECHNICS INC

Page 1

HydroCAD® 6.00 s/n 000643 © 1986-2001 Applied Microcomputer Systems

6/7/05

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Type III 24-hr Rainfall=5.50"
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1: Subcatchment 1

Tc=16.0 min CN=79 Area=135,930 sf Runoff= 8.71 cfs 0.784 af

Subcatchment 2: Subcatchment 2

Tc=22.4 min CN=79 Area=37,935 sf Runoff= 2.12 cfs 0.218 af

Subcatchment 3: Subcatchment 3

Tc=17.7 min CN=91 Area=8,343 sf Runoff= 0.68 cfs 0.067 af

Subcatchment 4: Subcatchment 4

Tc=27.2 min CN=78 Area=60,482 sf Runoff= 3.02 cfs 0.337 af

Reach BROOK: Brook

Inflow= 8.68 cfs 0.784 af
Length= 123.0' Max Vel= 2.3 fps Capacity= 55.41 cfs Outflow= 8.56 cfs 0.783 af

Reach CULVERT: CULVERT

Inflow= 8.71 cfs 0.784 af
Length= 75.0' Max Vel= 7.6 fps Capacity= 12.41 cfs Outflow= 8.68 cfs 0.784 af

Reach SP1: (new node)

Inflow= 12.44 cfs 1.403 af
Outflow= 12.44 cfs 1.403 af

Pond 1P: Detention Pond

Peak Storage= 3,109 cf Inflow= 2.76 cfs 0.286 af
Primary= 1.57 cfs 0.284 af Outflow= 1.57 cfs 0.284 af

Runoff Area = 5.571 ac Volume = 1.407 af Average Depth = 3.03"

Subcatchment 1: Subcatchment 1

Runoff = 8.71 cfs @ 12.22 hrs, Volume= 0.784 af

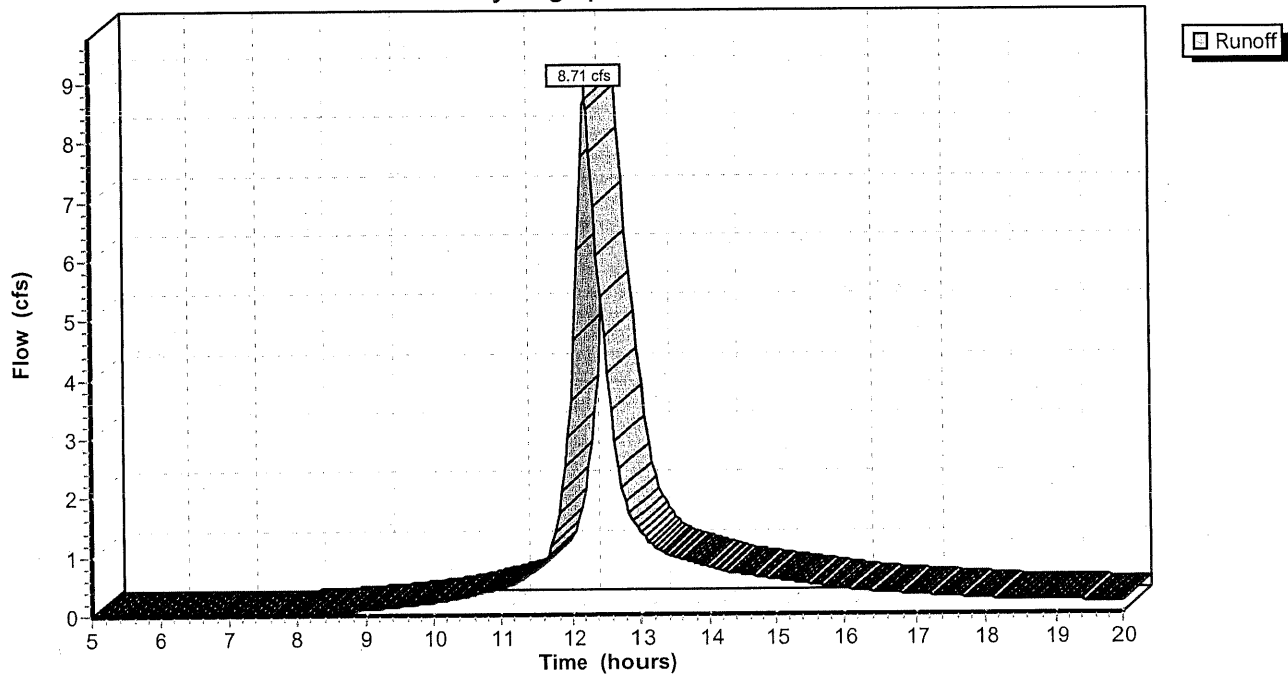
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

Area (sf)	CN	Description
41,275	82	2 acre lots, 12% imp, HSG D
94,655	77	Woods, Good, HSG D
135,930	79	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.1	125	0.1750	0.2		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
3.6	430	0.1550	2.0		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
1.3	186	0.0150	2.3	34.95	Channel Flow, C --> D Area= 15.0 sf Perim= 50.0' r= 0.30' n= 0.035
16.0	741	Total			

Subcatchment 1: Subcatchment 1

Hydrograph Plot



Subcatchment 4: Subcatchment 4

Runoff = 3.02 cfs @ 12.38 hrs, Volume= 0.337 af

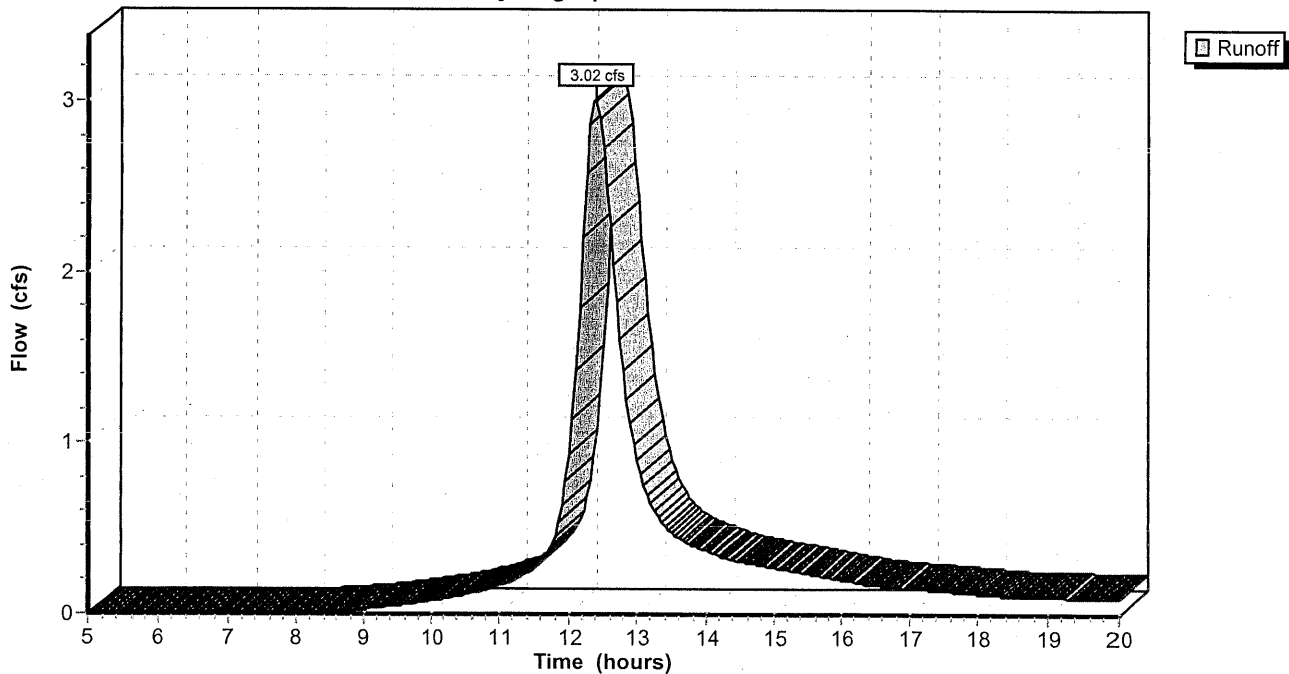
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr Rainfall=5.50"

Area (sf)	CN	Description
1,855	98	Paved parking & roofs
7,000	80	>75% Grass cover, Good, HSG D
51,627	77	Woods, Good, HSG D
60,482	78	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
18.6	150	0.0700	0.1		Sheet Flow, A --> B Woods: Light underbrush n= 0.400 P2= 3.00"
8.6	816	0.1000	1.6		Shallow Concentrated Flow, B --> C Woodland Kv= 5.0 fps
27.2	966	Total			

Subcatchment 4: Subcatchment 4

Hydrograph Plot



Reach BROOK: Brook

[61] Hint: Submerged 56% of Reach CULVERT bottom

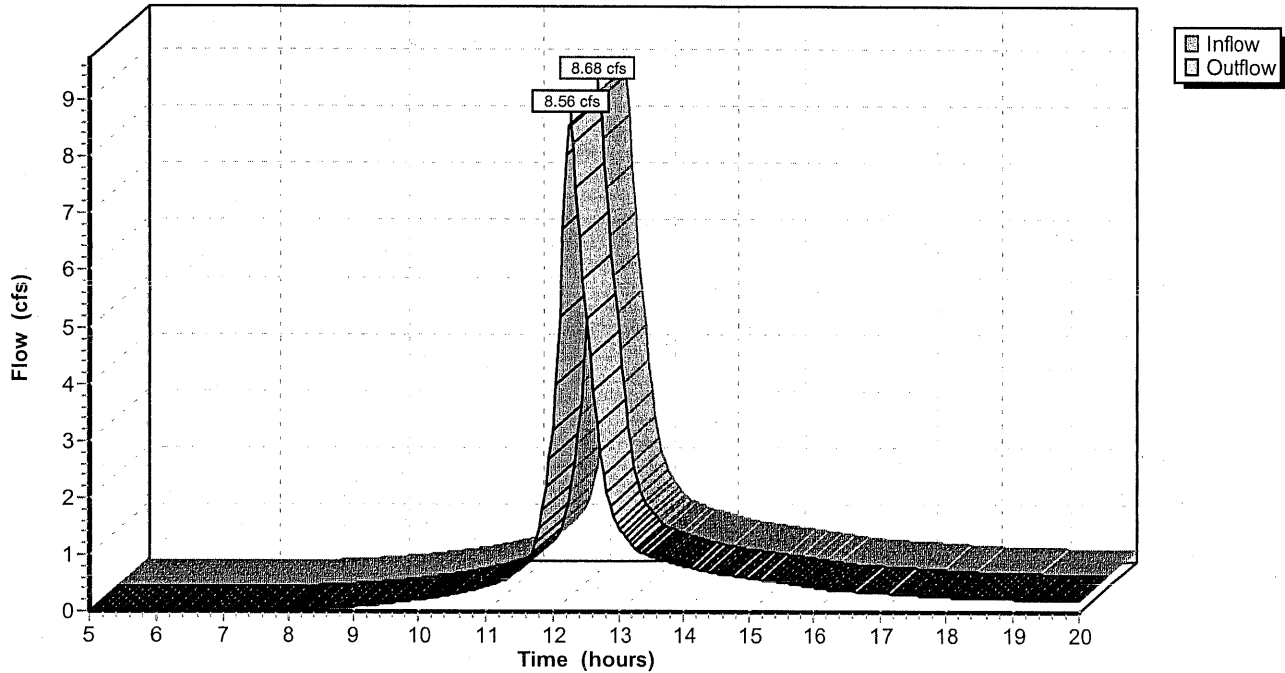
Inflow = 8.68 cfs @ 12.22 hrs, Volume= 0.784 af
Outflow = 8.56 cfs @ 12.26 hrs, Volume= 0.783 af, Atten= 1%, Lag= 1.8 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 2.3 fps, Min. Travel Time= 0.9 min
Avg. Velocity = 0.9 fps, Avg. Travel Time= 2.3 min

Peak Depth= 0.42'
Capacity at bank full= 55.41 cfs
Inlet Invert= 69.50', Outlet Invert= 67.65'
5.00' x 1.00' deep channel, n= 0.035 Length= 123.0' Slope= 0.0150 '/'
Side Slope Z-value= 10.0 '/'

Reach BROOK: Brook

Hydrograph Plot



Reach CULVERT: CULVERT

[52] Hint: Inlet conditions not evaluated

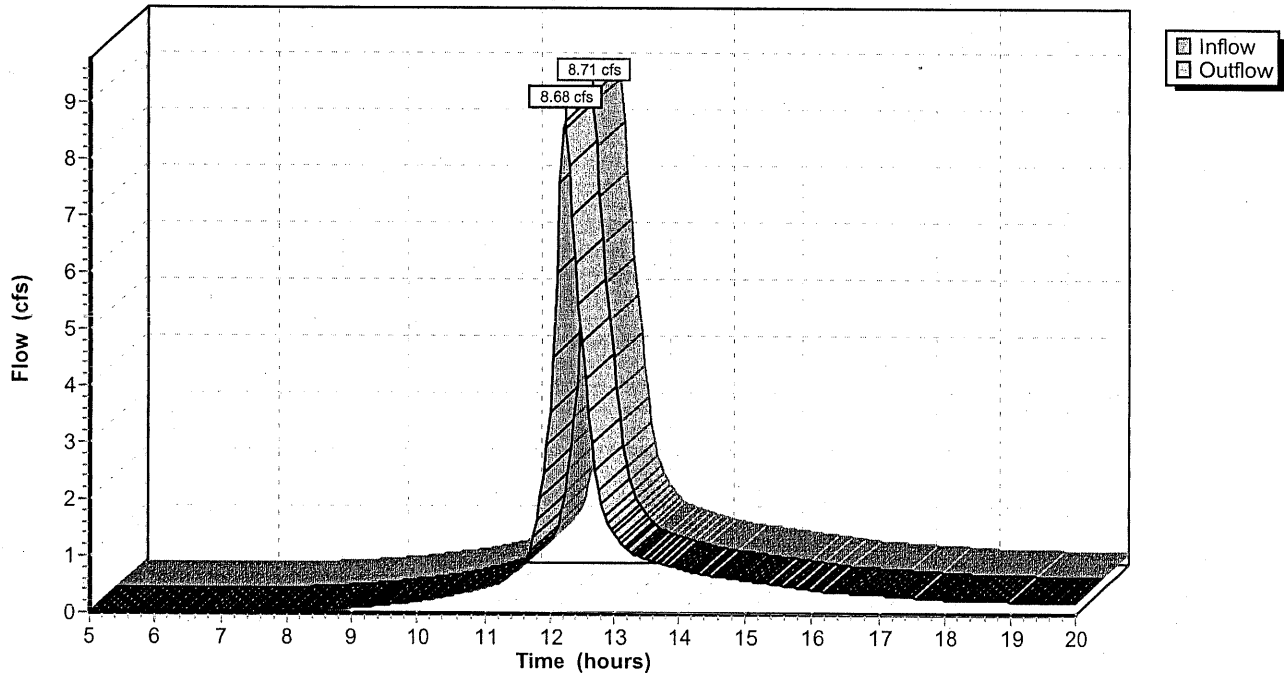
Inflow = 8.71 cfs @ 12.22 hrs, Volume= 0.784 af
Outflow = 8.68 cfs @ 12.22 hrs, Volume= 0.784 af, Atten= 0%, Lag= 0.3 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Max. Velocity= 7.6 fps, Min. Travel Time= 0.2 min
Avg. Velocity = 3.2 fps, Avg. Travel Time= 0.4 min

Peak Depth= 0.93'
Capacity at bank full= 12.41 cfs
Inlet Invert= 70.25', Outlet Invert= 69.50'
18.0" Diameter Pipe n= 0.011 Length= 75.0' Slope= 0.0100 '/'

Reach CULVERT: CULVERT

Hydrograph Plot



Reach SP1: (new node)

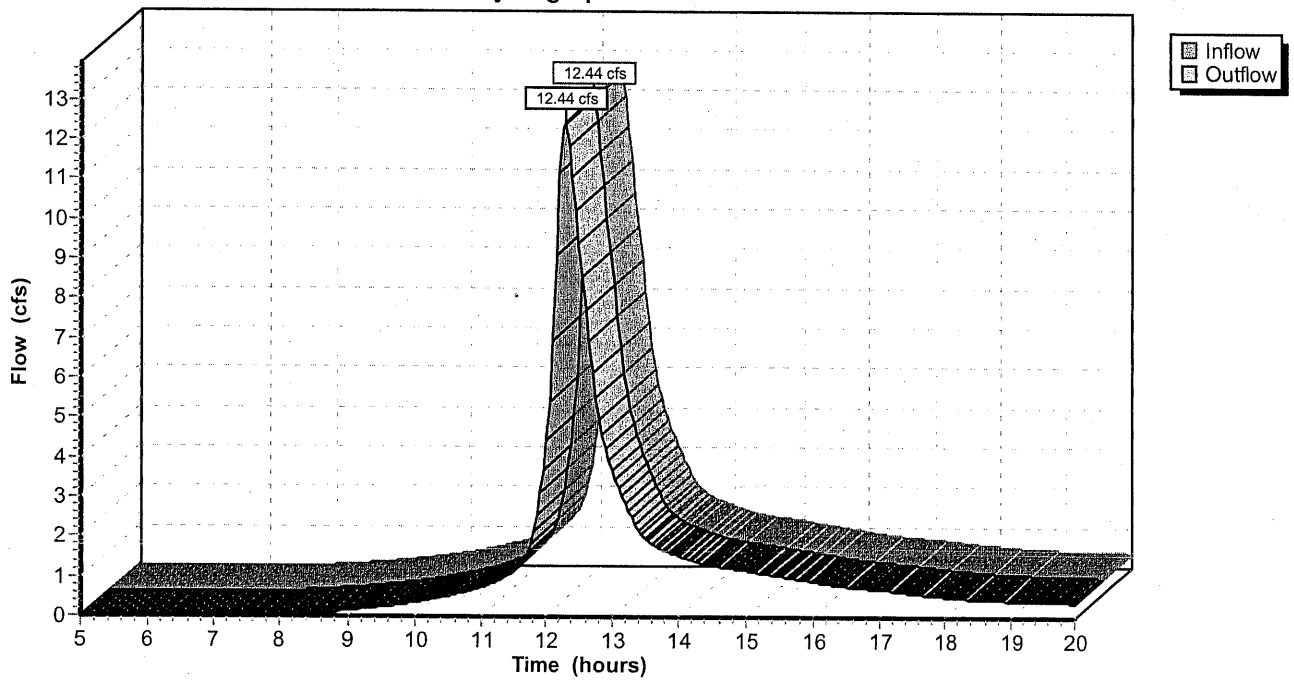
[40] Hint: Not Described (Outflow=Inflow)

Inflow = 12.44 cfs @ 12.28 hrs, Volume= 1.403 af
Outflow = 12.44 cfs @ 12.28 hrs, Volume= 1.403 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Reach SP1: (new node)

Hydrograph Plot



Pond 1P: Detention Pond

Inflow = 2.76 cfs @ 12.29 hrs, Volume= 0.286 af
 Outflow = 1.57 cfs @ 12.60 hrs, Volume= 0.284 af, Atten= 43%, Lag= 18.7 min
 Primary = 1.57 cfs @ 12.60 hrs, Volume= 0.284 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Peak Elev= 74.69' Storage= 3,109 cf

Plug-Flow detention time= 38.6 min calculated for 0.284 af (99% of inflow)

Storage and wetted areas determined by Prismatic sections

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
71.25	409	0	0
72.00	605	380	380
74.00	1,120	1,725	2,105
76.00	1,776	2,896	5,001

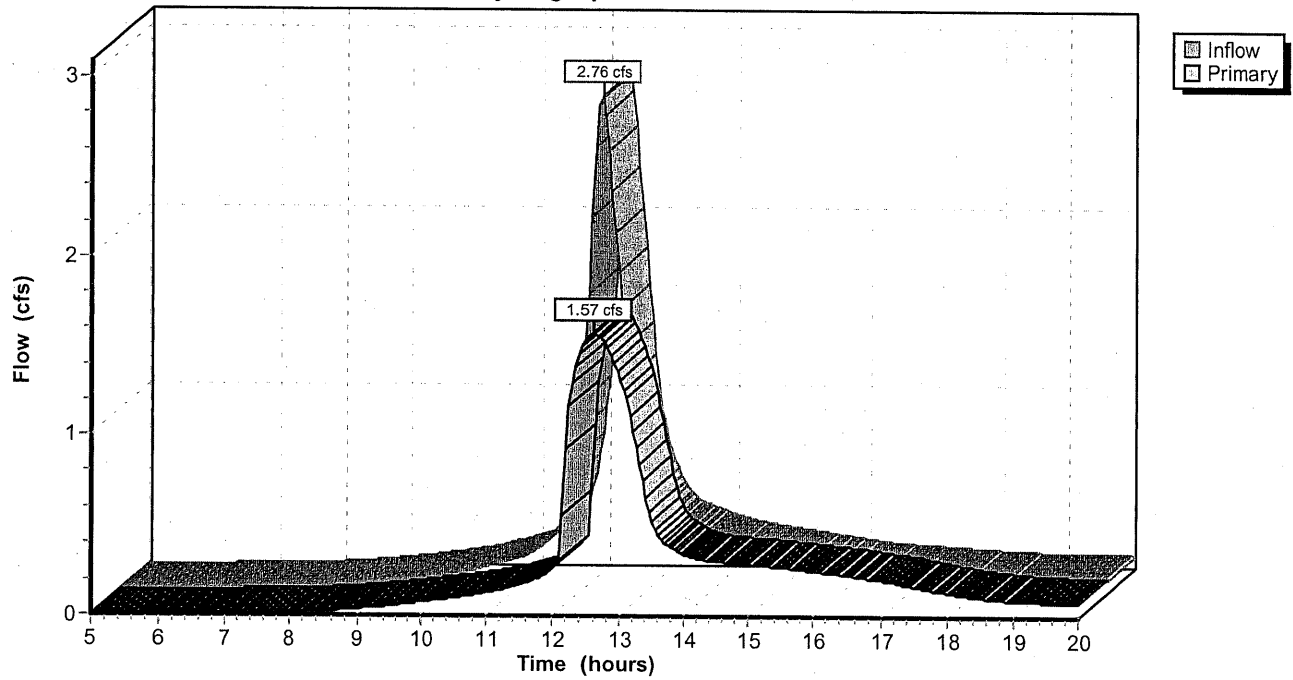
Primary OutFlow (Free Discharge)

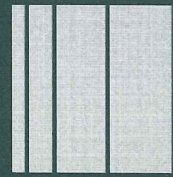
- 1=Culvert
- 2=Orifice/Grate
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- 4=Sharp-Crested Rectangular Weir

#	Routing	Invert	Outlet Devices
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2	Device 1	71.20'	3.0" Vert. Orifice/Grate C= 0.600
3	Device 1	73.00'	6.0" Vert. Orifice/Grate C= 0.600
4	Device 1	74.75'	4.0' long x 5.9' high Sharp-Crested Rectangular Weir 2 End Contraction(s)

Pond 1P: Detention Pond

Hydrograph Plot





January 18, 2006
03110

Kandi Talbot, City Planner
City of Portland
389 Congress Street
Portland, ME 04101

Waiver Request for Sidewalk Requirement
Demerest Street Extension, Habitat for Humanities of Greater Portland

Dear Ms. Talbot:

I am writing to request that the Planning Board consider a waiver of the sidewalk requirement per the City of Portland Land Use Ordinance, Chapter 14, Section 506. The proposed project will include a sidewalk on the eastern side of the extension of Demerest Street, but we would like to request that the Board waive the requirements to provide sidewalk on the western side of Demerest Street, and to provide an esplanade between the street and sidewalk. We believe that the project qualifies for several of the scenarios outlined in Section 14.506 that describes the undue hardship that would result from the compliance of the sidewalk regulations. Please consider the following conditions that correspond with the waiver eligibility requirements of Section 14.506.

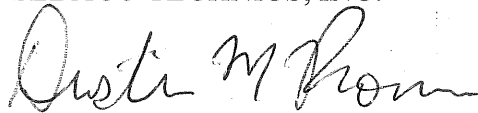
1. The proposed development project consists of four single-family homes. The expected pedestrian use should be minimal, and a single sidewalk should be able to accommodate this movement. Furthermore, the parcel to the rear of the road extension is a lot currently serviced by a private road (Pleasant Hill Road), which also only has sidewalks on one side.
2. The existing portion of Demerest Street currently utilizes sidewalk on the Eastern side of the street only, and was constructed without esplanade. The proposed extension of the sidewalk would mimic this construction, and allow for a smooth flow of pedestrian traffic. If sidewalk were to be constructed on the Western side of Demerest Street, it would encourage pedestrian movement to a location where there is currently not a sidewalk. Pedestrians would then need to cross Demerest Street to access the existing sidewalk at the intersection of Demerest Street and Nottingham Avenue, which would be a higher risk than if people were to cross Demerest Street in front of their own homes.
3. A safe alternative for pedestrian traffic is proposed, as noted in Section 2 above.
4. We are not aware of any CIP funding for this project at this time.

5. We are not aware of any reconstruction projects associated with Demerest Street over the past 24 months.
6. A 10-foot wide parcel of land was also transferred to the City to increase the ROW width to fifty feet to accommodate the construction of sidewalk on the eastern side of the street. If a sidewalk were to be required on the western side of Demerest Street, it would require that a portion of the sidewalk and associated site grading be located outside of the existing ROW, and more land would have to be given to the City to accommodate for this. This would result in an unnecessary loss for the landowners, and would not improve the public need for a two sidewalk pedestrian access to and from the project.

Please consider our waiver request, and feel free to contact me with any questions you may have.

Sincerely,

SEBAGO TECHNICS, INC.



Dustin M. Roma
Project Engineer

DMR/JRS/dmr/df

cc: Stephen Bolton, Habitat for Humanity of Greater Portland
Tom Pearson, Portland West
Stephen R. Bushey, PE, DeLuca-Hoffman Associates, Inc.

From: Marge Schmuckal
To: Kandi Talbot
Date: 02/15/2006 1:21:55 PM
Subject: Demerest Subdivision

Kandi,

I have reviewed this site plan for the R-3 zoning requirements. Lot #4 needs to show 2 parking spaces beyond the required front yard setback of 25'. All other zoning issues are being met at this time. Are these regular ranches or raised ranches? Setbacks are different for each.

Marge



PORTLAND MAINE

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EXHIBIT 2C9

**Planning & Development
Department**
Lee D. Urban, Director

**Housing & Neighborhood Services
Division**
Aaron Shapiro, Director

April 27, 2005

Tom Pearson
Director of Programs
Portland West
181 Brackett Street
Portland, ME 04102

RE: 2005 Youthbuild Grant Application

Dear Tom:

This letter is to confirm that the purchase and sale agreement dated December 2, 2003 for purchase of tax acquired property on Demerest Street, Portland, Maine, is still valid and in effect. Portland West has full access to the property identified in the agreement.

Sincerely,

Aaron Shapiro
Director

Division of Housing and Neighborhood Services

PURCHASE AND SALE AGREEMENT

THIS AGREEMENT for the purchase and sale of real estate made this 3rd day of December, 2003 by and between the **CITY OF PORTLAND**, a body politic and corporate located in Cumberland County, Maine (hereinafter referred to as "**CITY**"), and **HABITAT FOR HUMANITY/GREATER PORTLAND, INC.**, a non-profit agency with a place of business located in Cumberland County, Maine and **PORTLAND WEST**, a Maine nonprofit corporation, with a place of business located in Cumberland County, Maine (hereinafter referred to as "**BUYER**").

WITNESSETH:

WHEREAS, **CITY** is the owner of certain land located on Demerest Street, Portland, Maine, which property is also known as chart block and lots 410-A 19, 20, 21, 22, and 410-F 1, 2, 3, 4, 5, 6 (hereinafter "**PROPERTY**"); and

WHEREAS, **BUYER** desires to acquire said **PROPERTY**;

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the parties, intending to be legally bound, hereby agree as follows:

1. **SALE.**

CITY agrees to sell the property shown on Exhibit A (hereinafter "**PROPERTY**"), attached hereto and incorporated herein, to **BUYER**, and **BUYER** agrees to buy said **PROPERTY** in accordance with the provisions hereof.

2. **CONSIDERATION.**

The consideration for the **PROPERTY** shall be Twelve Thousand Five Hundred Dollars (\$12,500.00).

3. **TITLE.**

Title to the **PROPERTY** shall be conveyed by Quitclaim Deed acceptable to **BUYER** and shall be free of **CITY** liens, and otherwise conveying the **PROPERTY** in fee simple with title acceptable to the **BUYER**. In the event that title is not acceptable to **BUYER** and can not be cured within sixty days at **BUYER**'s expense, **BUYER** at it's option

may withdraw from and terminate this Contract at its sole option, or proceed to closing with such defect(s), and upon such termination neither party shall have any further obligation hereunder. Nothing in this Contract shall be deemed to obligate the **CITY** to clear the title of any such encumbrances or matters identified, other than **CITY** liens. The deed may at **BUYER's** request convey certain of the lots comprising the **PROPERTY** to either or both of the parties comprising **BUYER**.

4. POSSESSION.

Full possession of the **PROPERTY** will be given at the transfer of title. The following items shall be pro-rated as of the transfer of title:

- Any real estate taxes for the fiscal year 2004 on **PROPERTY**.

5. RISK OF LOSS.

The risk of loss or damage to the **PROPERTY** by fire or otherwise, until transfer of title hereunder, is assumed by the **CITY**. The above described **PROPERTY** is to be delivered in substantially the same condition as of the date of this Agreement unless otherwise stated.

6. CLOSING.

The closing shall be held at City Hall, at a time agreeable to the parties within thirty (30) days of the receipt in final unappealable form of all necessary zoning and planning approvals. Time is of the essence in the performance of this Agreement; provided, **BUYER** may extend the closing date by a reasonable amount of time in order to accommodate its fundraising and grant efforts related to the development of the **PROPERTY**, such extension not to exceed 120 additional days. If such approvals are not received by **BUYER**, **BUYER** may thereafter, at **BUYER's** option, withdraw from and terminate this Contract at its sole option, or proceed to closing with such defect(s), and upon such termination neither party shall have any further obligation hereunder.

7. CONDITIONS TO TRANSFER.

~~The following conditions shall survive the closing on the transfer of the **PROPERTY**:~~

- a. Subdivision and site plan review shall be required;
- b. **BUYER** shall conduct a drainage study and shall formulate a drainage plan as part of the site plan review process;
- c. A wooded buffer of at least one hundred (100) feet for lots 1 through and including 6 as shown on Demerest Street on City of Portland Tax Assessor's Plan Number 410, shall be maintained and made a covenant in the deed from **CITY** which covenant shall run with the land;

d. Design of homes built and/or placed on **PROPERTY** shall be compatible with the neighborhood and consistent with the principles of design established by the Planning and Development Department and reviewed by the Housing Committee;

8. **BINDING EFFECT.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, administrators, successors and assigns.

9. **ENTIRE AGREEMENT.**

This Agreement represents the entire and complete Agreement and understanding between the parties and supersedes any prior Agreement or understanding, written or oral, between the parties with respect to the acquisition or exchange of the **PROPERTY** hereunder.

10. **HEADINGS AND CAPTIONS.**

The headings and captions appearing herein are for the convenience of reference only and shall not in any way affect the substantive provisions hereof.

11. **GOVERNING LAW.**

This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Maine.

12. **NOTICE.**

Any notice required or permitted under this Agreement shall be deemed sufficient if mailed with first class postage affixed or delivered in person to:

FOR THE CITY: City of Portland
ATTN: CITY MANAGER
389 Congress Street
Portland, ME 04101

FOR THE BUYER: Habitat for Humanity/Greater Portland, Inc.
565 Congress Street
Portland, ME 04101, and

Portland West
181 Brackett Street
Portland, Maine 04102

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year first above written.

CITY OF PORTLAND

Sonia Bean
WITNESS

By: Joseph E. Gray, Jr.
Joseph E. Gray, Jr.
Its City Manager

HABITAT FOR HUMANITY /
GREATER PORTLAND, INC.

Richard E. Hodgson
WITNESS

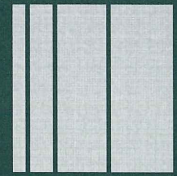
By: Stephen J. Bolton
Its: EXECUTIVE Director

PORTLAND WEST

[Signature]
WITNESS

By: [Signature]
Its: Executive Director

APPROVED AS TO FORM:
DME
CORPORATION COUNSEL'S OFFICE



January 17, 2006
03110

Kandi Talbot, City Planner
City of Portland
389 Congress Street
Portland, ME 04101

Demerest Street Extension and Four Lot Subdivision
Habitat for Humanities of Greater Portland

Dear Ms. Talbot:

I have reviewed the memorandum sent to you from Steve Bushey, PE of DeLuca-Hoffman Associates, Inc. dated July 13, 2005. We have made plan revisions and have addressed the comments as follows:

Final Subdivision Plan (Sheet 2 of 6)

1. The 20' grading easement over the Vance lot will be permanent and will benefit the City of Portland, as shown on the revised plans, for the purposes of side slope grading of the road, and for access and maintenance of the proposed road cross culvert. We have included evidence of the conveyance of the right-of-way property to the City of Portland.
2. The 10' strip in front of Lots 1 and 2 will be part of the right-of-way and will be conveyed to the City. The lot numbers have been added to the revised plans as requested.
3. Note 7 has been revised to indicate that the project will be serviced by public utilities.

Grading and Utility Plan (Sheet 3 of 6)

1. The underground electric/telephone/cable lines have been added to the plan, along with the locations of transformers and street lighting.
2. The 24" pipe at the stream crossing has been changed to specify a RCP material. We also revised the plans to specify a flared inlet and outlet on the RCP.

3. The SMH that will be bored and connected into is designed with an invert-in elevation that is 0.1' above the existing invert-out, so the channel in the manhole will need to be reconstructed, but the invert-out will remain unchanged.
4. Riprap has been added to the slopes at the stream crossing, as requested.
5. The catch basin detail was revised to specify granite curb inlets on Sheet 6 of 6.
6. The grading plan was revised to eliminate the need for drainage easements, which have been removed from the plan.
7. The driveway separation for Lots 3 and 4 was revised to exceed the minimum requirement of 20'.
8. Street light locations and details were added to the plans as requested.
9. The guardrail was relocated to the outside of the sidewalk, which will allow pedestrian passage.
10. Guardrail with reflectors was added to the end of Demerest Street as requested.
11. The invert elevations on SMH-2 were revised to match the profile as requested.
12. Street tree locations and details have been added to the plans for review by the City Arborist.
13. Foundation drain locations have been added to the plans for all units.
14. Letters have been sent to the Portland Public Works and Portland Water District to verify the capacity to serve the project. We are currently waiting for response.

Details (Sheets 5 of 6 and 6 of 6)

1. The catch basin detail was revised to comply with the City's Technical Standards as requested.
2. Underdrain was added to the cross-section detail of Demerest Street as required by the City's Technical Standards.
3. The catch basins have been revised to specify 3' sumps, and a Casco Trap detail has been added as requested.

Stormwater Management

A revised stormwater report has been provided that outlines the anticipated increased peak flow rates from development. The increase in peak flow-rates is modest and, since the runoff will simply follow the existing watercourse to the Fall Brook, the off-site impacts due to this increase should be minimal. Downstream property conditions should be observed and monitored before and after development to observe any possible impacts. We have reviewed this concept and design with Brad Roland, PE of the City of Portland Public Works Department, and he supported the design and waiver of the stormwater detention requirement. Also, based on Habitat for Humanity's previous donation of land to the City to address downstream improvements with Fall Brook, he felt that no compensation should be considered, or is necessary. Therefore, the grading plan and lot layout plan have been modified to reflect the elimination of the detention pond and a more conventional street alignment of building envelopes.

We trust that all comments have been addressed appropriately and to the City's satisfaction. If there are any further review comments on the proposed design, please feel free to contact me.

Sincerely,

SEBAGO TECHNICS, INC.

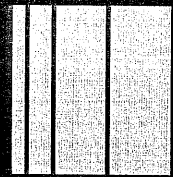


Dustin M. Roma, EIT
Project Engineer



DMR:dmr/jc
Enc.

cc: Stephen Bolton, Habitat for Humanity of Greater Portland
Tom Pearson, Portland West
Stephen R. Bushey, PE, DeLuca-Hoffman Associates, Inc.



January 17, 2006
03110

Kandi Talbot, City Planner
City of Portland
389 Congress Street
Portland, ME 04101

Demerest Street Extension and Four Lot Subdivision
Habitat for Humanities of Greater Portland

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houses far back

*Basins near Nottingham
Discharge
drainage -
difficult - somewhat*

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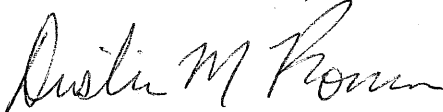
Stormwater Management

A revised stormwater report has been provided that outlines the anticipated increased peak flow rates from development. The increase in peak flow-rates is modest and, since the runoff will simply follow the existing watercourse to the Fall Brook, the off-site impacts due to this increase should be minimal. Downstream property conditions should be observed and monitored before and after development to observe any possible impacts. We have reviewed this concept and design with Brad Roland, PE of the City of Portland Public Works Department, and he supported the design and waiver of the stormwater detention requirement. Also, based on Habitat for Humanity's previous donation of land to the City to address downstream improvements with Fall Brook, he felt that no compensation should be considered, or is necessary. Therefore, the grading plan and lot layout plan have been modified to reflect the elimination of the detention pond and a more conventional street alignment of building envelopes.

We trust that all comments have been addressed appropriately and to the City's satisfaction. If there are any further review comments on the proposed design, please feel free to contact me.

Sincerely,

SEBAGO TECHNICS, INC.



Dustin M. Roma, EIT
Project Engineer



DMR:dmr/jc
Enc.

cc: Stephen Bolton, Habitat for Humanity of Greater Portland
Tom Pearson, Portland West
Stephen R. Bushey, PE, DeLuca-Hoffman Associates, Inc.

January 18, 2006
03110

Kandi Talbot, City Planner
City of Portland
389 Congress Street
Portland, ME 04101

Waiver Request for Sidewalk Requirement
Demerest Street Extension, Habitat for Humanities of Greater Portland

Dear Ms. Talbot:

I am writing to request that the Planning Board consider a waiver of the sidewalk requirement per the City of Portland Land Use Ordinance, Chapter 14, Section 506. The proposed project will include a sidewalk on the eastern side of the extension of Demerest Street, but we would like to request that the Board waive the requirements to provide sidewalk on the western side of Demerest Street, and to provide an esplanade between the street and sidewalk. We believe that the project qualifies for several of the scenarios outlined in Section 14.506 that describes the undue hardship that would result from the compliance of the sidewalk regulations. Please consider the following conditions that correspond with the waiver eligibility requirements of Section 14.506.

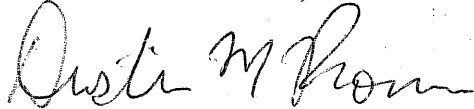
1. The proposed development project consists of four single-family homes. The expected pedestrian use should be minimal, and a single sidewalk should be able to accommodate this movement. Furthermore, the parcel to the rear of the road extension is a lot currently serviced by a private road (Pleasant Hill Road), which also only has sidewalks on one side.
2. The existing portion of Demerest Street currently utilizes sidewalk on the Eastern side of the street only, and was constructed without esplanade. The proposed extension of the sidewalk would mimic this construction, and allow for a smooth flow of pedestrian traffic. If sidewalk were to be constructed on the Western side of Demerest Street, it would encourage pedestrian movement to a location where there is currently not a sidewalk. Pedestrians would then need to cross Demerest Street to access the existing sidewalk at the intersection of Demerest Street and Nottingham Avenue, which would be a higher risk than if people were to cross Demerest Street in front of their own homes.
3. A safe alternative for pedestrian traffic is proposed, as noted in Section 2 above.
4. We are not aware of any CIP funding for this project at this time.

5. We are not aware of any reconstruction projects associated with Demerest Street over the past 24 months.
6. A 10-foot wide parcel of land was also transferred to the City to increase the ROW width to fifty feet to accommodate the construction of sidewalk on the eastern side of the street. If a sidewalk were to be required on the western side of Demerest Street, it would require that a portion of the sidewalk and associated site grading be located outside of the existing ROW, and more land would have to be given to the City to accommodate for this. This would result in an unnecessary loss for the landowners, and would not improve the public need for a two sidewalk pedestrian access to and from the project.

Please consider our waiver request, and feel free to contact me with any questions you may have.

Sincerely,

SEBAGO TECHNICS, INC.



Dustin M. Roma
Project Engineer

DMR/JRS/dmr/df

cc: Stephen Bolton, Habitat for Humanity of Greater Portland
Tom Pearson, Portland West
Stephen R. Bushey, PE, DeLuca-Hoffman Associates, Inc.

18 January 2006

Dustin M. Roma, Project Engineer
Sebago Technics Inc.,
P.O. Box 1339
Westbrook, Maine 04098.

**RE: The Capacity to Handle an Anticipated Wastewater Flow,
From the Proposed Four Lot Subdivision at Demerest St. Extension, Portland, Maine.**

Dear Mr. Roma:

The existing eight inch PVC sanitary sewer pipe, located in Demerest Street has adequate capacity to **transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to **treat** the anticipated wastewater flows of **1,440 GPD**, from your proposed four ranch style homes.

Anticipated Wastewater Flows from the Proposed Four Lot Subdivision:

4 Proposed Four Bedroom Homes @ 360 GPD / Home	= 1,440 GPD
Total Proposed Increase in Wastewater Flows for this Project	= 1,440 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 storm water mitigation, in order to offset any increase in sanitary flows, from all projects.

If The City can be of further assistance, please call 874-8846.

Sincerely,
CITY OF PORTLAND

Charles M. Moore
Engineering Technician

CMM

cc: Kandice Talbot, Planner, Department of Planning, and Urban Development, City of Portland
Eric Labelle, P.E., City Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
Jane Ward, Administrative Assistant, City of Portland
Desk file

STORMWATER RUNOFF EVALUATION

Demerest Street Extension Portland, Maine

General

This stormwater runoff evaluation has been prepared by Sebago Technics, Inc. (STI), on behalf of Habitat for Humanity, to evaluate the effects of the proposed subdivision on stormwater runoff as proposed and evaluated herein.

The subject site is located in the R-3 zoning district in the City of Portland. The proposed development consists of a combination of four (4) single-family dwellings and a 275-foot paved extension of Demerest Street. The development will be serviced by public utilities to include underground cable, electric and telephone, and water and sewer. The proposed development consists of approximately 12,250 square feet of new impervious surface area, which includes all gravel surface areas within the development. As such, this development does not require that a Stormwater Permit Application be submitted to the Maine Department of Environmental Protection (MDEP).

Site Characteristics

The subject site currently exists as a forested and undeveloped 1.57-acre parcel. Of this, nearly 10 percent is forested wetland. The topography of the site consists of moderate to steep slopes, which range from 10 to 25 percent. The site falls within the watershed of Fall Brook, but will not require any MDEP permits for water quality due to its limited size.

Soils

Soil classifications within the project area were referenced from the Cumberland County Medium Intensity Soil Survey. The site is comprised of two primary soil types, identified as Hollis fine sandy loam and Scantic silt loam. The Hollis soils are classified as Hydraulic Soil Group C/D, while Scantic soils are classified as Hydraulic Soil Group D. For purposes of this evaluation, all soils were modeled as Hydraulic Soil Group D.

Methodology

The stormwater runoff analysis was conducted utilizing the computerized HydroCAD (version 6.0) stormwater modeling software and also the methodology outlined in the USDA Soil Conservation Service's "Urban Hydrology for Small Watersheds, Technical Release No. 55."

A Type III, 24-hour rainfall distribution was applied to the hydrologic model with recurring frequencies of 2, 10 and 25-years. The rainfall depths associated with these storm events for southeast Cumberland County are as follows:

Storm Event	Rainfall Depth
2-year	3.0"
10-year	4.7"
25-year	5.5"

Existing Conditions

Based upon existing topographical information of the subject site and adjacent properties, two (2) subcatchments were identified and evaluated in the pre-development scenario. One common study point (SP1) was selected for evaluation of pre versus post-development runoff. SP1 is the point at the westernmost extreme of the property, adjacent to Nottingham Avenue.

The pre-development Subcatchment 1 contains approximately 3.8 acres of land. This drainage area captures stormwater runoff from eastern and northern regions of the site. Stormwater runoff from this area flows in a northwesterly direction across the site, initially taking the form of sheet flow, but becoming shallow and concentrated prior to its entering the wetland.

Subcatchment 2 contains approximately 1.75 acres of land. This drainage area captures runoff from the southern and western extremes of the site and flows northwesterly to the aforementioned wetland, where it combines with runoff from Subcatchment 1.

The combined flows, wetland flow, and adjoining drainage outfall appear to concentrate to meet the MDEP definition of a stream. This minor tributary travels nearly down the center of the Nottingham Street paper right-of-way. The eventual discharge combines into Fall Brook near Ivaloo Street and Washington Avenue.

Stormwater Management

The post-development watersheds (1-4) contain approximately 5.6 acres of land, as in the pre-development condition. Subcatchment 1 is comprised of approximately 3.1 acres of land. It consists of nearly all areas on site that are located east of the proposed roadway. Improvements within this subcatchment consist primarily of two residential dwellings and associated driveways. Stormwater runoff will follow a nearly identical flow path as it does in the pre-development scenario. Upon reaching the stream at the northern extent of the property, runoff will be conveyed under the proposed roadway via a new 24-inch culvert. From here, it will travel southwest until reaching the study point (SP1).

Subcatchment 2 contains approximately 0.9 acre of land. It consists of off-site areas to the south and east of the project site. It also contains land between the western sideline of the proposed roadway and the dwellings proposed on Lots 3 and 4 of the subdivision. Stormwater runoff from this subcatchment will be conveyed to a proposed culvert located under the driveways of Lots 3 and 4, and discharged to the stream at the northern extent of the project site.

Subcatchment 3 contains less than 0.2 acre of land. It primarily drains the proposed roadway from Station 1+00 to the end, and also picks up a small off-site contribution from land southeast of Demerest Street. Stormwater traveling along the gutters of Demerest Street will enter the catch basins located opposite Station 0+90. This network will convey stormwater to the stream located at the northern extent of the project site.

The last remaining drainage area of the site is identified as Subcatchment 4. It contains approximately 1.4 acres of land along the western boundary of the subdivision, and from areas south and east of the project site. Stormwater runoff from this region follows a similar flow path to that of stormwater from Subcatchment 2 of the pre-development condition. Flowing generally north and west across the watershed, runoff from this region will combine with that from the other three (3) subcatchments at SP1.

The following table summarizes the results of the hydrological simulations, as proposed and evaluated herein.

Table 2 Stormwater Runoff Summary Table Pre-Development vs. Post-Development										
Study Point	Total Subcatchment (acres)		Average Weighted Curve No.		Peak Rates of Runoff (cfs)					
	Pre	Post	Pre	Post	2-Year		10-Year		25-Year	
					Pre	Post	Pre	Post	Pre	Post
1	5.57	5.57	77	79.1	4.50	5.01	10.52	10.91	13.52	13.85

Summary

The proposed Demerest Street Extension project will entail the construction of four (4) single-family dwellings, underground utilities, and drainage infrastructure. Municipal water and sewer will serve all homes within the development.

As seen from the above table, the proposed on-site stormwater management measures will result in an expected increase in peak rates of runoff in the developed condition. However, the increase in peak runoff rates is modest, and the impacts on off-site drainage features should be minimal. This overall rate increase of 10% in the 2-year storm to as little as 3% increase in the 25-year storm event is insignificant, without formal detention pond design, and per discussion with the City Engineer was determined to be non-impacting to Fall Brook's capacity.

CITY OF PORTLAND, MAINE
PLANNING BOARD

Kevin Beal, Chair
Michael Patterson, Vice Chair
John Anton
Lee Lowry III
Shalom Odokara
David Silk
Janice E. Tevastian

March 14, 2006

Stephen Bolton
Habitat for Humanity
565 Congress Street
Portland, ME 04101

Tom Pearson
Portland West
181 Brackett Street
Portland, ME 04102

RE: Demerest Street 4-lot Subdivision

CBL: 410-A19-22; 410-F2-6

Dear Mr. Bolton:

On February 28, 2006, the Portland Planning Board voted to approve the 4-lot subdivision for the above referenced application. The subdivision approval was granted for the project with the following waivers of the technical standards:

i. The Portland Planning Board voted unanimously 5-0 (Anton and Beal absent) to waive the sidewalk on the westerly side of proposed Demerest Street.

ii. The Portland Planning Board voted unanimously 5-0 (Anton and Beal absent) waive the drainage pre-development/post-development standards, subject to extension of defect guarantee for an additional year, the purpose of which will be to monitor drainage conditions and improve if necessary, the drainage infrastructure.

iii. The Portland Planning Board voted unanimously 5-0 (Anton and Beal absent) to waive the four (4) foot esplanade.

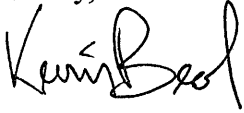
The Portland Planning Board voted unanimously 5-0 (Anton and Beal absent) to approve the subdivision subject to the following four (4) conditions of approval.

i. That the applicant demonstrate having obtained the necessary deeds to provide a 50-foot right of way for Demerest Street prior to release of recording plat.

ii. That the City retain the defect guarantee for an additional year, the purpose of which will be to monitor drainage conditions and improve if necessary, the drainage infrastructure

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,



Kevin Beal, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Donna Katsiaficas, Associate Corporation Counsel
Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

James Seymour, P.E., Sebago Technics

Memorandum
Department of Planning and Development
Planning Division



To: Chair Lowry and Members of the Portland Planning Board

From: Kandice Talbot, Planner

Date: Prepared on September 23, 2005 for
September 27, 2005 Workshop

Re: Demerest Street Extension, 4-lot Single-Family Subdivision
Habitat for Humanity of Greater Portland, Applicant

Portland West

Introduction

Habitat for Humanity of Greater Portland is proposing a 4-lot subdivision at the existing terminus of Demerest Street. Two parcels are proposed on the easterly side and two are proposed on the westerly side of Demerest Street. The total size of the subdivision consists of approximately 1.6 acres and the property is located in the R-3 zone.

The plan will be reviewed for compliance with the subdivision ordinance of the land use code.

Right, Title and Interest

Habitat for Humanity of Greater Portland has submitted a purchase and sales agreement, which is included as Attachment 2K.

Access

Demerest Street is located off of Nottingham Avenue, which is off from Ray Street. The project is proposed near the existing Apple Ledge Condominiums. A vicinity map is included as Attachment 1.

The applicant is proposing a 50 ft. right-of-way for Demerest Street and a 28 ft. wide public road will be constructed. The applicant is proposing to install granite curb on both sides of the street and sidewalk on the easterly side of the proposed street, but not on the westerly side. A waiver of sidewalk will have to be requested, along with how the project would meet the criteria for waiving the sidewalk requirement. Street standards require that there is a minimum of 4 ft. esplanade on a minor residential street. The applicant is not proposing an esplanade because the existing road does not have an

esplanade. A snowplow turnaround is proposed to be constructed at the dead end of the paved street.

The applicant is proposing to widen the current right-of-way of Demerest Street from 40 feet to 50 feet from the Apple Ledge Condominiums to the end of this subdivision. The applicant will also be repaving a sag in the sanitary sewer, which exists from construction when Apple Ledge was developed and the sewer installed. Demerest Street is not City-accepted within this area. Based on discussions with the City Engineer, if the repair to the sewer occurs and widen the right-of-way where possible, this portion of Demerest Street could become eligible for acceptance by the City.

Stormwater Management

The site currently exists as a forested and undeveloped 1.57-acre parcel. Of this, nearly 10 percent is forested wetland.

The applicant is proposing a detention pond in the front of Lot 4. The lots will sheet flow to inlets and drain through pipes to the detention pond.

The applicant is also proposing an alternative stormwater design where the detention pond would be eliminated and grade the area encompassing the pond on Lot 4 accordingly. In lieu of detention, the applicant is proposing a contribution fee of \$2,000 per lot for off-site improvements for the Fall Brook drainage improvement project. They feel that this would better serve the City by reducing the future maintenance of the pond, limit soil disturbance and protect the larger watershed resources of Fall Brook. Public Works is currently reviewing this alternative stormwater plan.

The Development Review Coordinator has reviewed the plans and his memo is included as Attachment 3. Most of the comments raised by the DRC consist of detail issues and shall be addressed prior to a public hearing.

Utilities

The applicant is proposing public sewer and water. Capacity letters from the Sewer Division and Portland Water District will be required prior to public hearing. Also, the underground power, telephone and cable utility locations should be shown on the plan.

Landscaping

Subdivisions require two (2) trees per lot and are recommended to be located in the esplanade. The plans show two (2) trees per lot.

Fire

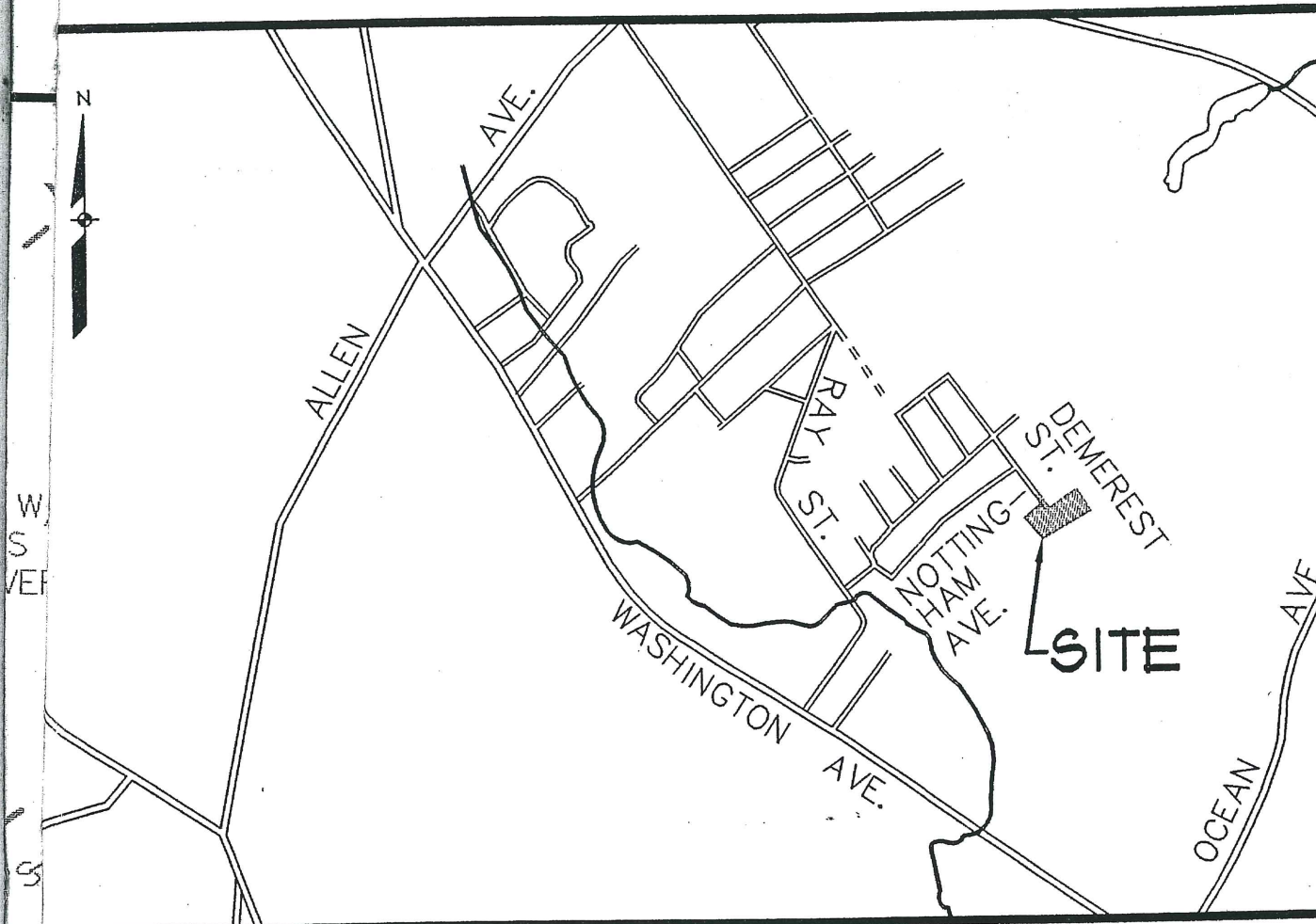
The applicant is proposing to install a fire hydrant where the proposed street will meet the existing street. The Fire Department is currently reviewing the hydrant location.

Items to be Addressed Prior to Public Hearing

1. DRC's Memo
2. Sidewalk Waiver
3. Stormwater Management (detention pond vs. contribution to Fall Brook Improvement Plan)
4. Fire Hydrant Location

Attachments:

1. Vicinity Map
2. Applicant's Submittal
3. DRC's Memo dated July 13, 2005
4. Plans



LOCATION MAP

N.T.S.

GENERAL NOTES:

THE RECORD OWNERS OF THE PARCELS ARE LISTED BELOW AS THEY APPEAR ON CITY OF PORTLAND TAX MAP 410:

- BLOCK A LOTS: 19-22: CARL SHAW ENTERPRISES, INC: CCRD BOOK 7242, PAGE 247
- BLOCK F LOT 1: CITY OF PORTLAND
- BLOCK F LOT 2: ORLANDO CIRIACO HEIRS: CCRD BOOK 2169, PAGE 408
- BLOCK F LOT 3: MARY ELIZABETH WORK: CCRD BOOK 4301, PAGE 231
- BLOCK F LOTS 4&5: CARL SHAW ENTERPRISES, INC: CCRD BOOK 7242, PAGE 251
- BLOCK F LOT 6: CARL SHAW ENTERPRISES, INC: CCRD BOOK 7242, PAGE 247

THE PROPERTY IS SHOWN AS LOTS A-19 THRU A-22 AND LOTS F-2 THRU F-6 ON THE TOWN OF PORTLAND TAX MAP 410 AND IS LOCATED IN THE R3 ZONE.

SPACE AND BULK CRITERIA:



Att. 2

**City of Portland
Preliminary Subdivision Application
Demerest Street Extension**

for

Habitat for Humanity of Greater Portland
365 Congress Street
Portland, ME 04104

June 7, 2005





2A

City of Portland Site Plan Application

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

Address of Proposed Development: Demerest Street		Zone: R-3
Total Square Footage of Proposed Structure: 4,480 square feet (4 dwellings)		Square Footage of Lot: 68,560 square feet
Tax Assessor's Chart, Block & Lot:		Property owner's mailing address:
Chart# 410 410	Block# A F	Lot# 19-22 2-6
		Telephone #: (207) 772-2151
Property owner's mailing address: Habitat for Humanity of Greater Portland 565 Congress Street Portland, ME 04104		
Consultant/Agent, mailing address, phone # & contact person: James R. Seymour, P.E. Sebago Technics, Inc. P.O. Box 1339 Westbrook, ME 04098 (207) 856-0277		Applicant's name, mailing address, telephone #/Fax#/Pager#: (same as above)
		Project name: Demerest Street Extension
<p>Proposed Development (check all that apply)</p> <p><input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing</p> <p><input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot</p> <p><input checked="" type="checkbox"/> Subdivision (\$500.00) + amount of lots <u>4</u> (\$25.00 per lot) \$ <u>600.00</u></p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input type="checkbox"/> Other _____</p> <p>Major Development (more than 10,000 sq. ft.)</p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p>Minor Site Plan Review</p> <p><input type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p>Plan Amendments</p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p>		
- Please see next page -		

2B

Who billing will be sent to: (Company, Contact Person, Address, Phone #)
STEVE BOLTON - HABITAT FOR HUMANITY OF GREATER PORTLAND
565 CONGRESS ST.
PORTLAND, ME 04104 772-2151

- Submittals shall include (9) separate folded packets of the following:
- a. copy of application
 - b. cover letter stating the nature of the project
 - c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process; copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: ci.portland.me.us chapter 14

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

Signature of applicant:	Date:
-------------------------	-------

This application is for site review **ONLY**, a building Permit application and associated fees will be required prior to construction.

Development in Portland

The City of Portland has instituted the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances: application fee; engineering fee; and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

The **Application Fee** covers general planning and administrative processing costs, and is paid at the time of application.

The Planning Division is required to send notices to neighbors upon receipt of an application and prior to public meetings. The applicant will be billed for mailing and advertisement costs. Applicants for development will be charged an **Engineering Review Fee**. This fee is charged by the Planning Division for review of on-site improvements of a civil engineering nature, such as storm water management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and utility connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before a building permit can be issued. Monthly invoices are sent out by the Planning Division on a monthly basis to cover engineering costs.

A **Performance Guarantee** will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and drainage improvements. The Planning Division will provide a cost estimate form for figuring the amount of the performance guarantee, as well as sample form letters to be filled out by a financial institution.

An **Inspection Fee** must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan. The inspection fee is 2.0% of the performance guarantee amount, or as assessed by the planning or public works engineer. The minimum inspection fee is \$300 for development, unless no site improvements are proposed. Public Works inspects work within the City right-of-way and Planning inspects work within the site including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.)

Upon completion of a development project, the performance guarantee is released, and a **Defect Guarantee** in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year.

Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices. All fees shall be paid prior to the issuance of any building permit.

For more information on the fees or review process, please call the Planning Division at 874-8719 or 874-8721.



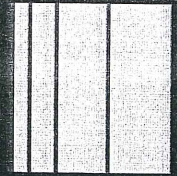
2c

City Of Portland Site Plan Checklist

Project Name, Address of Project

Application Number

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
X	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
X	(2)	Name and address of applicant and name of proposed development	a
X	(3)	Scale and north points	b
X	(4)	Boundaries of the site	c
X	(5)	Total land area of site	d
X	(6)	Topography - existing and proposed (2 feet intervals or less)	e
X	(7)	Plans based on the boundary survey including:	2
X	(8)	Existing soil conditions	a
X	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
X	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
X	(11)	Approx location of buildings or other structures on parcels abutting the site	d
N/A	(12)	Location of on-site waste receptacles	e
X	(13)	Public utilities	e
X	(14)	Water and sewer mains	e
X	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
X	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
X	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	
N/A	(18)	Parking areas	g
N/A	(19)	Loading facilities	g
X	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
X	(21)	Curb and sidewalks	g
	(22)	Landscape plan showing:	h
	(23)	Location of existing proposed vegetation	h
	(24)	Type of vegetation	h
	(25)	Quantity of plantings	h
	(26)	Size of proposed landscaping	h
	(27)	Existing areas to be preserved	h
	(28)	Preservation measures to be employed	h
	(29)	Details of planting and preservation specifications	h
N/A	(30)	Location and dimensions of all fencing and screening	i
	(31)	Location and intensity of outdoor lighting system	j
X	(32)	Location of fire hydrants, existing and proposed	k
	(33)	Written statement	c
X	(34)	Description of proposed uses to be located on site	l
X	(35)	Quantity and type of residential, if any	l
X	(36)	Total land area of the site	b2
X	(37)	Total floor area and ground coverage of each proposed building and structure	b2
X	(38)	General summary of existing and proposed easements or other burdens	c3
X	(39)	Method of handling solid waste disposal	4
	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
X	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
X	(42)	An estimate of the time period required for completion of the development	



ZE

June 1, 2005
03110

Ms. Sarah Greene Hopkins
Development Review Services Manager
City of Portland
389 Congress Street
Portland, ME 04101

Preliminary Subdivision: Demerest Street Extension, Portland, Maine

Dear Sarah:

On behalf of Habitat for Humanity of Greater Portland, we are pleased to submit this preliminary application package for a four-lot subdivision at the existing terminus of Demerest Street. The project site encompasses the following parcels on the City of Portland Tax Map 410: Block A, Lots 19-22 and Block F, Lots 2-6. The parcels have a combined total land area of approximately 1.6 acres and are located in the R-3 zoning district.

In addition to the application and design drawings, please find attached a check in the amount of \$600.00 covering the application fee, preliminary building plans for the dwellings, and a stormwater narrative, complete with the HydroCAD computerized modeling report.

Within our package, we have an alternative stormwater design where we eliminate the detention pond and grade the lot encompassing the pond accordingly. In lieu of detention, we understand that the City may be better served with a compensation fee of \$2,000.00 per lot which could be utilized, in our case, for off-site contributions for the Fall Brook drainage improvement project. We feel both the City and the applicant are better served with the latter option, but leave the final decision with your staff. In addition, we will file a Permit-by-Rule application with the Maine DEP for the stream-culvert crossing once the layout and design are found acceptable by Public Works and staff.

Other off-site improvements proposed with this project include widening the current right-of-way of Demerest Street from 40 feet to 50 feet from the Apple Ledge Condominium project to the end of our project. Also, we will be repaving a sag in the sanitary sewer which exists from construction when Apple Ledge was developed and the sewer installed. The street is not City-accepted at this point. Based on discussions with the City Engineer, if we repair the sewer and widen the right-of-way where possible, we could make the street eligible for acceptance by the City.

Ms. Hopkins

-2-

June 1, 2005

2F

Should you have further questions or concerns, please feel free to contact me at your convenience. Due to the unique opportunity of Habitat for Humanity to have a volunteer sponsor offering construction this summer, we hope to take advantage of this and provide affordable housing in the late fall of 2005, and would appreciate (if possible) assistance to schedule necessary hearings as soon as possible. We look forward to presenting the project to the Planning Board at the next available regularly scheduled meeting.

Sincerely,

SEBAGO TECHNICS, INC.

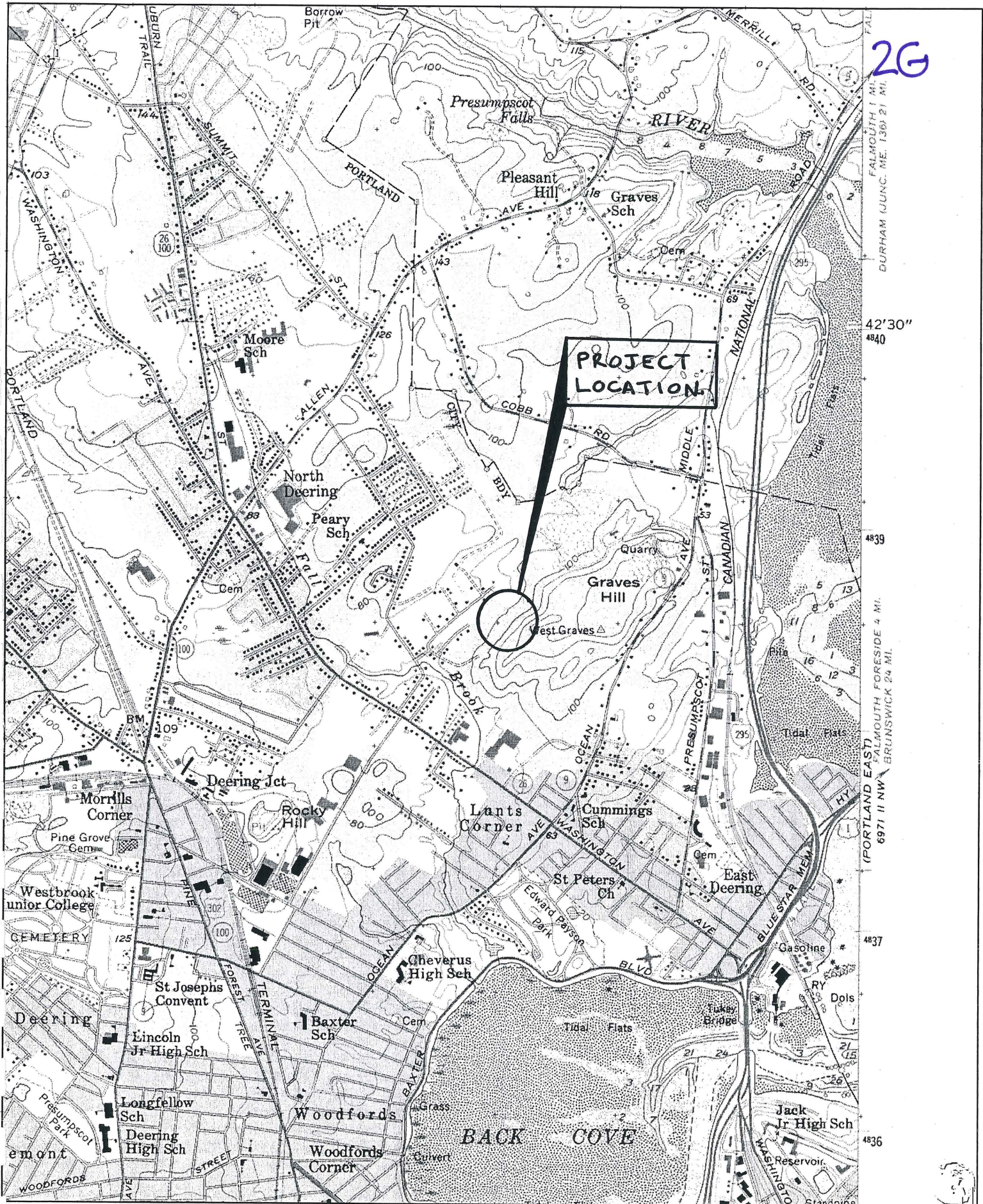


James R. Seymour
Project Engineer

JRS:jc

Enc.

cc: Steve Bolton, Habitat for Humanity of Greater Portland



Name: PORTLAND WEST
 Date: 8/10/104
 Scale: 1 inch equals 2000 feet

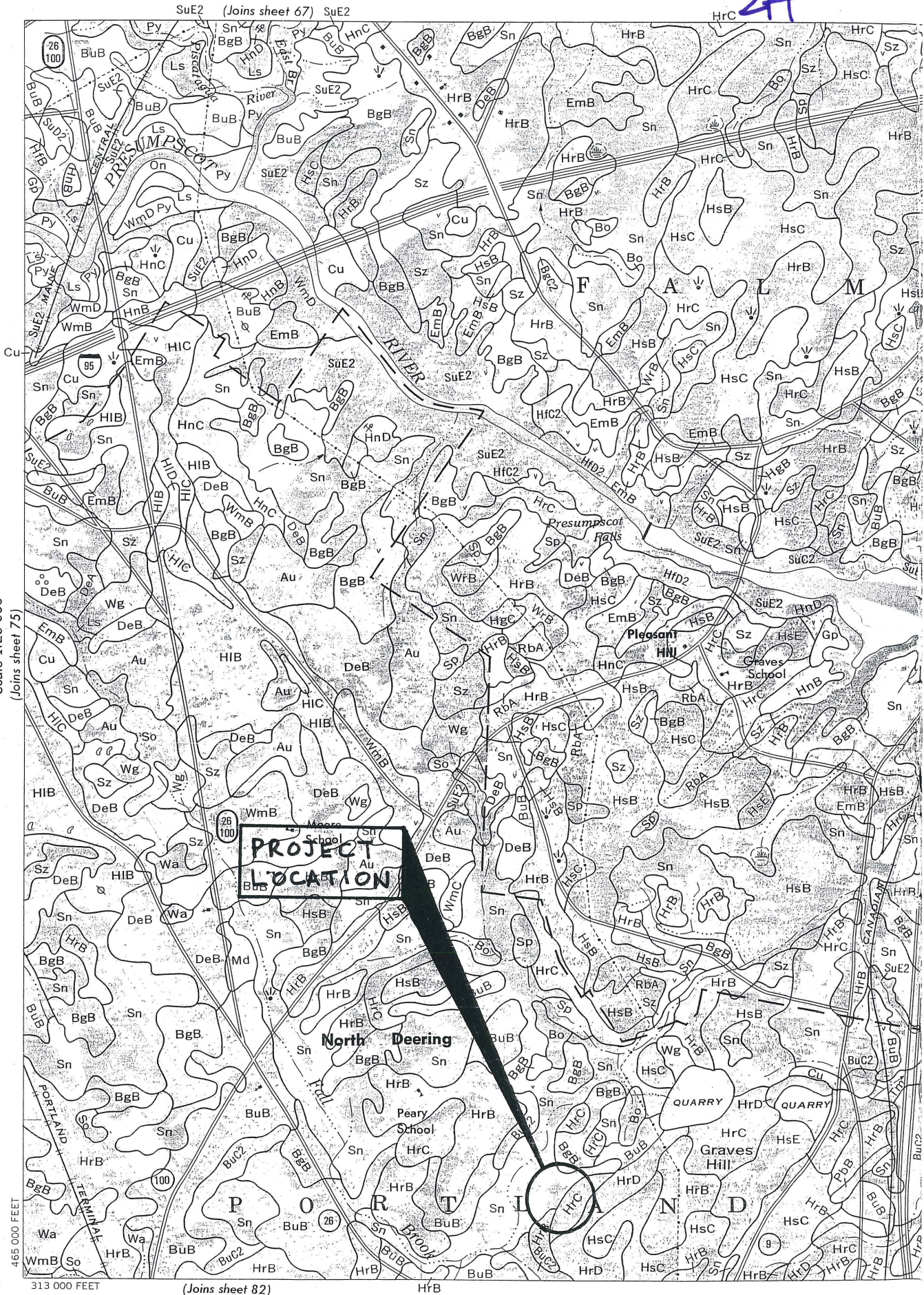
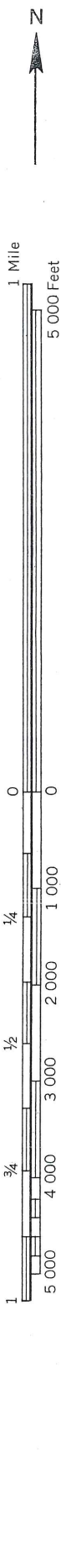
Location: 043° 41' 44.2" N 070° 16' 21.9" W
 Caption: HABITAT FOR HUMANITY OF GREATER PORTLAND
 Demerest Street Extension
 Portland, Maine

2I



AERIAL TAX MAP
NTS.

24



PROJECT LOCATION

North Deering

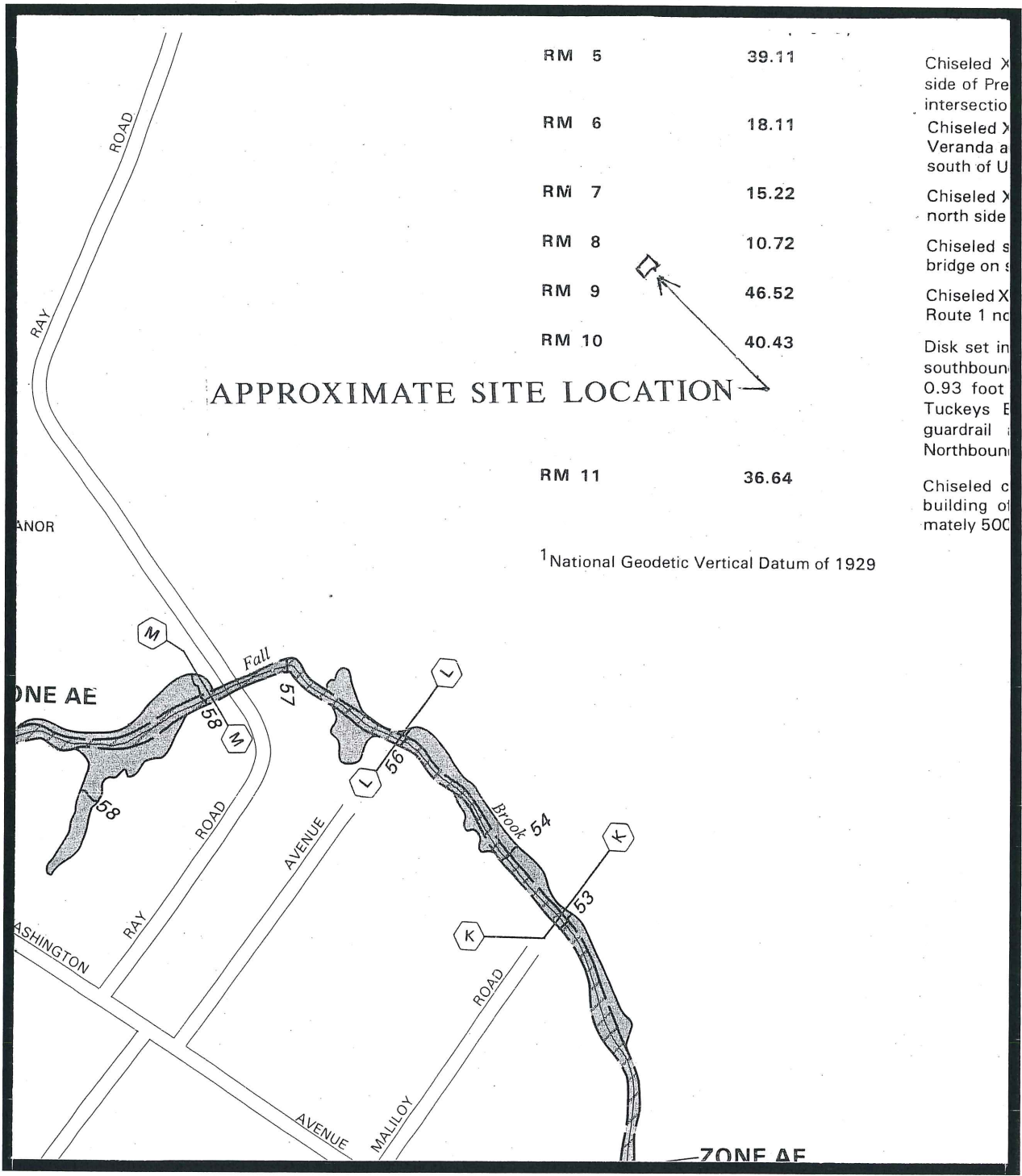
QUARRY

QUARRY

MEDIUM INTENSITY SOIL SURVEY

20

FIGURE 1



FLOOD INSURANCE RATE MAP
PORTLAND, MAINE
CUMBERLAND COUNTY
 COM. PANEL NUM. 230051 0007 C
 SCALE 1"=400'±

Sebago Technics

Engineering Expertise You Can Build On

One Chabot Street
 Westbrook, Me 04098-1339
 Tel (207) 856-0277



HABITAT GPI.P&S.DMK4
11.04.03

PURCHASE AND SALE AGREEMENT

2K

THIS AGREEMENT for the purchase and sale of real estate made this _____ day of _____, 2003 by and between the **CITY OF PORTLAND**, a body politic and corporate located in Cumberland County, Maine (hereinafter referred to as "**CITY**"), and **HABITAT FOR HUMANITY/GREATER PORTLAND, INC.**, a non-profit agency with a place of business located in Cumberland County, Maine and **PORTLAND WEST**, a Maine nonprofit corporation, with a place of business located in Cumberland County, Maine (hereinafter referred to as "**BUYER**").

WITNESSETH:

WHEREAS, CITY is the owner of certain land located on Demerest Street, Portland, Maine, which property is also known as chart block and lots 410-A 19, 20, 21, 22, and 410-F 1, 2, 3, 4, 5, 6 (hereinafter "**PROPERTY**"); and

WHEREAS, BUYER desires to acquire said **PROPERTY**;

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the parties, intending to be legally bound, hereby agree as follows:

1. **SALE.**

CITY agrees to sell the property shown on Exhibit A (hereinafter "**PROPERTY**"), attached hereto and incorporated herein, to **BUYER**, and **BUYER** agrees to buy said **PROPERTY** in accordance with the provisions hereof.

2. **CONSIDERATION.**

The consideration for the **PROPERTY** shall be Twelve Thousand Five Hundred Dollars (\$12,500.00).

3. **TITLE.**

Title to the **PROPERTY** shall be conveyed by Quitclaim Deed acceptable to **BUYER** and shall be free of **CITY** liens, and otherwise conveying the **PROPERTY** in fee simple with title acceptable to the **BUYER**. In the event that title is not acceptable to **BUYER** and can not be cured within sixty days at **BUYER**'s expense, **BUYER** at it's option

21

HABITAT GPI .P&S.DMK4
11.04.03

may withdraw from and terminate this Contract at its sole option, or proceed to closing with such defect(s), and upon such termination neither party shall have any further obligation hereunder. Nothing in this Contract shall be deemed to obligate the CITY to clear the title of any such encumbrances or matters identified, other than CITY liens. The deed may at BUYER'S request convey certain of the lots comprising the PROPERTY to either or both of the parties comprising BUYER.

4. POSSESSION.

possession of the PROPERTY will be given at the transfer of title. The following items shall be pro-rated as of the transfer of title:

- Any real estate taxes for the fiscal year 2004 on PROPERTY.

5. RISK OF LOSS.

Risk of loss or damage to the PROPERTY by fire or otherwise, until transfer of title hereunder, is assumed by the CITY. The above described PROPERTY is to be delivered in substantially the same condition as of the date of this Agreement unless otherwise stated.

6. CLOSING.

Closing shall be held at City Hall, at a time agreeable to the parties within thirty (30) days of receipt in final unappealable form of all necessary zoning and planning approvals. Time is of the essence in the performance of this Agreement; provided, BUYER may extend the closing date by a reasonable amount of time in order to accommodate its fundraising and grant efforts related to the development of the PROPERTY, such extension not to exceed 120 additional days. If such approvals are not received by BUYER, BUYER may thereafter, at BUYER'S option, withdraw from and terminate this Contract at its sole option, or proceed to closing with such defect(s), and upon such termination neither party shall have any further obligation hereunder.

7. CONDITIONS TO TRANSFER.

Following conditions shall survive the closing on the transfer of the PROPERTY:

- a. Subdivision and site plan review shall be required;
- b. BUYER shall conduct a drainage study and shall formulate a drainage plan as part of the site plan review process;
- c. A wooded buffer of at least one hundred (100) feet for lots 1 through and including 6 as shown on Demerest Street on City of Portland Tax Assessor's Plan number 410, shall be maintained and made a covenant in the deed from CITY. Such covenant shall run with the land;



2M

HABITAT GPI.P&S.DMK4

11.04.03

Design of homes built and/or placed on **PROPERTY** shall be compatible with the neighborhood and consistent with the principles of design established by the Planning and Development Department and reviewed by the Housing Committee;

8. BINDING EFFECT.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, administrators, successors and assigns.

9. ENTIRE AGREEMENT.

This Agreement represents the entire and complete Agreement and understanding between the parties and supersedes any prior Agreement or understanding, written or oral, between the parties with respect to the acquisition or exchange of the **PROPERTY** hereunder.

10. HEADINGS AND CAPTIONS.

The headings and captions appearing herein are for the convenience of reference only and shall not in any way affect the substantive provisions hereof.

11. GOVERNING LAW.

This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Maine.

12. NOTICE.

Notice required or permitted under this Agreement shall be deemed sufficient if mailed by first class postage affixed or delivered in person to:

FOR THE CITY:

City of Portland
ATTN: CITY MANAGER
389 Congress Street
Portland, ME 04101

FOR THE BUYER:

Habitat for Humanity Greater Portland, Inc.
565 Congress Street
Portland, ME 04101, and

Portland West
181 Brackett Street
Portland, Maine 04103

3

20

03110

STORMWATER RUNOFF EVALUATION

Demerest Street Extension Portland, Maine

General

This stormwater runoff evaluation has been prepared by Sebago Technics, Inc. (STI) on behalf of Habitat for Humanity to evaluate the effects of the proposed subdivision on stormwater runoff as proposed and evaluated herein.

The subject site is located in the R-3 zoning district in the City of Portland. The proposed development consists of a combination of four (4) single-family dwellings, a 275-foot paved extension of Demerest Street, and a detention pond. The development will be serviced by public utilities to include underground cable, electric and telephone, and water and sewer. The proposed development consists of approximately 13,300 square feet of new impervious surface area, which includes all gravel surface areas within the development. As such, this development does not require that a stormwater permit application be submitted to the Maine Department of Environmental Protection (MDEP). However, a permit-by-rule will be filed for the culvert crossing at the intermittent stream and for associated wetland filling necessary for the road and drainage improvements.

Site Characteristics

The subject site currently exists as a forested and undeveloped 1.57-acre parcel. Of this, nearly 10 percent is forested wetland. The topography of the site consists of moderate to steep slopes, which range from 10 to 25 percent.

Soils

Soil classifications within the project area were referenced from the Cumberland County Medium Intensity Soil Survey. The site is comprised of two primary soil types. Hollis fine sandy loam and Scantic silt loam. The Hollis soils are classified as Hydraulic Soil Group C/D, while Scantic soils are classified as Hydraulic Soil Group D. All soils were modeled as Hydraulic Soil Group D.

Methodology

The stormwater runoff analysis was conducted utilizing the computerized HydroCAD, version 6.0 stormwater modeling software and also the methodology outlined in the USDA Soil Conservation Service's "Urban Hydrology for Small Watersheds, Technical Release No. 55."

A Type III, 24-hour rainfall distribution was applied to the hydrologic model with recurring frequencies of 2, 10 and 25-years. The rainfall depths associated with these storm events for southeast Cumberland County are as follows:

Storm Event	Rainfall Depth
2-year	3.0
10-year	4.7
25-year	5.5

Existing Conditions

Based upon existing topographical information of the subject site and adjacent properties, two (2) subcatchments were identified and evaluated in the pre-development scenario. One common study point (SP1) was selected for evaluation of pre versus post-development runoff. SP1 is the point at the westernmost extreme of the property, adjacent to Nottingham Avenue.

The pre-development Subcatchment 1 contains approximately 3.8 acres of land. This drainage area captures stormwater runoff from eastern and northern regions of the site. Stormwater runoff from this area flows in a northwesterly direction across the site, initially taking the form of sheet flow, but becoming shallow and concentrated prior to its entering the wetland.

Subcatchment 2 contains approximately 1.75 acres of land. This drainage area captures runoff from the southern and western extremes of the site and flows northwesterly to the aforementioned wetland, where it combines with runoff from Subcatchment 1.

Stormwater Management

The post-development watersheds (1-4) contain approximately 5.6 acres of land, as in the pre-development condition. Subcatchment 1 is comprised of approximately 3.1 acres of land. It consists of nearly all areas on site that are located east of the proposed roadway. Improvements within this subcatchment consist primarily of two residential dwellings and associated driveways. Stormwater runoff will follow a nearly identical flow path as it does in the pre-development scenario, with the exception of two driveway culverts. Upon reaching the stream at the northern extent of the property, runoff will be conveyed under the proposed roadway, via a new 24-inch culvert. From here, it will travel southwest until reaching the study point (SP1).

Subcatchment 2 contains approximately 0.9 acre of land. It consists of off-site areas to the south and east of the project site. It also contains land between the western sideline of the proposed roadway and the dwellings proposed on Lots 3 and 4 of the subdivision. Stormwater runoff from this subcatchment will be conveyed to the detention pond by a proposed culvert located under the driveways of Lots 3 and 4. An outlet control structure will regulate the outflow from the pond, and discharge it to the stream at the northern extent of the project site.

2P

Subcatchment 3 contains less than 0.2 acre of land. It primarily drains the proposed roadway from Station 1+00 to the end, and also picks up a small off-site contribution from land southeast of Demerest Street. Stormwater traveling along the gutters of Demerest Street will enter the catch basins located opposite Station 0+90. This network will convey stormwater to the detention pond in order to attenuate the peak discharge from the site.

The last remaining drainage area of the site is identified as Subcatchment 4. It contains approximately 1.4 acres of land along the western boundary of the subdivision and from areas south and east of the project site. Stormwater runoff from this region follows a similar flow path to that of stormwater from Subcatchment 2 of the pre-development condition. Flowing generally north and west across the watershed, runoff from this region will combine with that from the other three (3) subcatchments at SP1.

The following table summarizes the results of the hydrological simulations, as proposed and evaluated herein.

<p align="center">Table 2 Stormwater Runoff Summary Table Pre-Development vs. Post-Development</p>										
Study Point	Total Subcatchment (acres)		Average Weighted Curve No.		Peak Rates of Runoff (cfs)					
	Pre	Post	Pre	Post	2-Year		10-Year		25-Year	
					Pre	Post	Pre	Post	Pre	Post
1	5.57	5.57	77	79	4.50	4.24	10.52	9.75	13.52	12.44

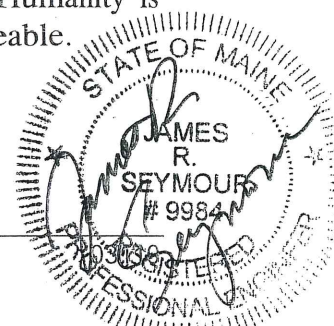
Summary

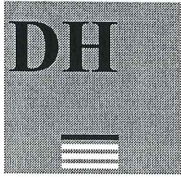
The proposed Demerest Street Extension project will entail the construction of four (4) single-family dwellings, underground utilities, drainage infrastructure, and a detention pond. All homes within the development will be served by municipal water and sewer.

As seen from the above table, proposed on-site stormwater management measures will reduce the peak rate of runoff to levels below those of the pre-developed condition for all design storm events. Therefore, with the incorporation of these designed measures, no impacts on off-site drainage are anticipated due to the development of this project.

However, we are aware that the City may be willing to consider waiving the stormwater detention facilities to reduce the future maintenance, limit soil disturbance, and protect the larger watershed resources of Fall Brook for a fee of \$2,000/lot. Habitat for Humanity is willing to discuss this option in lieu of the detention pond design if the City is agreeable.

JRS:bgy/jc
 June 7, 2005





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

Att. 3

MEMORANDUM

DATE: July 13, 2005

TO: Kandi Talbot, Portland Planning Authority

FROM: Stephen R. Bushey, P.E.

SUBJECT: Habitat for Humanity, Demerest Street Extension

Kandi,

I have reviewed the preliminary submission materials prepared by Sebago Technics on behalf of Habitat for Humanity, dated June 7, 2005. The project consists of a four-lot subdivision of the end of Demerest Street. We offer the following comments for consideration:

Preliminary Subdivision Plan

1. It appears that the applicant is proposing a 10' wide conveyance from Vance to the City to allow for a 50' wide ROW. Evidence of this transaction should be provided. In addition the applicant should clarify to whom the 20' wide easement will run to and is this a permanent or temporary easement?
2. It is unclear if the 10' wide strip in front of lots 1 and 2 is intended to be part of the ROW. The lots #'s should be identified on the Subdivision Plan
3. Note 7 suggest that onsite water and sewer serve the project although the utility plan indicates public services. This should be clarified.

Grading and Utility Plan

1. The underground power/telephone/cable utility locations should be shown on the plan.
2. We suggest that RCP pipe and flared inlet/outlet be used for the intermittent stream crossing.
3. The Public Works Dept. should review the need to reconstruct the sewer invert in the manhole to be connected to.
4. We recommend that riprap be placed to stabilize the upstream street slope at the stream crossing since it appears to be quite steep (1.5:1).
5. The catch basins on the street will require granite curb inlets per the City's technical standards.
6. The City should review the need for drainage easements over the proposed drainage infrastructure outside of the ROW. To whom will these easements run and who is responsible for maintenance etc.?
7. The driveway spacing for Lots 3 and 4 is less than the City standard of 20' minimum.

8. Are any streetlights proposed for the street extension?
9. The plan appears to depict the guardrail crossing the sidewalk at Station 1+00. Should the sidewalk be reconfigured to allow passage around the guardrail?
10. Are reflectors or some other form of barrier required at the end of the street?
11. The invert elevations for SMH-2 don't appear to match the profile.
12. The City Arborist should review the street tree locations and tree selection.
13. Foundation drain locations should be identified on the plan.
14. Ability to provide service letters should be received from the Water District and Public Works.

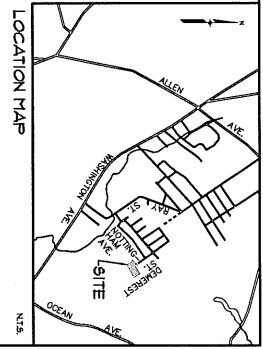
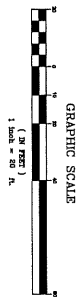
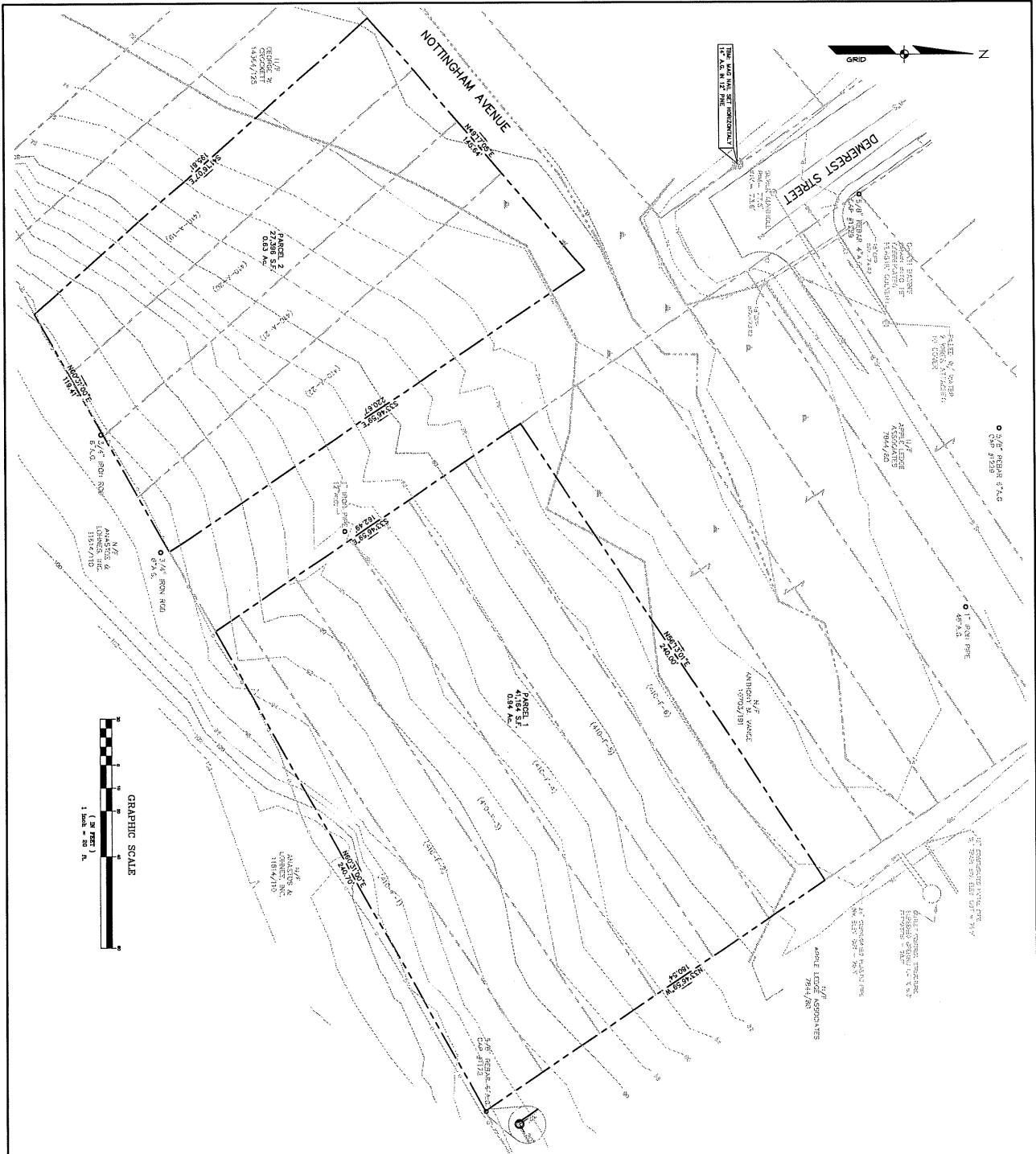
Details

1. The vertical Granite Curb should be updated to match the City's Technical Standards.
2. Public Works should review the need to install Underdrain in the road section.
3. We recommend that the catch basins have 3' deep sumps and Casco Traps on the outlets.

Stormwater Management

1. The engineer has provided a stormwater report that calls for the installation of a small detention basin at the front of Lot 4. The basin will control runoff to maintain postdevelopment conditions to at or below predevelopment. The anticipated increase in stormwater runoff attributable to the project is modest; hence, the applicant has suggested that the City may consider waiving the stormwater control standard in lieu of an impact fee of \$2000/lot. In our opinion this alternative is fair and reasonable and will go equally far to meet the overall goals of the Fall Brook Watershed. We suggest that the applicant outline the proposed design conditions if the waiver is granted and discuss the implications of any runoff increases to downstream conveyances or properties. It appears that runoff from the development will simply continue flowing along the intermittent watercourse directly to Fall Brook. This should be confirmed and all downstream property conditions evaluated for possible impacts.

We trust these are constructive comments and that in our opinion the project submission materials are reasonably complete to allow staff consideration for conditional approval.



GENERAL NOTES:

1. THE PROJECT OWNER OF THE PARCELS ARE LISTED BELOW AS THEY APPEAR ON CITY OF PORTLAND RECORDS. THE CITY OF PORTLAND RECORDS ARE THE SOURCE OF THE INFORMATION SHOWN ON THIS MAP. THE CITY OF PORTLAND RECORDS ARE THE SOURCE OF THE INFORMATION SHOWN ON THIS MAP.
2. THE PROPERTY IS SHOWN AS LOTS A-18, B-19, M-20, AND LITE F-2. THESE LOTS ARE SHOWN ON THE CITY OF PORTLAND RECORDS AS LOTS A-18, B-19, M-20, AND LITE F-2. THESE LOTS ARE SHOWN ON THE CITY OF PORTLAND RECORDS AS LOTS A-18, B-19, M-20, AND LITE F-2.
3. THE PROPERTY IS SHOWN AS LOTS A-18, B-19, M-20, AND LITE F-2. THESE LOTS ARE SHOWN ON THE CITY OF PORTLAND RECORDS AS LOTS A-18, B-19, M-20, AND LITE F-2.
4. TOTAL AREA OF PARCELS: PARCEL 1 - 0.141 ACRES, OR 0.141 ACRES. PARCEL 2 - 0.141 ACRES, OR 0.141 ACRES. PARCEL 3 - 0.141 ACRES, OR 0.141 ACRES.
5. PROPERTY HAS EXISTING RECORDS IN THE CITY OF PORTLAND RECORDS. THE CITY OF PORTLAND RECORDS ARE THE SOURCE OF THE INFORMATION SHOWN ON THIS MAP.
6. PLANNED IMPROVEMENTS: PARCELS 1, 2, AND 3. THESE PARCELS ARE SHOWN ON THE CITY OF PORTLAND RECORDS AS LOTS A-18, B-19, M-20, AND LITE F-2. THESE PARCELS ARE SHOWN ON THE CITY OF PORTLAND RECORDS AS LOTS A-18, B-19, M-20, AND LITE F-2.
7. PLANNED IMPROVEMENTS: PARCELS 1, 2, AND 3. THESE PARCELS ARE SHOWN ON THE CITY OF PORTLAND RECORDS AS LOTS A-18, B-19, M-20, AND LITE F-2. THESE PARCELS ARE SHOWN ON THE CITY OF PORTLAND RECORDS AS LOTS A-18, B-19, M-20, AND LITE F-2.
8. METRIC INFORMATION PROVIDED BY SEABO TECHNIQS, INC.

LEGEND

SYMBOL	DESCRIPTION	REMARKS
---	EXISTING PROPERTY/BOUNDARY	
---	PLANNED PROPERTY/BOUNDARY	
○	HOUSE	
○	IRON PIPE/POD	
○	EDGE WETLAND	
○	STREET	
○	EDGE PAVEMENT	
○	DRIVEWAY	
○	CONTOUR	
○	BATTERY	
○	SEWER	
○	UTILITY POLE	
○	HYDRANT	
○	CATCH BASIN	
○	PORTABLE BELL	
○	CULVERT	
○	BENCHMARK	
○	TAX MAP 1 LOT	

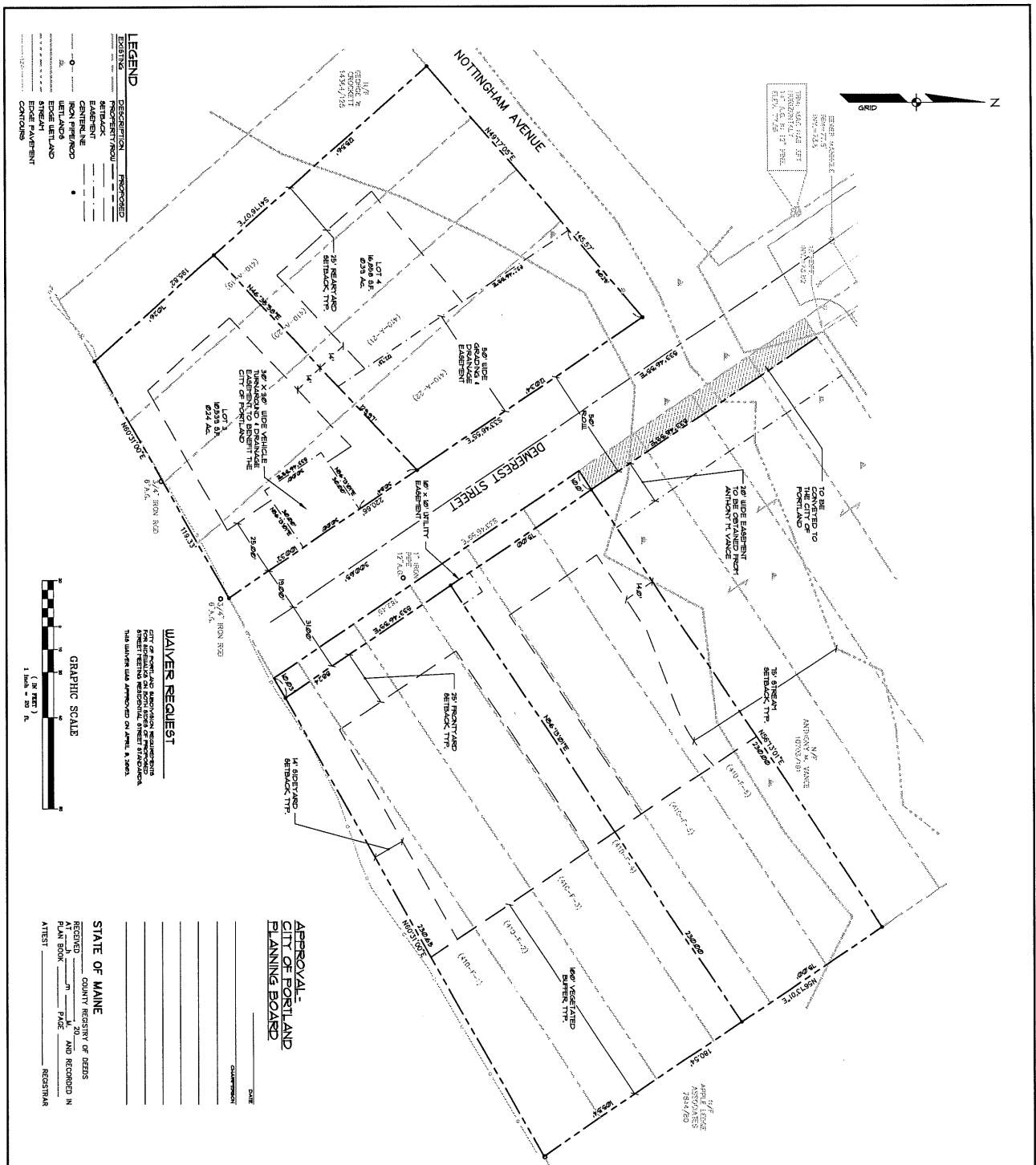
EXISTING CONDITIONS/ BOUNDARY PLAN
 OF:
DEMEREST STREET EXTENSION
 LITTLE NEIGHBORHOOD
 PORTLAND MAINE
 FOR:
HABITAT FOR HUMANITY OF GREATER PORTLAND
 355 CONGRESS STREET
 PORTLAND, MAINE 04104

Seabog Technics
 Engineering Expertise You Can Build On
 One Chestnut Street
 Portland, ME 04108-1318
 Tel (207) 858-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
03110EC	778	JRS	JAM	JAM

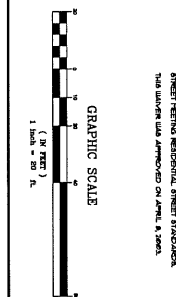
REV.	BY:	DATE:	STATUS:
A	JRS	6-7-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND

THIS PLAN SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION FROM SEABOG TECHNIQS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEABOG TECHNIQS, INC.



LEGEND

SYMBOL	DESCRIPTION	PROPOSED
---	PROPERTY BOUNDARY	---
---	EASEMENT	---
---	GENERAL LINE	---
---	UTILITY	---
---	WETLAND	---
---	WETLAND	---
---	STREAM	---
---	EASE PAINT	---
---	CONTOURS	---



WAIVER REQUEST

THE CITY ENGINEER HAS REVIEWED THE SUBDIVISION PLAN AND HAS DETERMINED THAT THE PROPOSED SUBDIVISION IS IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT RECORDS AND STANDARDS. THE WAIVER IS APPROVED ON APRIL 8, 2004.

APPROVAL - CITY OF PORTLAND PLANNING BOARD

DATE: _____

COMMISSIONER: _____

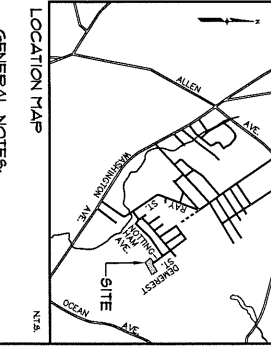
STATE OF MAINE

REGISTERED COUNTY REGISTER OF DEEDS

PLANNING BOARD

DATE: _____ PAGE: _____

ATTEST: _____ REGISTRAR



GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCELS ARE LIMITED BY THE CITY OF PORTLAND AND THE CITY ENGINEER.
2. THE RECORD OWNER OF THE PARCELS ARE LIMITED BY THE CITY OF PORTLAND AND THE CITY ENGINEER.
3. THE RECORD OWNER OF THE PARCELS ARE LIMITED BY THE CITY OF PORTLAND AND THE CITY ENGINEER.
4. THE RECORD OWNER OF THE PARCELS ARE LIMITED BY THE CITY OF PORTLAND AND THE CITY ENGINEER.
5. THE RECORD OWNER OF THE PARCELS ARE LIMITED BY THE CITY OF PORTLAND AND THE CITY ENGINEER.
6. THE RECORD OWNER OF THE PARCELS ARE LIMITED BY THE CITY OF PORTLAND AND THE CITY ENGINEER.

PRELIMINARY SUBDIVISION PLAN

OF:

DEMAREST STREET EXTENSION

PORTLAND, MAINE

FOR:

HABITAT FOR HUMANITY OF GREATER PORTLAND

565 CONGRESS STREET
PORTLAND, MAINE 04104

Sebago Technics

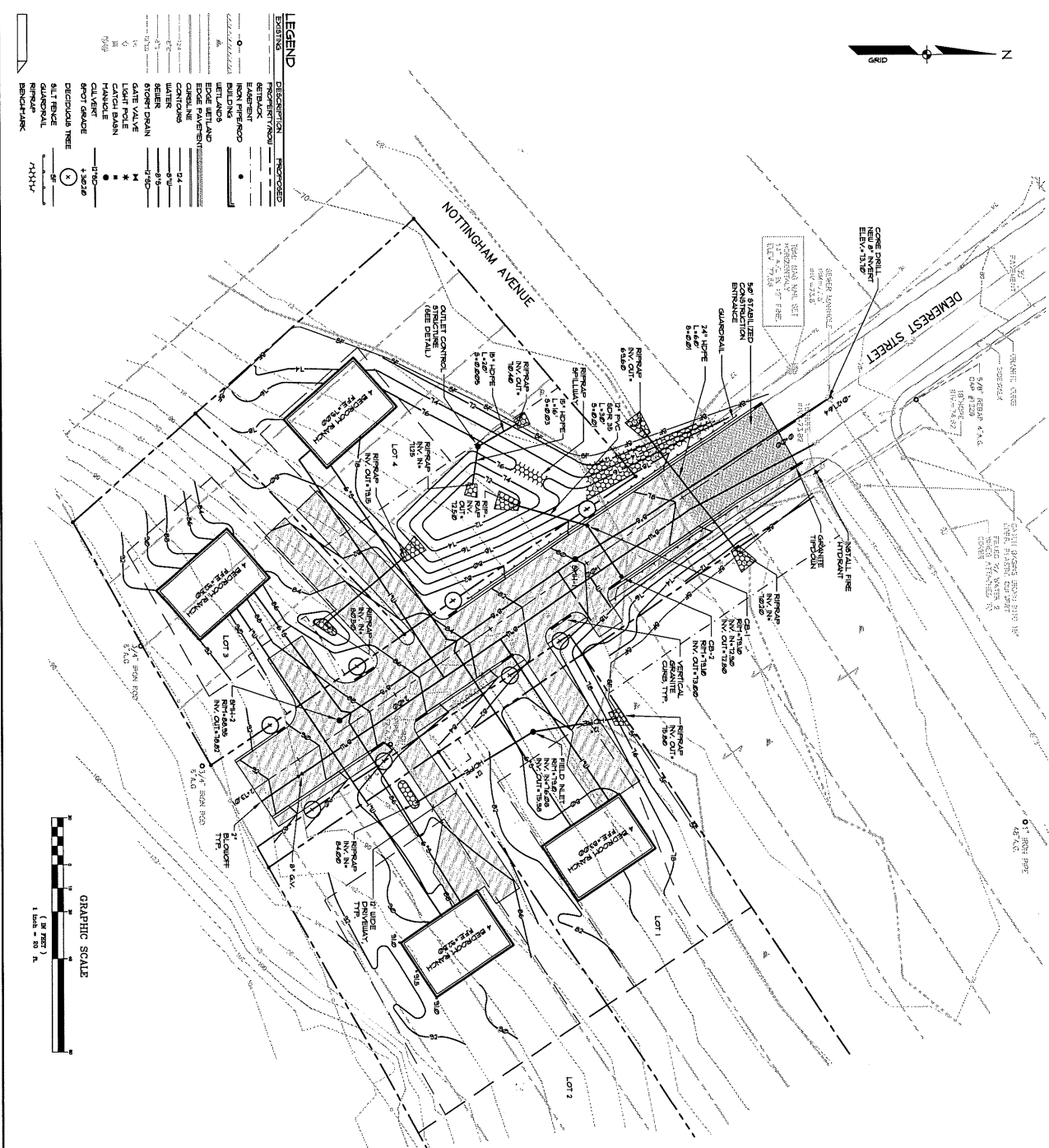
Engineering Expertise You Can Build On

One Canal Street
Portland, ME 04108-1338
Tel (207) 856-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
03110	778	BCY	JRS	BCY

REV.	DATE	BY	DATE	STATUS
A	JRS	6-7-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND	

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.



REV	BY	DATE	STATUS	DESCRIPTION
A	JRS	6-7-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND	

NO WORK SHALL BE DONE WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

GRADING AND UTILITY PLAN
OF:
DEMEREST STREET EXTENSION
 585 CONGRESS STREET
 PORTLAND, MAINE 04104

HABITAT FOR HUMANITY OF GREATER PORTLAND

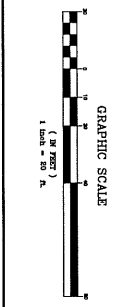
DATE: 5-25-04
 SCALE: 1"=20'
 SHEET 3 OF 6

Sebago Technics
 Engineering Expertise You Can Build On
 One Chestnut Street
 Westbrook, ME 04090-1136
 Tel (207) 898-0277

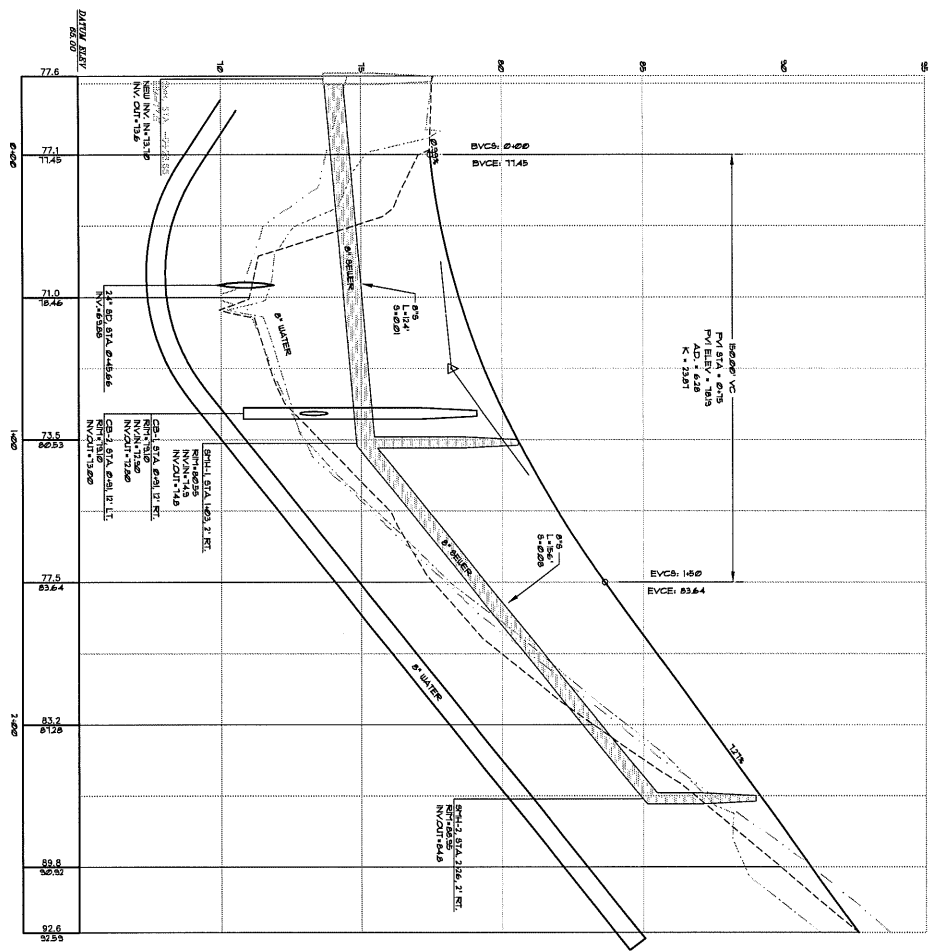
PROJECT NO. 03110
 FIELD BOOK 778
 DESIGN BGY
 CHKD JRS
 DRAWN BGY

LEGEND

SYMBOL	DESCRIPTION	PROPOSED
---	EXISTING	
---	PROPOSED	
---	CONSTRUCTION	
---	PROPERTY/ROAD	
---	SETBACK	
---	IRON PIPE/POLE	
---	BUILDING	
---	DETLANDS	
---	EDGE PAVERMENT	
---	CORNER	
---	CURB/CROWN	
---	WALKWAY	
---	WALKER	
---	BIKEWAY	
---	GATE VALVE	
---	LIGHT POLE	
---	POLE	
---	CULVERT	
---	DECIDUOUS TREE	
---	SALE FENCE	
---	QUADRANT	
---	REPAIR	
---	BENCHMARK	



PROFILE: DEMEREST STREET EXT.
SCALE: 1" = 10' VERT.



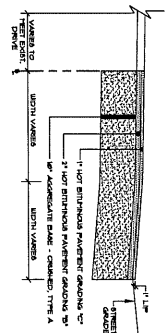
DATE	SCALE	PROJECT	STA. 0+00 TO
		DEMEREST STREET EXTENSION	STA. 2+73.02
FOR		HABITAT FOR HUMANITY OF GREATER PORTLAND	
SCALE		565 CONGRESS STREET PORTLAND, MAINE 04104	

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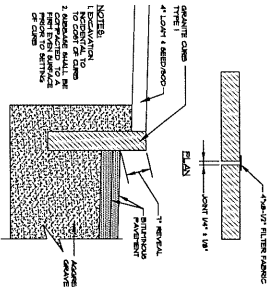
PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
03110	778	BCY	JRS	ST

REV:	DATE:	STATUS:
A	JRS 6-7-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND

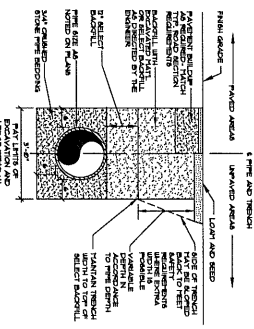
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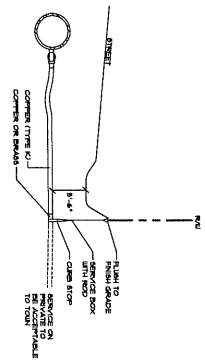
BITUMINOUS DRIVEWAY CONSTRUCTION
NOT TO SCALE



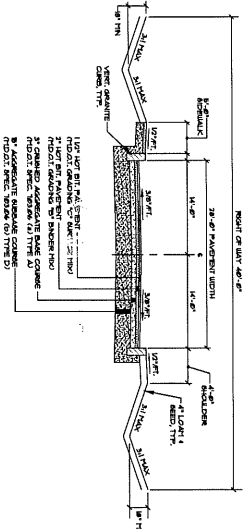
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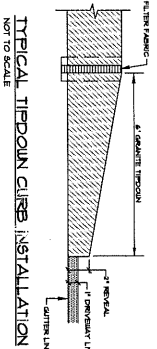
TYP. TRENCH SECTION WITHIN CITY ROW
NOT TO SCALE



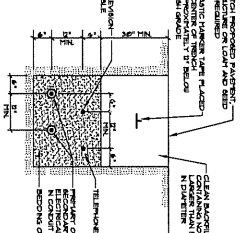
TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



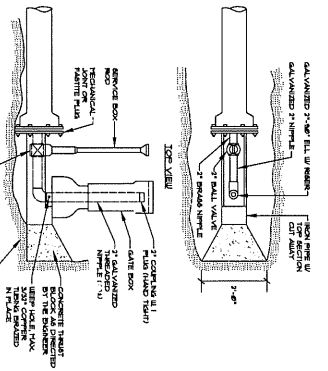
STREET SECTION - PUBLIC ROAD
NOT TO SCALE



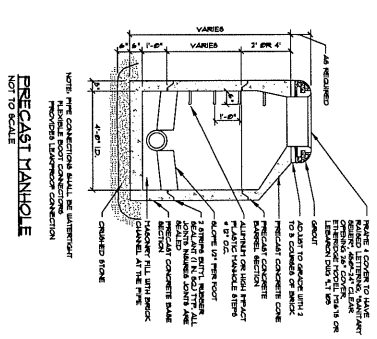
TYPICAL TIPDOWN CURB INSTALLATION
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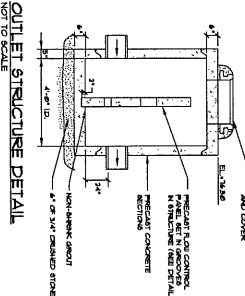
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NOT TO SCALE



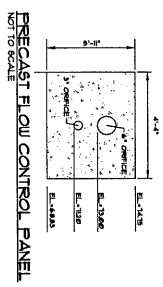
STANDARD 21' BLOW-OFF
NOT TO SCALE



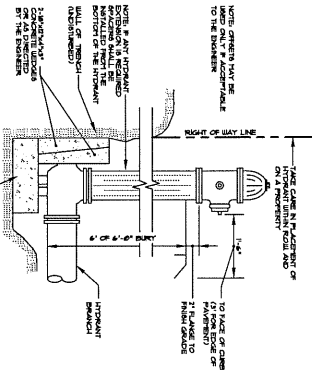
PRECAST MANHOLE
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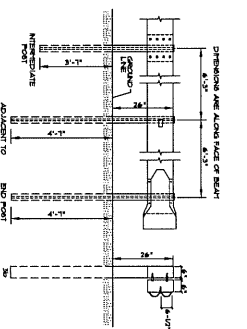
CUT IN STRUCTURE DETAIL
NOT TO SCALE



PRECAST FLOW CONTROL PANEL
NOT TO SCALE



TYP. HYDRANT BLOCKING & REPLACEMENT
NOT TO SCALE

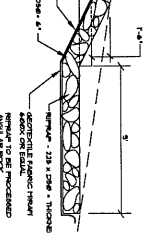
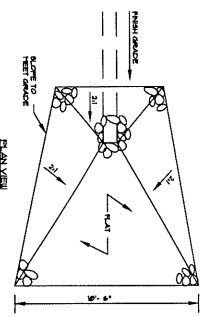


GUARDRAIL TYPE 3B
NOT TO SCALE

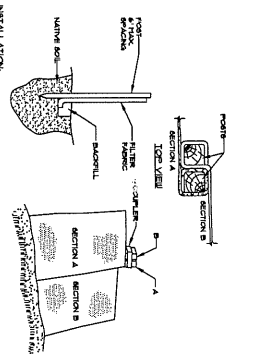
DATE		SCALE	
7-18-04		AS NOTED	
DETAILS OF: DEMAREST STREET EXTENSION DEMAREST STREET PORTLAND, MAINE FOR: HABITAT FOR HUMANITY OF GREATER PORTLAND 565 CONGRESS STREET PORTLAND, MAINE 04104			

Sebago Technics Engineering Expertise You Can Build On One Chapel Street Portland, ME 04108 Tel (207) 856-0277			
PROJECT NO	FIELD BOOK	DESIGN	CHKD
03110	778	BOY	JRS
			BOY

A		JRS		6-7-05		PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND	
REV.	BY:	DATE:	STATUS:				
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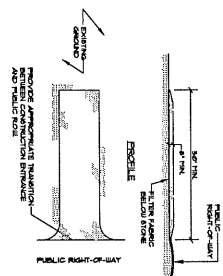


RIPPRAP APRON
NOT TO SCALE

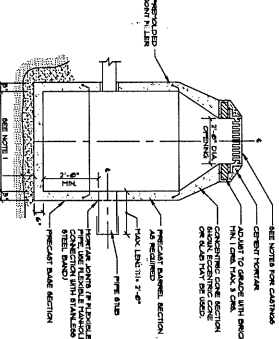


FILTER BARRIER
NOT TO SCALE

- INSTALLATION:**
1. EXCAVATE A 4" x 4" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
 2. LAY THE FILTER BARRIER AT A TILT AND POSITION THE PORES AWAY FROM THE BACK (DOWNSTREAM).
 3. COVER FROM TOP TO BOTTOM WITH APPROXIMATELY 7" OF FILTER FABRIC. STAKE ON THE SURFACE TO HOLD THE FILTER FABRIC IN PLACE.
 4. LAY THE RIPRAP ON TOP OF THE FILTER FABRIC. THE RIPRAP SHOULD BE PLACED IN A SINGLE LAYER. THE RIPRAP SHOULD BE PLACED IN A SINGLE LAYER. THE RIPRAP SHOULD BE PLACED IN A SINGLE LAYER.
 5. COVER THE RIPRAP WITH APPROXIMATELY 2" OF FILTER FABRIC.
 6. EXCAVATE SHALL BE COVERED BY FINISH ON SOIL.



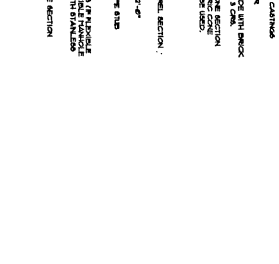
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



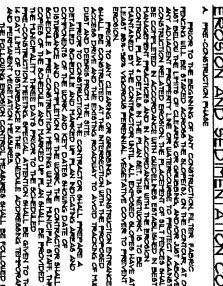
- NOTES:**
1. TYPE AND AMOUNT OF CONSTRUCTION SHALL BE DETERMINED BY THE ENGINEER.
 2. LENGTH SHALL BE AS MUCH AS FEASIBLE TO PREVENT EROSION.
 3. THICKNESS SHALL BE 18" MINIMUM FOR ALL PORTS OF ENTRANCE.
 4. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT EROSION OF THE CONSTRUCTION MATERIALS AND SHALL BE RESTORED TO ORIGINAL CONDITION IMMEDIATELY UPON COMPLETION OF CONSTRUCTION.



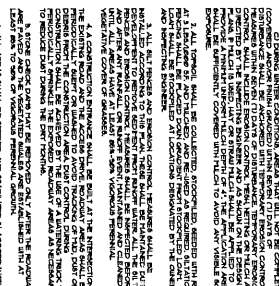
TYPICAL CATCH BASIN
NOT TO SCALE



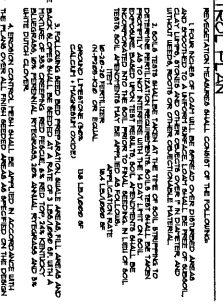
- NOTES:**
1. TYPE AND AMOUNT OF CONSTRUCTION SHALL BE DETERMINED BY THE ENGINEER.
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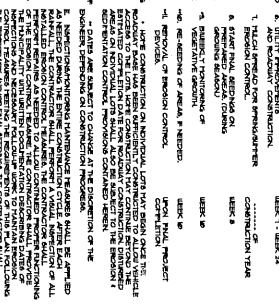
TYPICAL CONSTRUCTION SECTION AT DENOTATION POND
NOT TO SCALE



- NOTES:**
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TYPICAL CONSTRUCTION SECTION AT DENOTATION POND
NOT TO SCALE



- NOTES:**
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EROSION AND SEDIMENTATION CONTROL PLAN

CONSTRUCTION FEATURES SHALL COMPLY WITH THE FOLLOWING:

1. ALL AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE INSTALLATION OF EROSION CONTROL MEASURES.
2. ALL AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE INSTALLATION OF EROSION CONTROL MEASURES.
3. ALL AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE INSTALLATION OF EROSION CONTROL MEASURES.
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7. ALL AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE INSTALLATION OF EROSION CONTROL MEASURES.
8. ALL AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE INSTALLATION OF EROSION CONTROL MEASURES.
9. ALL AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE INSTALLATION OF EROSION CONTROL MEASURES.
10. ALL AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION BY THE INSTALLATION OF EROSION CONTROL MEASURES.

DETAILS OF: DEMEREST STREET EXTENSION

DATE: 7-16-04 SCALE: AS SHOWN

HABITAT FOR HUMANITY OF GREATER PORTLAND

355 CONGRESS STREET
PORTLAND, MAINE 04104

Sebago Technics

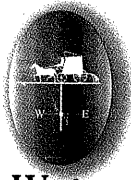
Engineering Expertise You Can Build On

One Chapel Street
Portland, Maine 04108-3338
Tel (207) 558-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
03110	778	BOY	JRS	BOY

REV:	A	JRS	DATE:	6-7-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND
BY: [Signature]					
DATE: [Signature]					
BY: [Signature]					
DATE: [Signature]					

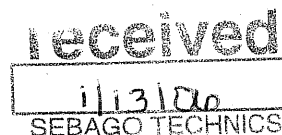
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CUSTOMER SERVICE
OFFICE HOURS
8:30 A.M. - 4:30 P.M.

Portland Water District

FROM SEBAGO LAKE TO CASCO BAY



January 12, 2006

Dustin M. Roma
Sebago Technics
PO Box 1339
Westbrook, Me. 04098

Re: Ability to Serve-Demerest St.-Portland

Dustin:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed 4 lot sub-division to be located off Demerest St. in Portland. A water main extension would be necessary to serve the proposed 4 lots. Checking District records, I find the existing water main ends about 40' north of Nottingham Ave. on Demerest St. This would mean a 275' main extension would be necessary in Demerest St. to serve the sub-division.

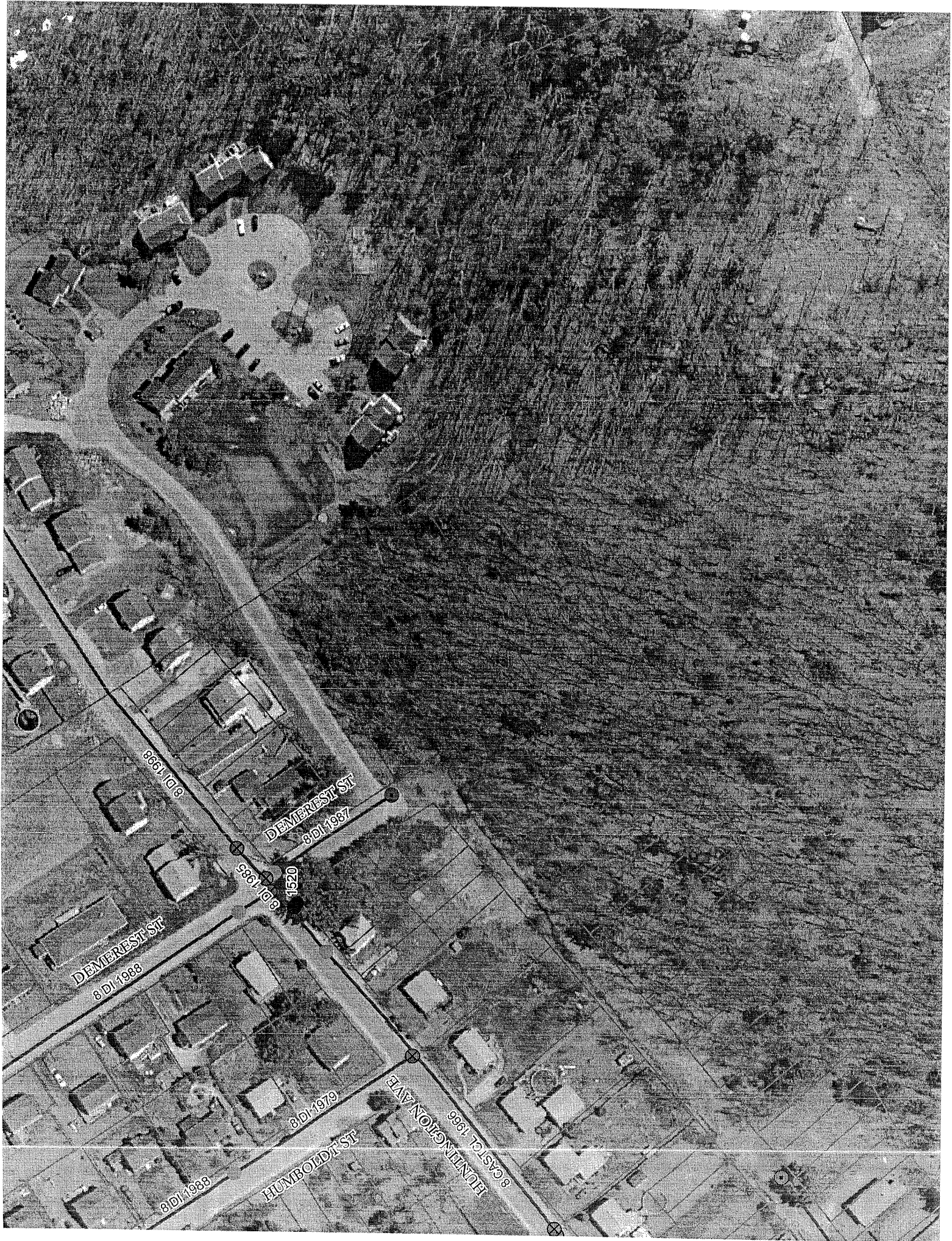
The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Huntington Ave. @Demerest St.
Hydrant # 1520
Static pressure = 69 PSI
Flow = 804 GPM
Last Tested = 5/25/1993

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

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator



Attachment B

Parking Summary

Martin's Point Parking Summary - Revised 2-28-06

Based upon Staff and Patient Counts

Proposed Conditions

	Rentable Area	Space/ 1000 required	Parking Required	Space/ 1000 provided	Parking Provided	Proposed Use
Marine Hospital	20,000	3.0	60	3.0	60	Administrative
Maintenance Plant LL						Demolished
Maintenance Plant UL						Demolished
Admin 1	3,000	3.7	11	3.7	11	Administrative
Admin 2 and 3	4,800	5.2	25	5.2	25	Administrative
Carriage House	5,000	3.0	15	3.0	15	Administrative
Existing Clinic	22,000	4.0	88	4.0	88	Administrative
New Space LL**	20,500	4.8	98	4.8	98	Administrative - from Washington Ave.
New Space UL	27,000	5.0	135	5.0	134	Clinical ***
Totals	102,300		432		431	(includes 26 spaces near CP; does not include 36 CP spaces)
Total Administrative Space	75,300					
Total Medical Space	27,000					

Existing Conditions

	Rentable Area	Space/ 1000	Parking Provided	Existing Use
Marine Hospital	20,000	3.0	60	Administrative
Maintenance Plant LL	4,000	1.0	4	Maintenance
Maintenance Plant UL	2,000	1.0	2	Maintenance
Admin 1	3,000	3.7	11	Administrative
Admin 2 and 3	4,800	5.2	25	Administrative
Carriage House	5,000	3.0	15	Administrative *
Existing Clinic	22,000	4.3	95	Clinical
Additional Parking Spaces			56	
Totals	60,800		268	(includes 26 spaces near CP; does not include 36 CP spaces) ***
Total Administrative Space	32,800			
Total Medical Space	22,000			
Total Maintenance	6,000			

Notes:

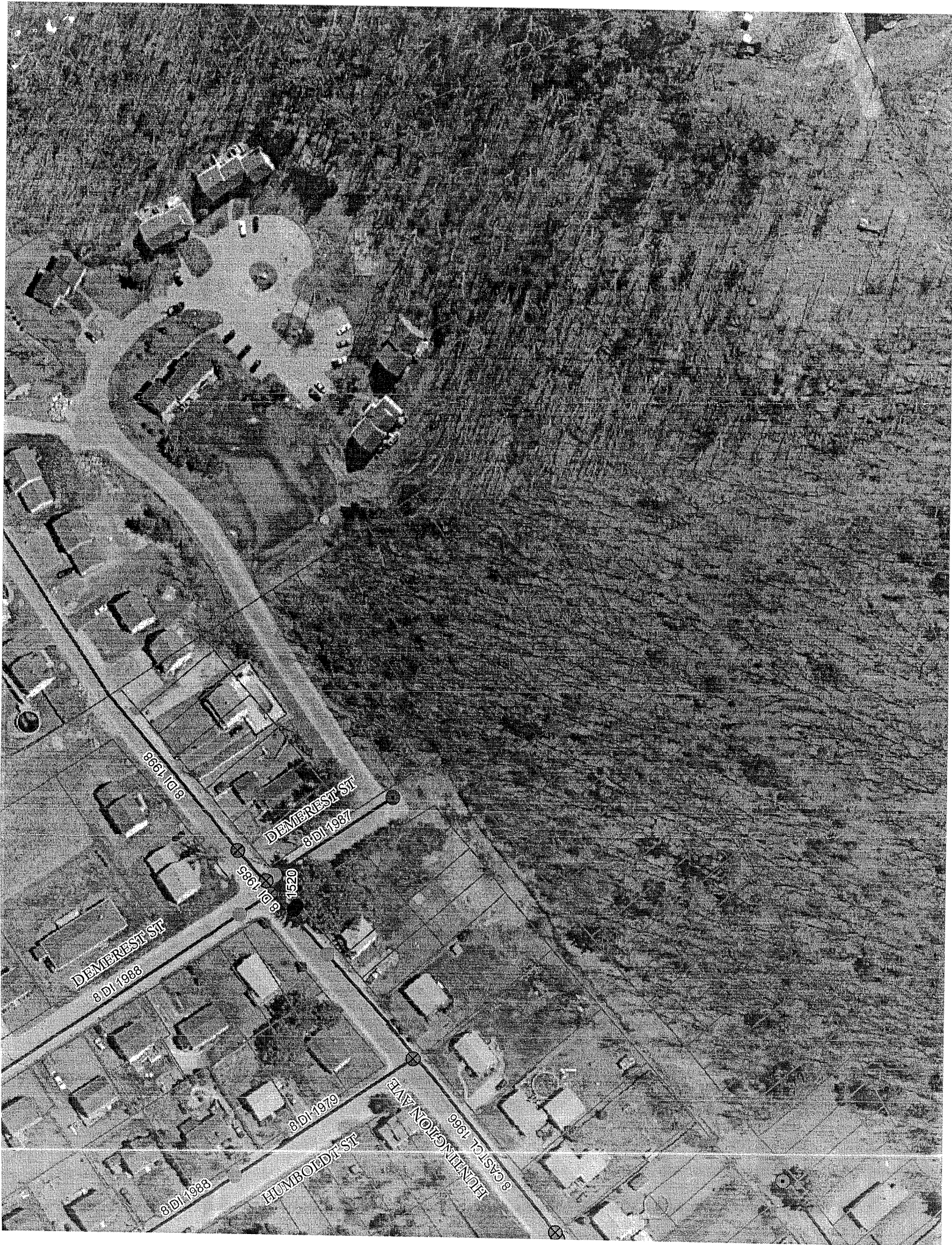
* Non-standard layout

** 27,000 SF less 4,000 for cafeteria and 2,500 for Tel/Data room

*** Includes 26 spaces near CP; does not include 36 CP spaces. CP spaces non-standard layout.

1) The City of Portland's Technical Design Standards and Guidelines state that any parking lot may be designed with a maximum allowance of 35 percent compact spaces over and above the required minimum number of spaces by the zoning ordinance.

2) Approximately 20% of the parking spaces in the above summary are compact in size. (8.5 feet X 18 feet vs. 9 X 19 feet - minimal reduction)



DEMEREST ST
8 DI 1988

861 1988

DEMEREST ST
8 DI 1987

936 1988

1520

8 DI 1979

HUMBOLDT ST

HINNINGTON AVE
8 DI 1968

8 DI 1988

Memorandum
Department of Planning and Development
Planning Division



To: Chair Lowry and Members of the Portland Planning Board

From: Kandice Talbot, Planner

Date: Prepared on September 23, 2005 for
September 27, 2005 Workshop

Re: Demerest Street Extension, 4-lot Single-Family Subdivision
Habitat for Humanity of Greater Portland, Applicant

Introduction

Habitat for Humanity of Greater Portland is proposing a 4-lot subdivision at the existing terminus of Demerest Street. Two parcels are proposed on the easterly side and two are proposed on the westerly side of Demerest Street. The total size of the subdivision consists of approximately 1.6 acres and is the property is located in the R-3 zone.

The plan will be reviewed for compliance with the subdivision ordinance of the land use code.

Right, Title and Interest

Habitat for Humanity of Greater Portland has submitted a purchase and sales agreement, which is included as Attachment 2K.

Access

Demerest Street is located off of Nottingham Avenue, which is off from Ray Street. The project is proposed near the existing Apple Ledge Condominiums. A vicinity map is included as Attachment 1.

The applicant is proposing a 50 ft. right-of-way for Demerest Street and a 28 ft. wide public road will be constructed. The applicant is proposing to install granite curb on both sides of the street and sidewalk on the easterly side of the proposed street, but not on the westerly side. A waiver of sidewalk will have to be requested, along with how the project would meet the criteria for waiving the sidewalk requirement. Street standards require that there is a minimum of 4 ft. esplanade on a minor residential street. The applicant is not proposing an esplanade because the existing road does not have an

esplanade. A snowplow turnaround is proposed to be constructed at the dead end of the paved street.

The applicant is proposing to widen the current right-of-way of Demerest Street from 40 feet to 50 feet from the Apple Ledge Condominiums to the end of this subdivision. The applicant will also be repaving a sag in the sanitary sewer, which exists from construction when Apple Ledge was developed and the sewer installed. Demerest Street is not City-accepted within this area. Based on discussions with the City Engineer, if the repair to the sewer occurs and widen the right-of-way where possible, this portion of Demerest Street could become eligible for acceptance by the City.

Stormwater Management

The site currently exists as a forested and undeveloped 1.57-acre parcel. Of this, nearly 10 percent is forested wetland.

The applicant is proposing a detention pond in the front of Lot 4. The lots will sheet flow to inlets and drain through pipes to the detention pond.

The applicant is also proposing an alternative stormwater design where the detention pond would be eliminated and grade the area encompassing the pond on Lot 4 accordingly. In lieu of detention, the applicant is proposing a contribution fee of \$2,000 per lot for off-site improvements for the Fall Brook drainage improvement project. They feel that this would better serve the City by reducing the future maintenance of the pond, limit soil disturbance and protect the larger watershed resources of Fall Brook. Public Works is currently reviewing this alternative stormwater plan.

The Development Review Coordinator has reviewed the plans and his memo is included as Attachment 3. Most of the comments raised by the DRC consist of detail issues and shall be addressed prior to a public hearing.

Utilities

The applicant is proposing public sewer and water. Capacity letters from the Sewer Division and Portland Water District will be required prior to public hearing. Also, the underground power, telephone and cable utility locations should be shown on the plan.

Landscaping

Subdivisions require two (2) trees per lot and are recommended to be located in the esplanade. The plans show two (2) trees per lot.

Fire

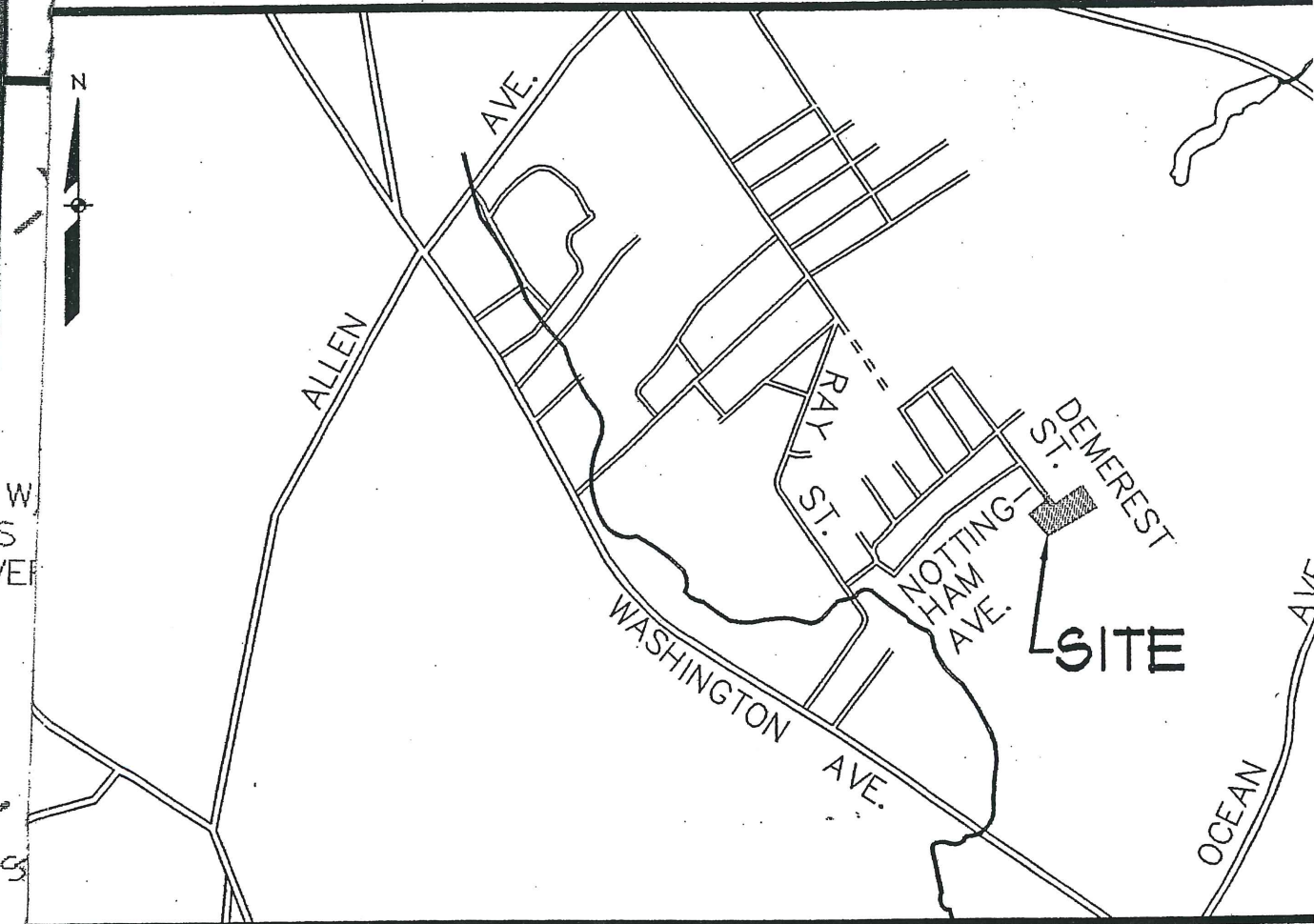
The applicant is proposing to install a fire hydrant where the proposed street will meet the existing street. The Fire Department is currently reviewing the hydrant location.

Items to be Addressed Prior to Public Hearing

1. DRC's Memo
2. Sidewalk Waiver
3. Stormwater Management (detention pond vs. contribution to Fall Brook Improvement Plan)
4. Fire Hydrant Location

Attachments:

1. Vicinity Map
2. Applicant's Submittal
3. DRC's Memo dated July 13, 2005
4. Plans



LOCATION MAP

N.T.S

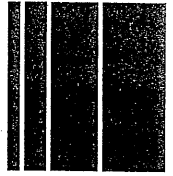
GENERAL NOTES:

THE RECORD OWNERS OF THE PARCELS ARE LISTED BELOW AS THEY APPEAR ON CITY OF PORTLAND TAX MAP 410:

- BLOCK A LOTS: 19-22: CARL SHAW ENTERPRISES, INC: CCRD BOOK 7242, PAGE 247
- BLOCK F LOT 1: CITY OF PORTLAND
- BLOCK F LOT 2: ORLANDO CIRIACO HEIRS: CCRD BOOK 2169, PAGE 408
- BLOCK F LOT 3: MARY ELIZABETH WORK: CCRD BOOK 4301, PAGE 231
- BLOCK F LOTS 4&5: CARL SHAW ENTERPRISES, INC: CCRD BOOK 7242, PAGE 251
- BLOCK F LOT 6: CARL SHAW ENTERPRISES, INC: CCRD BOOK 7242, PAGE 247

THE PROPERTY IS SHOWN AS LOTS A-19 THRU A-22 AND LOTS F-2 THRU F-6 ON THE TOWN OF PORTLAND TAX MAP 410 AND IS LOCATED IN THE R3 ZONE.

SPACE AND BULK CRITERIA:



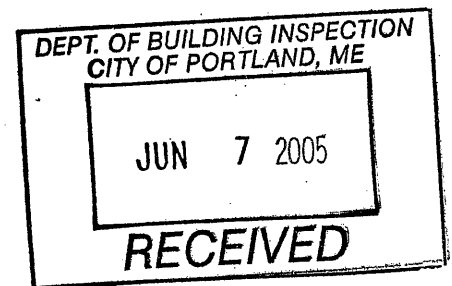
Att. 2

**City of Portland
Preliminary Subdivision Application
Demerest Street Extension**

for

Habitat for Humanity of Greater Portland
365 Congress Street
Portland, ME 04104

June 7, 2005





2A

City of Portland Site Plan Application

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

Address of Proposed Development: Demerest Street			Zone: R-3		
Total Square Footage of Proposed Structure: 4,480 square feet (4 dwellings)			Square Footage of Lot: 68,560 square feet		
Tax Assessor's Chart, Block & Lot:		Property owner's mailing address:		Telephone #:	
Chart# 410 410	Block# A F	Lot# 19-22 2-6	Habitat for Humanity of Greater Portland 565 Congress Street Portland, ME 04104		(207) 772-2151
Consultant/Agent, mailing address, phone # & contact person: James R. Seymour, P.E. Sebago Technics, Inc. P.O. Box 1339 Westbrook, ME 04098 (207) 856-0277		Applicant's name, mailing address, telephone #/Fax#/Pager#: (same as above)		Project name: Demerest Street Extension	
Proposed Development (check all that apply)					
<input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing					
<input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot					
<input checked="" type="checkbox"/> Subdivision (\$500.00) + amount of lots 4 (\$25.00 per lot) \$ 600.00					
<input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)					
<input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00)					
<input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)					
<input type="checkbox"/> Other _____					
Major Development (more than 10,000 sq. ft.)					
<input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)					
<input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)					
<input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)					
<input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)					
<input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)					
<input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)					
<input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)					
Minor Site Plan Review					
<input type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)					
<input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)					
Plan Amendments					
<input type="checkbox"/> Planning Staff Review (\$250.00)					
<input type="checkbox"/> Planning Board Review (\$500.00)					
- Please see next page -					

2B

Who billing will be sent to: (Company, Contact Person, Address, Phone #)
STEVE BOLTON - HABITAT FOR HUMANITY OF GREATER PORTLAND
565 CONGRESS ST.
PORTLAND, ME 04104 772-2151

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process; copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: ci.portland.me.us chapter 14

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

Signature of applicant:	Date:
-------------------------	-------

This application is for site review **ONLY**, a building Permit application and associated fees will be required prior to construction.

Development in Portland

The City of Portland has instituted the following fees to recover the costs of reviewing development proposals under the Site Plan and Subdivision ordinances: application fee; engineering fee; and inspection fee. Performance and defect guarantees are also required by ordinance to cover all site work proposed.

The **Application Fee** covers general planning and administrative processing costs, and is paid at the time of application.

The Planning Division is required to send notices to neighbors upon receipt of an application and prior to public meetings. The applicant will be billed for mailing and advertisement costs. Applicants for development will be charged an **Engineering Review Fee**. This fee is charged by the Planning Division for review of on-site improvements of a civil engineering nature, such as storm water management as well as the engineering analysis of related improvements within the public right-of-way, such as public streets and utility connections, as assessed by the Department of Public Works. The Engineering Review fee must be paid before a building permit can be issued. Monthly invoices are sent out by the Planning Division on a monthly basis to cover engineering costs.

A **Performance Guarantee** will be required following approval of development plans. This guarantee covers all required improvements within the public right-of-way, plus certain site improvements such as landscaping, paving, and drainage improvements. The Planning Division will provide a cost estimate form for figuring the amount of the performance guarantee, as well as sample form letters to be filled out by a financial institution.

An **Inspection Fee** must also be submitted to cover inspections to ensure that sites are developed in accordance with the approved plan. The inspection fee is 2.0% of the performance guarantee amount, or as assessed by the planning or public works engineer. The minimum inspection fee is \$300 for development, unless no site improvements are proposed. Public Works inspects work within the City right-of-way and Planning inspects work within the site including pipe-laying and connections. (The contractor must work with inspectors to coordinate timely inspections, and should provide adequate notice before inspections, especially in the case of final inspection.)

Upon completion of a development project, the performance guarantee is released, and a **Defect Guarantee** in the amount of 10% of the performance guarantee must be provided. The Defect Guarantee will be released after a year.

Other reimbursements to the City include actual or apportioned costs for advertising and mailed notices. All fees shall be paid prior to the issuance of any building permit.

For more information on the fees or review process, please call the Planning Division at 874-8719 or 874-8721.



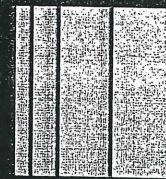
2C

City Of Portland Site Plan Checklist

Project Name, Address of Project

Application Number

Submitted () & Date Item	Required Information	Section 14-525 (b,c)
X	(1) Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
X	(2) Name and address of applicant and name of proposed development	a
X	(3) Scale and north points	b
X	(4) Boundaries of the site	c
X	(5) Total land area of site	d
X	(6) Topography - existing and proposed (2 feet intervals or less)	e
X	(7) Plans based on the boundary survey including:	2
X	(8) Existing soil conditions	a
X	(9) Location of water courses, marshes, rock outcroppings and wooded areas	b
X	(10) Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
X	(11) Approx location of buildings or other structures on parcels abutting the site	d
N/A	(12) Location of on-site waste receptacles	e
X	(13) Public utilities	e
X	(14) Water and sewer mains	e
X	(15) Culverts, drains, existing and proposed, showing size and directions of flows	e
X	(16) Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
X	(17) Location and dimensions of on-site pedestrian and vehicular access ways	
N/A	(18) Parking areas	g
N/A	(19) Loading facilities	g
X	(20) Design of ingress and egress of vehicles to and from the site onto public streets	g
X	(21) Curb and sidewalks	g
	(22) Landscape plan showing:	h
	(23) Location of existing proposed vegetation	h
	(24) Type of vegetation	h
	(25) Quantity of plantings	h
	(26) Size of proposed landscaping	h
	(27) Existing areas to be preserved	h
	(28) Preservation measures to be employed	h
	(29) Details of planting and preservation specifications	h
N/A	(30) Location and dimensions of all fencing and screening	i
	(31) Location and intensity of outdoor lighting system	j
X	(32) Location of fire hydrants, existing and proposed	k
	(33) Written statement	c
X	(34) Description of proposed uses to be located on site	1
X	(35) Quantity and type of residential, if any	1
X	(36) Total land area of the site	b2
X	(37) Total floor area and ground coverage of each proposed building and structure	b2
X	(38) General summary of existing and proposed easements or other burdens	c3
X	(39) Method of handling solid waste disposal	4
	(40) Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
X	(41) Description of any problems of drainage or topography, or a representation that there are none	6
X	(42) An estimate of the time period required for completion of the development	



ZE

June 1, 2005
03110

Ms. Sarah Greene Hopkins
Development Review Services Manager
City of Portland
389 Congress Street
Portland, ME 04101

Preliminary Subdivision: Demerest Street Extension, Portland, Maine

Dear Sarah:

On behalf of Habitat for Humanity of Greater Portland, we are pleased to submit this preliminary application package for a four-lot subdivision at the existing terminus of Demerest Street. The project site encompasses the following parcels on the City of Portland Tax Map 410: Block A, Lots 19-22 and Block F, Lots 2-6. The parcels have a combined total land area of approximately 1.6 acres and are located in the R-3 zoning district.

In addition to the application and design drawings, please find attached a check in the amount of \$600.00 covering the application fee, preliminary building plans for the dwellings, and a stormwater narrative, complete with the HydroCAD computerized modeling report.

Within our package, we have an alternative stormwater design where we eliminate the detention pond and grade the lot encompassing the pond accordingly. In lieu of detention, we understand that the City may be better served with a compensation fee of \$2,000.00 per lot which could be utilized, in our case, for off-site contributions for the Fall Brook drainage improvement project. We feel both the City and the applicant are better served with the latter option, but leave the final decision with your staff. In addition, we will file a Permit-by-Rule application with the Maine DEP for the stream-culvert crossing once the layout and design are found acceptable by Public Works and staff.

Other off-site improvements proposed with this project include widening the current right-of-way of Demerest Street from 40 feet to 50 feet from the Apple Ledge Condominium project to the end of our project. Also, we will be repaving a sag in the sanitary sewer which exists from construction when Apple Ledge was developed and the sewer installed. The street is not City-accepted at this point. Based on discussions with the City Engineer, if we repair the sewer and widen the right-of-way where possible, we could make the street eligible for acceptance by the City.

Ms. Hopkins

-2-

June 1, 2005

2F

Should you have further questions or concerns, please feel free to contact me at your convenience. Due to the unique opportunity of Habitat for Humanity to have a volunteer sponsor offering construction this summer, we hope to take advantage of this and provide affordable housing in the late fall of 2005, and would appreciate (if possible) assistance to schedule necessary hearings as soon as possible. We look forward to presenting the project to the Planning Board at the next available regularly scheduled meeting.

Sincerely,

SEBAGO TECHNICS, INC.

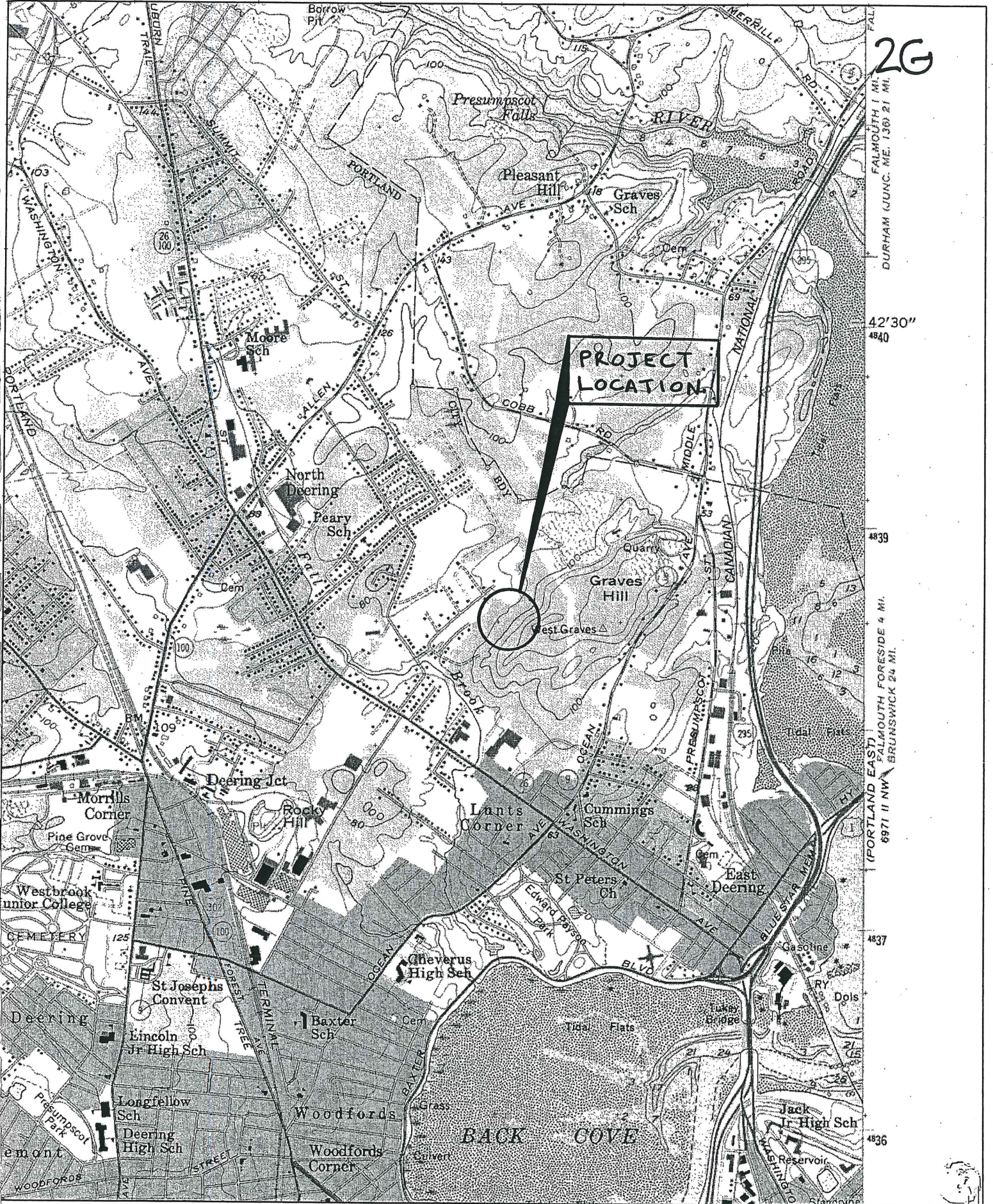


James R. Seymour
Project Engineer

JRS:jc
Enc.

cc: Steve Bolton, Habitat for Humanity of Greater Portland

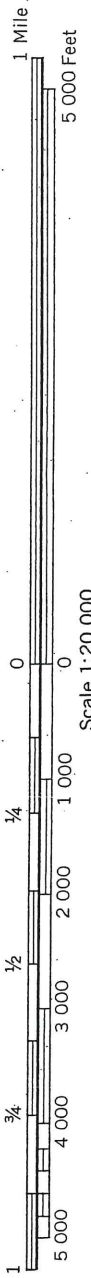
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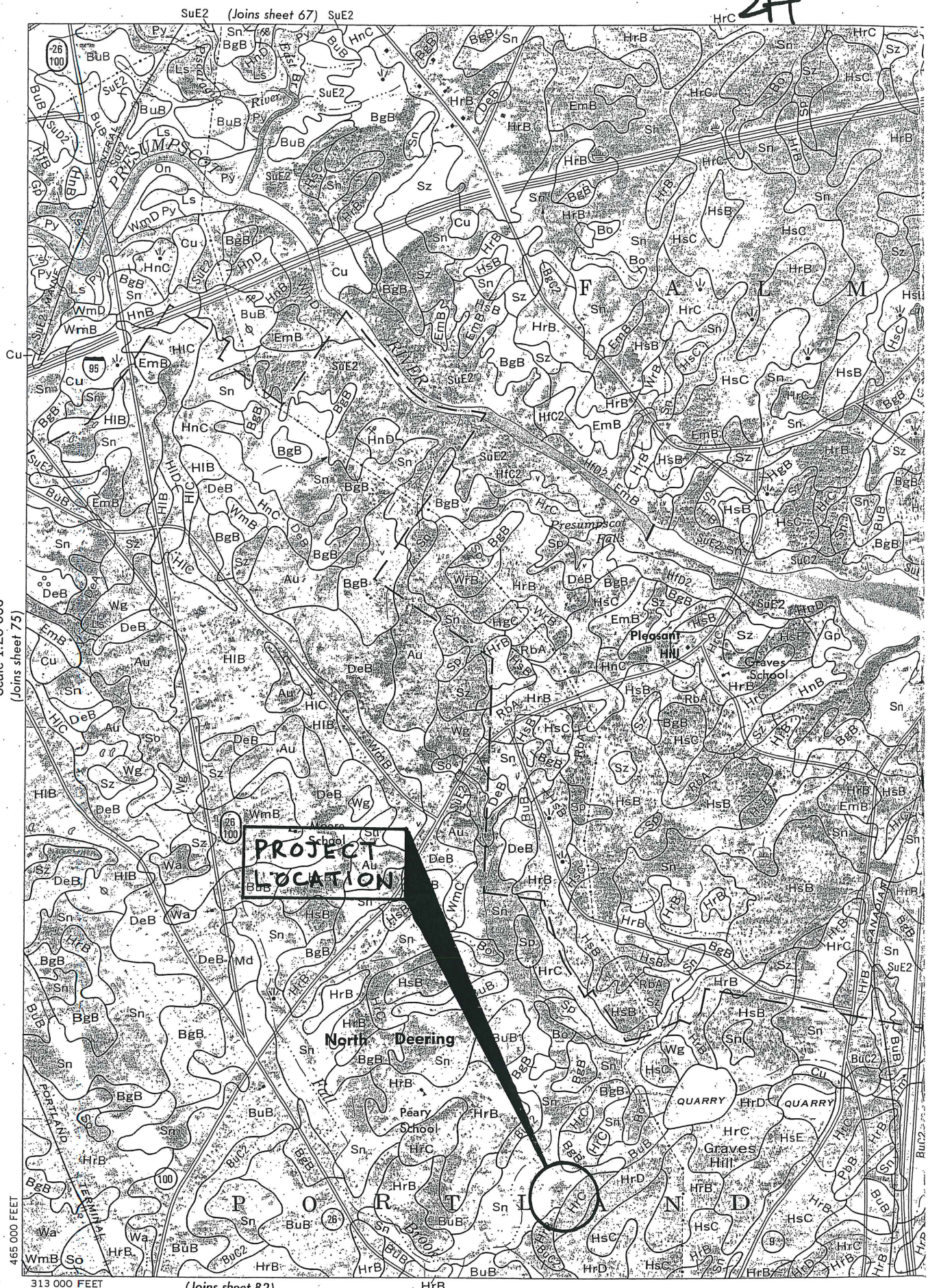
Name: PORTLAND WEST
 Date: 8/10/104
 Scale: 1 inch equals 2000 feet

Location: 043° 41' 44.2" N 070° 16' 21.9" W
 Caption: HABITAT FOR HUMANITY OF GREATER PORTLAND
 Demerest Street Extension
 Portland, Maine

24



Scale 1:20 000
(Joins sheet 75)



**PROJECT
LOCATION**

North Deering

MEDIUM INTENSITY SOIL SURVEY

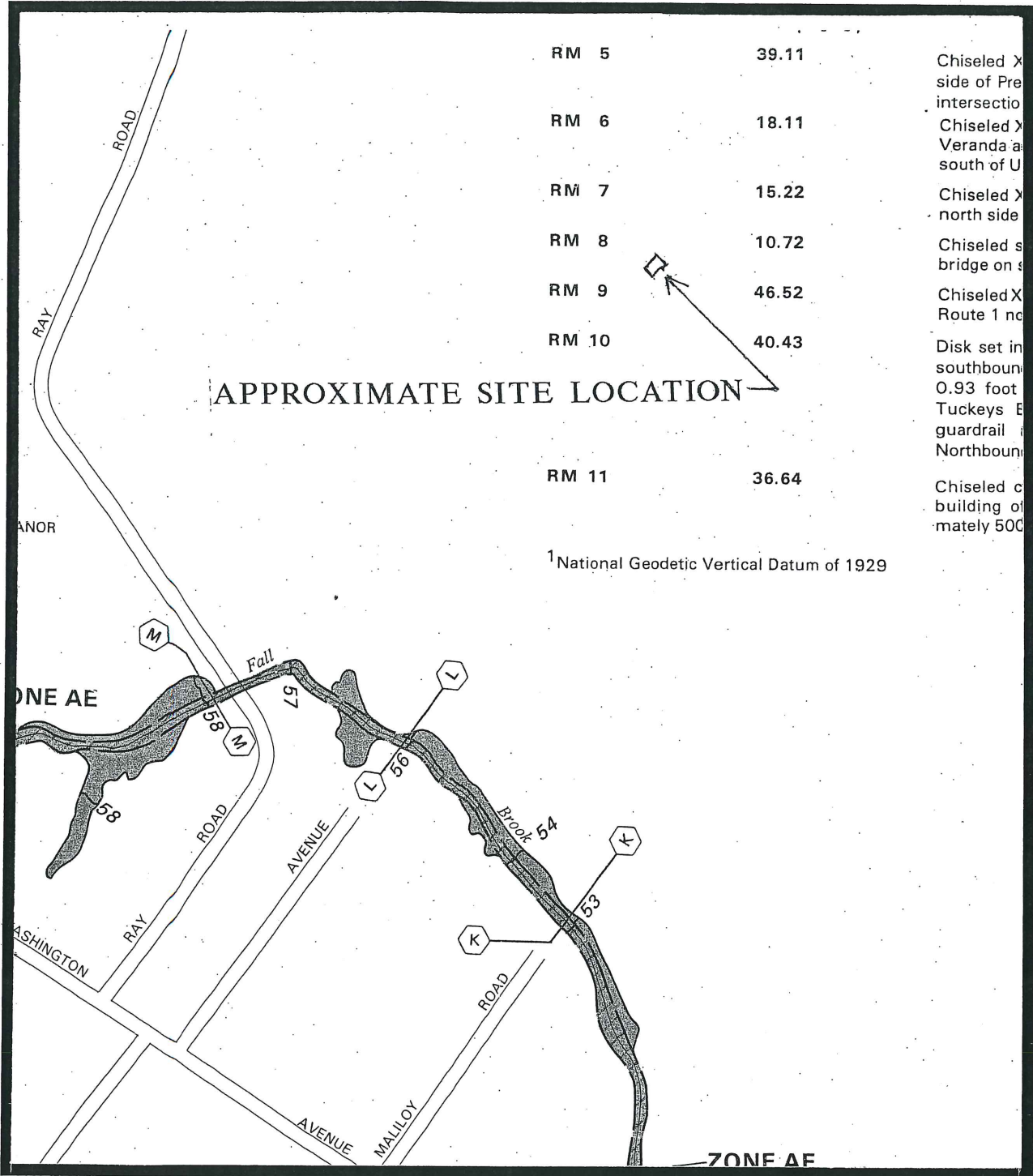
21



AERIAL TAX MAP
NTS.

20

FIGURE 1



FLOOD INSURANCE RATE MAP

PORTLAND, MAINE

CUMBERLAND COUNTY

COM. PANEL NUM. 230051 0007 C

SCALE 1"=400'±

Sebago Technics

Engineering Expertise You Can Build On

One Chobot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277



HABITAT GPI.P&S.DMK4

11.04.03

PURCHASE AND SALE AGREEMENT

2K

THIS AGREEMENT for the purchase and sale of real estate made this _____ day of _____, 2003 by and between the **CITY OF PORTLAND**, a body politic and corporate located in Cumberland County, Maine (hereinafter referred to as "**CITY**"), and **HABITAT FOR HUMANITY/GREATER PORTLAND, INC.**, a non-profit agency with a place of business located in Cumberland County, Maine and **PORTLAND WEST**, a Maine nonprofit corporation, with a place of business located in Cumberland County, Maine (hereinafter referred to as "**BUYER**").

W I T N E S S E T H:

WHEREAS, CITY is the owner of certain land located on Demerest Street, Portland, Maine, which property is also known as chart block and lots 410-A 19, 20, 21, 22, and 410-F 1, 2, 3, 4, 5, 6 (hereinafter "**PROPERTY**"); and

WHEREAS, BUYER desires to acquire said **PROPERTY**;

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the parties, intending to be legally bound, hereby agree as follows:

1. **SALE.**

CITY agrees to sell the property shown on Exhibit A (hereinafter "**PROPERTY**"), attached hereto and incorporated herein, to **BUYER**, and **BUYER** agrees to buy said **PROPERTY** in accordance with the provisions hereof.

2. **CONSIDERATION.**

The consideration for the **PROPERTY** shall be Twelve Thousand Five Hundred Dollars (\$12,500.00).

3. **TITLE.**

Title to the **PROPERTY** shall be conveyed by Quitclaim Deed acceptable to **BUYER** and shall be free of **CITY** liens, and otherwise conveying the **PROPERTY** in fee simple with title acceptable to the **BUYER**. In the event that title is not acceptable to **BUYER** and can not be cured within sixty days at **BUYER**'s expense, **BUYER** at it's option

24

HABITAT GPI .P&S.DMK4

11.04.03

may withdraw from and terminate this Contract at its sole option, or proceed to closing with such defect(s), and upon such termination neither party shall have any further obligation hereunder. Nothing in this Contract shall be deemed to obligate the CITY to clear the title of any such encumbrances or matters identified, other than CITY liens. The deed may at BUYER'S request convey certain of the lots comprising the PROPERTY to either or both of the parties comprising BUYER.

4. POSSESSION.

possession of the PROPERTY will be given at the transfer of title. The following items shall be pro-rated as of the transfer of title:

- Any real estate taxes for the fiscal year 2004 on PROPERTY.

5. RISK OF LOSS.

Risk of loss or damage to the PROPERTY by fire or otherwise, until transfer of title hereunder, is assumed by the CITY. The above described PROPERTY is to be delivered in substantially the same condition as of the date of this Agreement unless otherwise stated.

6. CLOSING.

Closing shall be held at City Hall, at a time agreeable to the parties within thirty (30) days of receipt in final unappealable form of all necessary zoning and planning approvals. Time is of the essence in the performance of this Agreement; provided, BUYER may extend the closing date by a reasonable amount of time in order to accommodate its fundraising and grant efforts related to the development of the PROPERTY, such extension not to exceed 120 additional days. If such approvals are not received by BUYER, BUYER may thereafter, at BUYER'S option, withdraw from and terminate this Contract at its sole option, or proceed to closing with such defect(s), and upon such termination neither party shall have any further obligation hereunder.

7. CONDITIONS TO TRANSFER.

The following conditions shall survive the closing on the transfer of the PROPERTY:

- a. Subdivision and site plan review shall be required;
- b. BUYER shall conduct a drainage study and shall formulate a drainage plan as part of the site plan review process;
- c. A wooded buffer of at least one hundred (100) feet for lots 1 through and including 6 as shown on Demerest Street on City of Portland Tax Assessor's Plan number 410, shall be maintained and made a covenant in the deed from CITY which covenant shall run with the land;



ZM

HABITAT GPI.P&S.DMK4

11.04.03

Design of homes built and/or placed on **PROPERTY** shall be compatible with the neighborhood and consistent with the principles of design established by the Planning and Development Department and reviewed by the Housing Committee;

8. BINDING EFFECT.

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, administrators, successors and assigns.

9. ENTIRE AGREEMENT.

This Agreement represents the entire and complete Agreement and understanding between the parties and supersedes any prior Agreement or understanding, written or oral, between the parties with respect to the acquisition or exchange of the **PROPERTY** hereunder.

10. HEADINGS AND CAPTIONS.

The headings and captions appearing herein are for the convenience of reference only and shall not in any way affect the substantive provisions hereof.

11. GOVERNING LAW.

This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Maine.

12. NOTICE.

Notice required or permitted under this Agreement shall be deemed sufficient if mailed by first class postage affixed or delivered in person to:

FOR THE CITY:

City of Portland
ATTN: CITY MANAGER
389 Congress Street
Portland, ME 04101

FOR THE BUYER:

Habitat for Humanity Greater Portland, Inc.
565 Congress Street
Portland, ME 04101, and

Portland West
181 Brackett Street
Portland, Maine 04102

3

20

03110

STORMWATER RUNOFF EVALUATION

Demerest Street Extension Portland, Maine

General

This stormwater runoff evaluation has been prepared by Sebago Technics, Inc. (STI) on behalf of Habitat for Humanity to evaluate the effects of the proposed subdivision on stormwater runoff as proposed and evaluated herein.

The subject site is located in the R-3 zoning district in the City of Portland. The proposed development consists of a combination of four (4) single-family dwellings, a 275-foot paved extension of Demerest Street, and a detention pond. The development will be serviced by public utilities to include underground cable, electric and telephone, and water and sewer. The proposed development consists of approximately 13,300 square feet of new impervious surface area, which includes all gravel surface areas within the development. As such, this development does not require that a stormwater permit application be submitted to the Maine Department of Environmental Protection (MDEP). However, a permit-by-rule will be filed for the culvert crossing at the intermittent stream and for associated wetland filling necessary for the road and drainage improvements.

Site Characteristics

The subject site currently exists as a forested and undeveloped 1.57-acre parcel. Of this, nearly 10 percent is forested wetland. The topography of the site consists of moderate to steep slopes, which range from 10 to 25 percent.

Soils

Soil classifications within the project area were referenced from the Cumberland County Medium Intensity Soil Survey. The site is comprised of two primary soil types. Hollis fine sandy loam and Scantic silt loam. The Hollis soils are classified as Hydraulic Soil Group C/D, while Scantic soils are classified as Hydraulic Soil Group D. All soils were modeled as Hydraulic Soil Group D.

Methodology

The stormwater runoff analysis was conducted utilizing the computerized HydroCAD, version 6.0 stormwater modeling software and also the methodology outlined in the USDA Soil Conservation Service's "Urban Hydrology for Small Watersheds, Technical Release No. 55."

A Type III, 24-hour rainfall distribution was applied to the hydrologic model with recurring frequencies of 2, 10 and 25-years. The rainfall depths associated with these storm events for southeast Cumberland County are as follows:

Storm Event	Rainfall Depth
2-year	3.0
10-year	4.7
25-year	5.5

Existing Conditions

Based upon existing topographical information of the subject site and adjacent properties, two (2) subcatchments were identified and evaluated in the pre-development scenario. One common study point (SP1) was selected for evaluation of pre versus post-development runoff. SP1 is the point at the westernmost extreme of the property, adjacent to Nottingham Avenue.

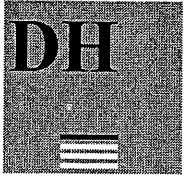
The pre-development Subcatchment 1 contains approximately 3.8 acres of land. This drainage area captures stormwater runoff from eastern and northern regions of the site. Stormwater runoff from this area flows in a northwesterly direction across the site, initially taking the form of sheet flow, but becoming shallow and concentrated prior to its entering the wetland.

Subcatchment 2 contains approximately 1.75 acres of land. This drainage area captures runoff from the southern and western extremes of the site and flows northwesterly to the aforementioned wetland, where it combines with runoff from Subcatchment 1.

Stormwater Management

The post-development watersheds (1-4) contain approximately 5.6 acres of land, as in the pre-development condition. Subcatchment 1 is comprised of approximately 3.1 acres of land. It consists of nearly all areas on site that are located east of the proposed roadway. Improvements within this subcatchment consist primarily of two residential dwellings and associated driveways. Stormwater runoff will follow a nearly identical flow path as it does in the pre-development scenario, with the exception of two driveway culverts. Upon reaching the stream at the northern extent of the property, runoff will be conveyed under the proposed roadway, via a new 24-inch culvert. From here, it will travel southwest until reaching the study point (SP1).

Subcatchment 2 contains approximately 0.9 acre of land. It consists of off-site areas to the south and east of the project site. It also contains land between the western sideline of the proposed roadway and the dwellings proposed on Lots 3 and 4 of the subdivision. Stormwater runoff from this subcatchment will be conveyed to the detention pond by a proposed culvert located under the driveways of Lots 3 and 4. An outlet control structure will regulate the outflow from the pond, and discharge it to the stream at the northern extent of the project site.



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

Att. 3

MEMORANDUM

DATE: July 13, 2005
TO: Kandi Talbot, Portland Planning Authority
FROM: Stephen R. Bushey, P.E.
SUBJECT: Habitat for Humanity, Demerest Street Extension

Kandi,

I have reviewed the preliminary submission materials prepared by Sebago Technics on behalf of Habitat for Humanity, dated June 7, 2005. The project consists of a four-lot subdivision of the end of Demerest Street. We offer the following comments for consideration:

Preliminary Subdivision Plan

1. It appears that the applicant is proposing a 10' wide conveyance from Vance to the City to allow for a 50' wide ROW. Evidence of this transaction should be provided. In addition the applicant should clarify to whom the 20' wide easement will run to and is this a permanent or temporary easement?
2. It is unclear if the 10' wide strip in front of lots 1 and 2 is intended to be part of the ROW. The lots #'s should be identified on the Subdivision Plan
3. Note 7 suggest that onsite water and sewer serve the project although the utility plan indicates public services. This should be clarified.

Grading and Utility Plan

1. The underground power/telephone/cable utility locations should be shown on the plan.
2. We suggest that RCP pipe and flared inlet/outlet be used for the intermittent stream crossing.
3. The Public Works Dept. should review the need to reconstruct the sewer invert in the manhole to be connected to.
4. We recommend that riprap be placed to stabilize the upstream street slope at the stream crossing since it appears to be quite steep (1.5:1).
5. The catch basins on the street will require granite curb inlets per the City's technical standards.
6. The City should review the need for drainage easements over the proposed drainage infrastructure outside of the ROW. To whom will these easements run and who is responsible for maintenance etc.?
7. The driveway spacing for Lots 3 and 4 is less than the City standard of 20' minimum.

8. Are any streetlights proposed for the street extension?
9. The plan appears to depict the guardrail crossing the sidewalk at Station 1+00. Should the sidewalk be reconfigured to allow passage around the guardrail?
10. Are reflectors or some other form of barrier required at the end of the street?
11. The invert elevations for SMH-2 don't appear to match the profile.
12. The City Arborist should review the street tree locations and tree selection.
13. Foundation drain locations should be identified on the plan.
14. Ability to provide service letters should be received from the Water District and Public Works.

Details

1. The vertical Granite Curb should be updated to match the City's Technical Standards.
2. Public Works should review the need to install Underdrain in the road section.
3. We recommend that the catch basins have 3' deep sumps and Casco Traps on the outlets.

Stormwater Management

1. The engineer has provided a stormwater report that calls for the installation of a small detention basin at the front of Lot 4. The basin will control runoff to maintain postdevelopment conditions to at or below predevelopment. The anticipated increase in stormwater runoff attributable to the project is modest; hence, the applicant has suggested that the City may consider waiving the stormwater control standard in lieu of an impact fee of \$2000/lot. In our opinion this alternative is fair and reasonable and will go equally far to meet the overall goals of the Fall Brook Watershed. We suggest that the applicant outline the proposed design conditions if the waiver is granted and discuss the implications of any runoff increases to downstream conveyances or properties. It appears that runoff from the development will simply continue flowing along the intermittent watercourse directly to Fall Brook. This should be confirmed and all downstream property conditions evaluated for possible impacts.

We trust these are constructive comments and that in our opinion the project submission materials are reasonably complete to allow staff consideration for conditional approval.

larger oaks.
→ on knoll toward Pt.
- free saves?

Leakout
- drainage
→ convey
for roadway
40 → 50.

Apple ledge
Kance
Use of lots
R-3 - single family
allowed to add an accessory apt.
Condition of Approval.

**DEMEREST STREET EXTENSION
4-LOT SINGLE FAMILY SUBDIVISION
SUBDIVISION REVIEW**

HABITAT FOR HUMANITY, APPLICANT

Steve
Habitat
Run off from project
1-3ft in back of lot.
Fall brook rehab.
Woods, wildlife
Wetlands.
Swamp, water utilities
Blasting.

Michael Smylie
Single family - Demerest
Not duplex
Condos, apts?
Water - Knuff.

Submitted to:
Portland Planning Board
Portland, Maine

Submitted by:
Sarah Hopkins

February 24, 2006

I. PROJECT BACKGROUND & DESCRIPTION

Habitat for Humanity of Greater Portland is proposing a 4-lot subdivision at the existing terminus of Demerest Street. Two parcels are proposed on the easterly side and two are proposed on the westerly side of Demerest Street. The total size of the subdivision consists of approximately 1.6 acres and the property is located in the R-3 zone.

The plan will be reviewed for compliance with the subdivision ordinance of the land use code.

Since the Planning Board September 2005 workshop, the applicant has worked with Public Works on further refinements to the drainage and street design.

The most notable features of the development site are the steep grades along Demerest Street and the drainage channel running along Nottingham (paper) Street. As indicated on the grading plan and profile, Demerest Street, at the entrance of Apple Ledge Condominiums, dips down towards the drainage course and then climbs up toward the terminus of the street. The grades increase from 74 to 92 feet along this distance and continue to rise toward the knoll of a privately owned lot in the Pheasant Hill development.

II. PROJECT SUMMARY

Applicant:	Habitat for Humanity
Site Location:	Demerest Street Extension
Zoning:	R3
Development Proposal:	4-Lot Single-Family Residential Subdivision
Land Area:	1.6 acres

III. SUBDIVISION

- 1. Water and Air Pollution** §14-497(a)(1)
The proposed project, as designed, is not anticipated to have any adverse effect on water or air quality.
- 2. Water Capacity and Supply** §14-497(a)(2-3)
Water and sewer capacity letters have been received and are included as Attachment 4.

3. Soil Erosion §14-497(a)(4)

Given the steep slopes of the site and the existence of the drainage channel through the site, the sedimentation and erosion control plan proposes the installation of silt fencing during construction and the permanent installation of extensive rip rap along the roadway side slopes and underdrain inlets.

4. Traffic §14-497(a)(5)

Demerest Street is located off of Nottingham Avenue, which is off from Ray Street. The project is proposed near the existing Apple Ledge Condominiums. A vicinity map is included as Attachment 1.

The applicant is proposing a 50 ft. right-of-way for Demerest Street and a 28 ft. wide public road will be constructed. The applicant is proposing to install granite curb on both sides of the street and sidewalk on the easterly side of the proposed street, but not on the westerly side. A request for waiver of sidewalk has been submitted along with an explanation of how project meets the criteria for waiving the sidewalk requirement.

The waiver criteria is excerpted below:

Sec.14 -506 (b) Modifications.

(b) Where the planning board or planning authority finds that, for each of the requirements listed below, two or more of the conditions exist with respect to compliance with the requirements set forth in sections 14-498 and 14-499 pertaining to the provision and construction of curbs and/or sidewalks, it may vary the regulations so that substantial justice may be done and the public interest secured:

Sidewalks-

1. There is no reasonable expectation for pedestrian usage coming from, going to and traversing the site.
2. There is no sidewalk in existence or expected within 1000 feet and the construction of sidewalks does no contribute to the development of a pedestrian oriented infrastructure.
3. A safe alternative-walking route is reasonably available, for example, by way of a sidewalk on the other side of the street.
4. The street is scheduled for major reconstruction as a component of the Capital Improvement Program.
5. The street has been constructed or reconstructed without sidewalks within the last 24 months.
6. Strict adherence to the curb and sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.

Street standards require that there is a minimum of 4 ft. esplanade on a minor residential street. The applicant is not proposing an esplanade because the existing road does not have an esplanade. The Public Works Department supports this waiver request.

A snowplow turnaround is proposed to be constructed at the dead end of the paved street.

The applicant is proposing to widen the current right-of-way of Demerest Street from 40 feet to 50 feet from the Apple Ledge Condominiums to the end of this subdivision. The applicant will also be repaving a sag in the sanitary sewer, which exists from construction when Apple Ledge was developed and the sewer installed. Demerest Street is not City-accepted within this area. Based on discussions with the City Engineer, if the repair to the sewer occurs and widen the right-of-way where possible, this portion of Demerest Street could become eligible for acceptance by the City.

5. Sanitary and Stormwater Capacity §14-497(a)(6)

The site currently exists as a forested and undeveloped 1.57-acre parcel. Of this, nearly 10 percent is forested wetland.

As a result of Public Works' recommendation, the applicant has redesigned the stormwater management plan to omit a larger detention basin in favor of smaller collection inlets in the front yard of each lot, connected to a series of underdrains that will outlet to the existing drainage channel in Nottingham Street. This plan will maintain the existing drainage pattern within the Fallbrook watershed with the least amount of disruption. However, such a redesign requires the waiver of a technical standard requiring the post development flows be less than the predevelopment condition. Since the receiving drainage channel is adjacent to the development site, these flows can be easily accepted.

The applicant has an approved (permit by rule) stream crossing permit for the roadway extension. The permit allows no construction work to commence prior to July 15. The applicant's engineer will bring a copy of the permit to the public hearing.

The Development Review Coordinator has reviewed the plans and his memo is included as Attachment 7. Most of the comments raised by the DRC were made before reviewing the revised plans as required by the Public Works Department, therefore the requirements recommended in the DRC's memo of 2/22/06 have been met.

6. **Sewage and Solid Waste Disposal** §14-497(a)(7)
Public trash pick-up will be provided upon acceptance of the extension of Demerest Street. As with other developments on proposed public streets, a performance guarantee covering the estimated cost of trash pick-up and snow plowing will be held until street acceptance.
7. **Scenic Beauty** §14-497(a)(8)
The proposed project will not have an adverse effect on the scenic or natural beauty of the area.

A 100 ft vegetated buffer is proposed between lots 1 and 2 and the Apple Ledge Condominiums.
8. **Water Bodies Protection and Groundwater Quality** §14-497(a)(11)/(12)
The project with its proposed drainage plan will not have an adverse affect on any water body.
9. **Flood Zone** §14-497(a)(13)
Staff has consulted current FEMA flood maps. The proposed project is not located in a flood zone.
10. **Wetlands** §14-497(a)(14)
Of the 1.57 acre development parcel, nearly 10% is forested wetland. The building envelopes are designed to provide maximum separation from the wetlands and the vegetated buffer also provides a minimization of disruption.
11. **Subdivision Technical and Design Standards** §14-498
Street Trees
The applicant's proposed plan provides two street trees per lot, in conformance with the subdivision standards.

Street Lighting
The applicant has added street light locations and details to the plans, as well as underground electric/telephone/cable lines.

12. Fire Safety

The plans indicate the installation of a fire hydrant at the end of Demerest Street as requested by the Fire Department.

IV. MOTION FOR THE BOARD TO CONSIDER

On the basis of plans submitted by the applicant and on the basis of information contained in Planning Report #16-06 relevant to standards of the subdivision ordinance, and other findings as follows:

50' on the East Side of Demerest Street

East Side Only

i. That the Planning Board [waives/does not waive] the requirement for sidewalks on ~~both~~ sides of Demerest Street due to the applicant's meeting of ~~2~~ and ~~3~~ sidewalk waiver criteria.

ii. That the Planning Board [waives/does not waive] the technical standard requirement that post-development stormwater runoff not exceed pre-development run-off due to the proximity of the drainage course and design of stormwater management plan.

iii. That the Planning Board [waives/does not waive] the technical standard requirement for a 4 ft esplanade along Demerest Street due to the restricted right of way and adjacent drainage channel.

50' Conformance Subdivision

5-0 - (Anton Bral, absent) in requirement.

Attachments:

1. Vicinity Map/Aerial Photograph
2. Applicant's Submittal
3. Purchase and Sale Agreement
4. Water/Sewer Capacity Memos
5. Waiver Requests
6. Run-off Calculations
7. DRC's Memo dated February 22, 2005
8. Plans

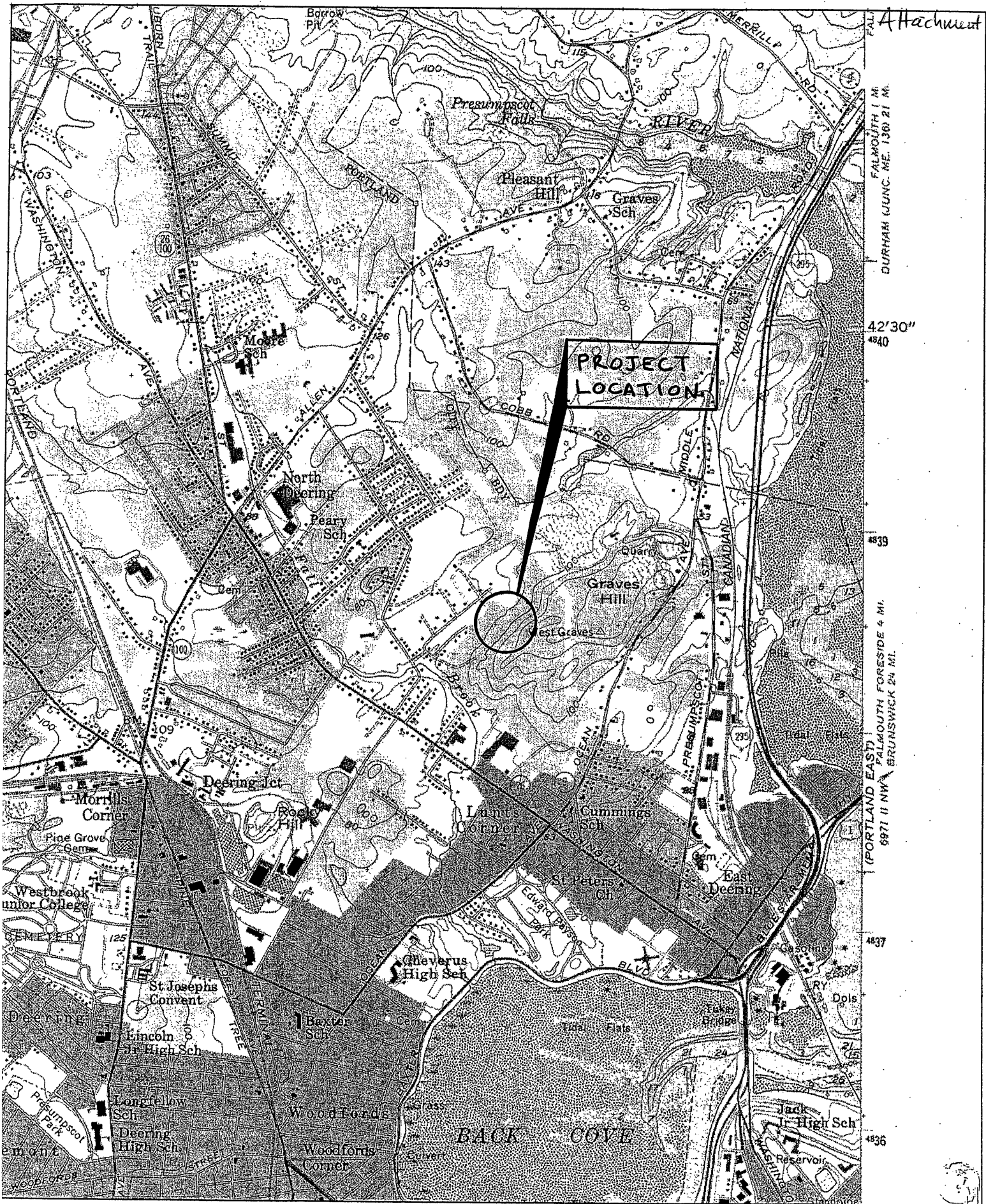
(A) Hold off for drainage. 10% DG will be held for a period of 2 yrs following completion. No unreasonable advice - repair or improvement of functioning 3 management.

(1) Appl. demand. obtained necessary deeds for Demerest St. ROW and drainage easement prior to release of plat.

(2) Revise subdiv - delineate No cut zone

(3) That the 10% defect guarantee ... see above.

(4) Meet w/ City Arivist - Preserve all trees possible in laying out foundations + driveway.

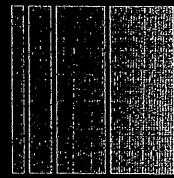


Name: PORTLAND WEST
 Date: 8/10/104
 Scale: 1 inch equals 2000 feet

Location: 043° 41' 44.2" N 070° 16' 21.9" W
 Caption: HABITAT FOR HUMANITY OF GREATER PORTLAND
 Demerest Street Extension
 Portland, Maine



AERIAL TAX MAP
N.T.S.



Attachment 2

sebagotechnics.com
One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

January 17, 2006
03110

Kandi Talbot, City Planner
City of Portland
389 Congress Street
Portland, ME 04101

Demerest Street Extension and Four Lot Subdivision
Habitat for Humanities of Greater Portland

Dear Ms. Talbot:

I have reviewed the memorandum sent to you from Steve Bushey, PE of DeLuca-Hoffman Associates, Inc. dated July 13, 2005. We have made plan revisions and have addressed the comments as follows:

Final Subdivision Plan (Sheet 2 of 6)

1. The 20' grading easement over the Vance lot will be permanent and will benefit the City of Portland, as shown on the revised plans, for the purposes of side slope grading of the road, and for access and maintenance of the proposed road cross culvert. We have included evidence of the conveyance of the right-of-way property to the City of Portland.
2. The 10' strip in front of Lots 1 and 2 will be part of the right-of-way and will be conveyed to the City. The lot numbers have been added to the revised plans as requested.
3. Note 7 has been revised to indicate that the project will be serviced by public utilities.

Grading and Utility Plan (Sheet 3 of 6)

1. The underground electric/telephone/cable lines have been added to the plan, along with the locations of transformers and street lighting.
2. The 24" pipe at the stream crossing has been changed to specify a RCP material. We also revised the plans to specify a flared inlet and outlet on the RCP.

3. The SMH that will be bored and connected into is designed with an invert-in elevation that is 0.1' above the existing invert-out, so the channel in the manhole will need to be reconstructed, but the invert-out will remain unchanged.
4. Riprap has been added to the slopes at the stream crossing, as requested.
5. The catch basin detail was revised to specify granite curb inlets on Sheet 6 of 6.
6. The grading plan was revised to eliminate the need for drainage easements, which have been removed from the plan.
7. The driveway separation for Lots 3 and 4 was revised to exceed the minimum requirement of 20'.
8. Street light locations and details were added to the plans as requested.
9. The guardrail was relocated to the outside of the sidewalk, which will allow pedestrian passage.
10. Guardrail with reflectors was added to the end of Demerest Street as requested.
11. The invert elevations on SMH-2 were revised to match the profile as requested.
12. Street tree locations and details have been added to the plans for review by the City Arborist.
13. Foundation drain locations have been added to the plans for all units.
14. Letters have been sent to the Portland Public Works and Portland Water District to verify the capacity to serve the project. We are currently waiting for response.

Details (Sheets 5 of 6 and 6 of 6)

1. The catch basin detail was revised to comply with the City's Technical Standards as requested.
2. Underdrain was added to the cross-section detail of Demerest Street as required by the City's Technical Standards.
3. The catch basins have been revised to specify 3' sumps, and a Casco Trap detail has been added as requested.

Stormwater Management

A revised stormwater report has been provided that outlines the anticipated increased peak flow rates from development. The increase in peak flow-rates is modest and, since the runoff will simply follow the existing watercourse to the Fall Brook, the off-site impacts due to this increase should be minimal. Downstream property conditions should be observed and monitored before and after development to observe any possible impacts. We have reviewed this concept and design with Brad Roland, PE of the City of Portland Public Works Department, and he supported the design and waiver of the stormwater detention requirement. Also, based on Habitat for Humanity's previous donation of land to the City to address downstream improvements with Fall Brook, he felt that no compensation should be considered, or is necessary. Therefore, the grading plan and lot layout plan have been modified to reflect the elimination of the detention pond and a more conventional street alignment of building envelopes.

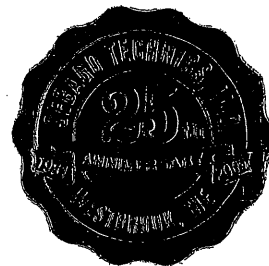
We trust that all comments have been addressed appropriately and to the City's satisfaction. If there are any further review comments on the proposed design, please feel free to contact me.

Sincerely,

SEBAGO TECHNICS, INC.



Dustin M. Roma, EIT
Project Engineer



DMR:dmr/jc
Enc.

cc: Stephen Bolton, Habitat for Humanity of Greater Portland
Tom Pearson, Portland West
Stephen R. Bushey, PE, DeLuca-Hoffman Associates, Inc.

PURCHASE AND SALE AGREEMENT

THIS AGREEMENT for the purchase and sale of real estate made this 2nd day of December, 2003 by and between the **CITY OF PORTLAND**, a body politic and corporate located in Cumberland County, Maine (hereinafter referred to as "CITY"), and **HABITAT FOR HUMANITY/GREATER PORTLAND, INC.**, a non-profit agency with a place of business located in Cumberland County, Maine and **PORTLAND WEST**, a Maine nonprofit corporation, with a place of business located in Cumberland County, Maine (hereinafter referred to as "BUYER").

WITNESSETH:

WHEREAS, CITY is the owner of certain land located on Demerest Street, Portland, Maine, which property is also known as chart block and lots 410-A 19, 20, 21, 22, and 410-F 1, 2, 3, 4, 5, 6 (hereinafter "**PROPERTY**"); and

WHEREAS, BUYER desires to acquire said **PROPERTY**;

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the parties, intending to be legally bound, hereby agree as follows:

1. **SALE.**

CITY agrees to sell the property shown on Exhibit A (hereinafter "**PROPERTY**"), attached hereto and incorporated herein, to **BUYER**, and **BUYER** agrees to buy said **PROPERTY** in accordance with the provisions hereof.

2. **CONSIDERATION.**

The consideration for the **PROPERTY** shall be Twelve Thousand Five Hundred Dollars (\$12,500.00).

3. **TITLE.**

Title to the **PROPERTY** shall be conveyed by Quitclaim Deed acceptable to **BUYER** and shall be free of **CITY** liens, and otherwise conveying the **PROPERTY** in fee simple with title acceptable to the **BUYER**. In the event that title is not acceptable to **BUYER** and can not be cured within sixty days at **BUYER**'s expense, **BUYER** at it's option

may withdraw from and terminate this Contract at its sole option, or proceed to closing with such defect(s), and upon such termination neither party shall have any further obligation hereunder. Nothing in this Contract shall be deemed to obligate the CITY to clear the title of any such encumbrances or matters identified, other than CITY liens. The deed may at BUYER's request convey certain of the lots comprising the PROPERTY to either or both of the parties comprising BUYER.

4. POSSESSION.

Full possession of the PROPERTY will be given at the transfer of title. The following items shall be pro-rated as of the transfer of title:

- Any real estate taxes for the fiscal year 2004 on PROPERTY.

5. RISK OF LOSS.

The risk of loss or damage to the PROPERTY by fire or otherwise, until transfer of title hereunder, is assumed by the CITY. The above described PROPERTY is to be delivered in substantially the same condition as of the date of this Agreement unless otherwise stated.

6. CLOSING.

The closing shall be held at City Hall, at a time agreeable to the parties within thirty (30) days of the receipt in final unappealable form of all necessary zoning and planning approvals. Time is of the essence in the performance of this Agreement; provided, BUYER may extend the closing date by a reasonable amount of time in order to accommodate its fundraising and grant efforts related to the development of the PROPERTY, such extension not to exceed 120 additional days. If such approvals are not received by BUYER, BUYER may thereafter, at BUYER's option, withdraw from and terminate this Contract at its sole option, or proceed to closing with such defect(s), and upon such termination neither party shall have any further obligation hereunder.

7. CONDITIONS TO TRANSFER.

~~The following conditions shall survive the closing on the transfer of the PROPERTY:~~

- a. Subdivision and site plan review shall be required;
- b. BUYER shall conduct a drainage study and shall formulate a drainage plan as part of the site plan review process;
- c. A wooded buffer of at least one hundred (100) feet for lots 1 through and including 6 as shown on Demerest Street on City of Portland Tax Assessor's Plan Number 410, shall be maintained and made a covenant in the deed from CITY which covenant shall run with the land;

- d. Design of homes built and/or placed on **PROPERTY** shall be compatible with the neighborhood and consistent with the principles of design established by the Planning and Development Department and reviewed by the Housing Committee;

8. **BINDING EFFECT.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, administrators, successors and assigns.

9. **ENTIRE AGREEMENT.**

This Agreement represents the entire and complete Agreement and understanding between the parties and supersedes any prior Agreement or understanding, written or oral, between the parties with respect to the acquisition or exchange of the **PROPERTY** hereunder.

10. **HEADINGS AND CAPTIONS.**

The headings and captions appearing herein are for the convenience of reference only and shall not in any way affect the substantive provisions hereof.

11. **GOVERNING LAW.**

This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Maine.

12. **NOTICE.**

Any notice required or permitted under this Agreement shall be deemed sufficient if mailed with first class postage affixed or delivered in person to:

FOR THE CITY:

City of Portland
ATTN: CITY MANAGER
~~389 Congress Street~~
Portland, ME 04101

FOR THE BUYER:

Habitat for Humanity/Greater Portland, Inc.
565 Congress Street
Portland, ME 04101, and

Portland West
181 Brackett Street
Portland, Maine 04102

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year first above written.

CITY OF PORTLAND

Sonia Bear
WITNESS

By: Joseph E. Gray, Jr.
Joseph E. Gray, Jr.
Its City Manager

HABITAT FOR HUMANITY /
GREATER PORTLAND, INC.

Richard E. Hodgson
WITNESS

By: Stephen J. Bolton
Its: EXECUTIVE Director

PORTLAND WEST

[Signature]
WITNESS

By: [Signature]
Its: Executive Director

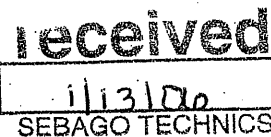
APPROVED AS TO FORM:
DMK
CORPORATION COUNSEL'S OFFICE



CUSTOMER SERVICE
OFFICE HOURS
8:30 A.M. - 4:30 P.M.

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Attachment 4



January 12, 2006

Dustin M. Roma
Sebago Technics
PO Box 1339
Westbrook, Me. 04098

Re: Ability to Serve-Demerest St.-Portland

Dustin:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed 4 lot sub-division to be located off Demerest St. in Portland. A water main extension would be necessary to serve the proposed 4 lots. Checking District records, I find the existing water main ends about 40' north of Nottingham Ave. on Demerest St. This would mean a 275' main extension would be necessary in Demerest St. to serve the sub-division.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Huntington Ave. @Demerest St.
Hydrant # 1520
Static pressure = 69 PSI
Flow = 804 GPM
Last Tested = 5/25/1993

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

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator

18 January 2006

Dustin M. Roma, Project Engineer
 Sebago Technics Inc.,
 P.O. Box 1339
 Westbrook, Maine 04098.

**RE: The Capacity to Handle an Anticipated Wastewater Flow,
 From the Proposed Four Lot Subdivision at Demerest St. Extension, Portland, Maine.**

Dear Mr. Roma:

The existing eight inch PVC sanitary sewer pipe, located in Demerest Street has adequate capacity to **transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to **treat** the anticipated wastewater flows of **1,440 GPD**, from your proposed four ranch style homes.

Anticipated Wastewater Flows from the Proposed Four Lot Subdivision:

4 Proposed Four Bedroom Homes @ 360 GPD / Home	= 1,440 GPD
Total Proposed Increase in Wastewater Flows for this Project	= 1,440 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 storm water mitigation, in order to offset any increase in sanitary flows, from all projects.

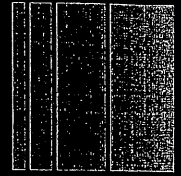
If The City can be of further assistance, please call 874-8846.

Sincerely,
CITY OF PORTLAND

Charles M. Moore
 Engineering Technician

CMM

cc: Kandice Talbot, Planner, Department of Planning, and Urban Development, City of Portland
 Eric Labelle, P.E., City Engineer, City of Portland
 Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
 Stephen K. Harris, Assistant Engineer, City of Portland
 Jane Ward, Administrative Assistant, City of Portland
 Desk file



Attachment 5

sebagotechnics.com

One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

January 18, 2006
03110

Kandi Talbot, City Planner
City of Portland
389 Congress Street
Portland, ME 04101

Waiver Request for Sidewalk Requirement
Demerest Street Extension, Habitat for Humanities of Greater Portland

Dear Ms. Talbot:

I am writing to request that the Planning Board consider a waiver of the sidewalk requirement per the City of Portland Land Use Ordinance, Chapter 14, Section 506. The proposed project will include a sidewalk on the eastern side of the extension of Demerest Street, but we would like to request that the Board waive the requirements to provide sidewalk on the western side of Demerest Street, and to provide an esplanade between the street and sidewalk. We believe that the project qualifies for several of the scenarios outlined in Section 14.506 that describes the undue hardship that would result from the compliance of the sidewalk regulations. Please consider the following conditions that correspond with the waiver eligibility requirements of Section 14.506.

1. The proposed development project consists of four single-family homes. The expected pedestrian use should be minimal, and a single sidewalk should be able to accommodate this movement. Furthermore, the parcel to the rear of the road extension is a lot currently serviced by a private road (Pleasant Hill Road), which also only has sidewalks on one side.
2. The existing portion of Demerest Street currently utilizes sidewalk on the Eastern side of the street only, and was constructed without esplanade. The proposed extension of the sidewalk would mimic this construction, and allow for a smooth flow of pedestrian traffic. If sidewalk were to be constructed on the Western side of Demerest Street, it would encourage pedestrian movement to a location where there is currently not a sidewalk. Pedestrians would then need to cross Demerest Street to access the existing sidewalk at the intersection of Demerest Street and Nottingham Avenue, which would be a higher risk than if people were to cross Demerest Street in front of their own homes.
3. A safe alternative for pedestrian traffic is proposed, as noted in Section 2 above.
4. We are not aware of any CIP funding for this project at this time.

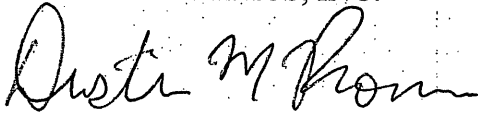
January 18, 2006

5. We are not aware of any reconstruction projects associated with Demerest Street over the past 24 months.
6. A 10-foot wide parcel of land was also transferred to the City to increase the ROW width to fifty feet to accommodate the construction of sidewalk on the eastern side of the street. If a sidewalk were to be required on the western side of Demerest Street, it would require that a portion of the sidewalk and associated site grading be located outside of the existing ROW, and more land would have to be given to the City to accommodate for this. This would result in an unnecessary loss for the landowners, and would not improve the public need for a two sidewalk pedestrian access to and from the project.

Please consider our waiver request, and feel free to contact me with any questions you may have.

Sincerely,

SEBAGO TECHNICS, INC.



Dustin M. Roma
Project Engineer

DMR/JRS/dmr/dlf

cc: Stephen Bolton, Habitat for Humanity of Greater Portland
Tom Pearson, Portland West
Stephen R. Bushey, PE, DeLuca-Hoffman Associates, Inc.

03110

STORMWATER RUNOFF EVALUATION

Demerest Street Extension Portland, Maine

General

This stormwater runoff evaluation has been prepared by Sebago Technics, Inc. (STI), on behalf of Habitat for Humanity, to evaluate the effects of the proposed subdivision on stormwater runoff as proposed and evaluated herein.

The subject site is located in the R-3 zoning district in the City of Portland. The proposed development consists of a combination of four (4) single-family dwellings and a 275-foot paved extension of Demerest Street. The development will be serviced by public utilities to include underground cable, electric and telephone, and water and sewer. The proposed development consists of approximately 12,250 square feet of new impervious surface area, which includes all gravel surface areas within the development. As such, this development does not require that a Stormwater Permit Application be submitted to the Maine Department of Environmental Protection (MDEP).

Site Characteristics

The subject site currently exists as a forested and undeveloped 1.57-acre parcel. Of this, nearly 10 percent is forested wetland. The topography of the site consists of moderate to steep slopes, which range from 10 to 25 percent. The site falls within the watershed of Fall Brook, but will not require any MDEP permits for water quality due to its limited size.

Soils

Soil classifications within the project area were referenced from the Cumberland County Medium Intensity Soil Survey. The site is comprised of two primary soil types, identified as Hollis fine sandy loam and Scantic silt loam. The Hollis soils are classified as Hydraulic Soil Group C/D, while Scantic soils are classified as Hydraulic Soil Group D. For purposes of this evaluation, all soils were modeled as Hydraulic Soil Group D.

Methodology

The stormwater runoff analysis was conducted utilizing the computerized HydroCAD (version 6.0) stormwater modeling software and also the methodology outlined in the USDA Soil Conservation Service's "Urban Hydrology for Small Watersheds, Technical Release No. 55."

A Type III, 24-hour rainfall distribution was applied to the hydrologic model with recurring frequencies of 2, 10 and 25-years. The rainfall depths associated with these storm events for southeast Cumberland County are as follows:

Storm Event	Rainfall Depth
2-year	3.0"
10-year	4.7"
25-year	5.5"

Drainage Conditions

Based upon existing topographical information of the subject site and adjacent properties, (2) subcatchments were identified and evaluated in the pre-development scenario. One study point (SP1) was selected for evaluation of pre versus post-development runoff at the point at the westernmost extreme of the property, adjacent to Nottingham Avenue.

Pre-development Subcatchment 1 contains approximately 3.8 acres of land. This drainage captures stormwater runoff from eastern and northern regions of the site. Stormwater from this area flows in a northwesterly direction across the site, initially taking the form of a surface flow, but becoming shallow and concentrated prior to its entering the wetland.

Subcatchment 2 contains approximately 1.75 acres of land. This drainage area captures runoff from the southern and western extremes of the site and flows northwesterly to the aforementioned wetland, where it combines with runoff from Subcatchment 1.

The combined flows, wetland flow, and adjoining drainage outfall appear to concentrate to meet the MDEP definition of a stream. This minor tributary travels nearly down the center of Nottingham Street paper right-of-way. The eventual discharge combines into Fall Brook between Nottingham Street and Washington Avenue.

Post-Development Management

Post-development watersheds (1-4) contain approximately 5.6 acres of land, as in the pre-development condition. Subcatchment 1 is comprised of approximately 3.1 acres of land and covers nearly all areas on site that are located east of the proposed roadway. Land uses within this subcatchment consist primarily of two residential dwellings and paved driveways. Stormwater runoff will follow a nearly identical flow path as it does in the pre-development scenario. Upon reaching the stream at the northern extent of the site, runoff will be conveyed under the proposed roadway via a new 24-inch culvert. The runoff will then travel southwest until reaching the study point (SP1).

Subcatchment 2 contains approximately 0.9 acre of land. It consists of off-site areas to the south and east of the project site. It also contains land between the western sideline of the proposed roadway and the dwellings proposed on Lots 3 and 4 of the subdivision. Stormwater runoff from this subcatchment will be conveyed to a proposed culvert located under the driveways of Lots 3 and 4, and discharged to the stream at the northern extent of the project site.

Subcatchment 3 contains less than 0.2 acre of land. It primarily drains the proposed roadway from Station 1+00 to the end, and also picks up a small off-site contribution from land southeast of Demerest Street. Stormwater traveling along the gutters of Demerest Street will enter the catch basins located opposite Station 0+90. This network will convey stormwater to the stream located at the northern extent of the project site.

The last remaining drainage area of the site is identified as Subcatchment 4. It contains approximately 1.4 acres of land along the western boundary of the subdivision, and from areas south and east of the project site. Stormwater runoff from this region follows a similar flow path to that of stormwater from Subcatchment 2 of the pre-development condition. Flowing generally north and west across the watershed, runoff from this region will combine with that from the other three (3) subcatchments at SP1.

The following table summarizes the results of the hydrological simulations, as proposed and evaluated herein.

Table 2 Stormwater Runoff Summary Table Pre-Development vs. Post-Development										
Study Point	Total Subcatchment (acres)		Average Weighted Curve No.		Peak Rates of Runoff (cfs)					
	Pre	Post	Pre	Post	2-Year		10-Year		25-Year	
					Pre	Post	Pre	Post	Pre	Post
1	5.57	5.57	77	79.1	4.50	5.01	10.52	10.91	13.52	13.85

Summary

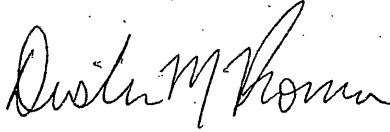
The proposed Demerest Street Extension project will entail the construction of four (4) single-family dwellings, underground utilities, and drainage infrastructure. Municipal water and sewer will serve all homes within the development.

As seen from the above table, the proposed on-site stormwater management measures will result in an expected increase in peak rates of runoff in the developed condition. However, the increase in peak runoff rates is modest, and the impacts on off-site drainage features should be minimal. This overall rate increase of 10% in the 2-year storm to as little as 3% increase in the 25-year storm event is insignificant, without formal detention pond design, and per discussion with the City Engineer was determined to be non-impacting to Fall Brook's capacity.

Furthermore, Habitat for Humanity has previously donated property to assist the City's development of the Fall Brook outfall in a downstream area relatively close to this project. The City also felt that the additional maintenance requirements, easement restrictions, and construction disturbance did not weigh enough against having any significant relief impacts to assist Fall Brook. The absence of a formal detention pond also provided buffers for the lots, which allows for a more conventional usable lot area, and relieves both the City and homeowners of future responsibility of pond maintenance. In order to reduce the potential for the minimal runoff velocity impacts associated with the construction of this project and insignificant stormwater flow increases, an erosion and sedimentation control plan has been prepared which outlines the measures to be incorporated before and during the construction of this project. These measures are detailed in the plan set, and include both temporary and permanent erosion control and stabilization measures, as well as revegetation plans.

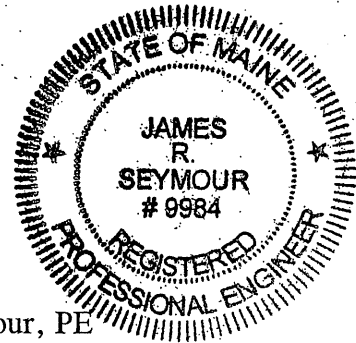
Prepared by:

SEBAGO TECHNICS, INC.

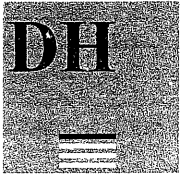


Dustin M. Roma, EIT
Project Engineer

BGY/DMR/JRS:dmr/jc
January 17, 2005



James R. Seymour, PE
Project Manager



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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

- Attachment 7*
- ROADWAY DESIGN
 - ENVIRONMENTAL ENGINEERING
 - TRAFFIC STUDIES AND MANAGEMENT
 - PERMITTING
 - AIRPORT ENGINEERING
 - SITE PLANNING
 - CONSTRUCTION ADMINISTRATION

MEMORANDUM

DATE: February 22, 2006

TO: Sarah Hopkins, Portland Planning Authority

FROM: Stephen R. Bushey, P.E.

SUBJECT: Habitat for Humanity, Demerest Street Extension

Sarah,

I have reviewed the submission materials prepared by Sebago Technics on behalf of Habitat for Humanity, dated January 9, 2006. The project consists of a four-lot subdivision of the end of Demerest Street. In general, the submission addresses our earlier comments satisfactorily. We offer only the following comments for the engineer's final consideration.

1. Are catch basins required in the apparent roadway sag at the end of the existing Demerest Street section and the street extension. It appears that this area is curbed and there are no catch basins on either side of the street within the sag.
2. Lots 3 and 4 should share drainage easements for the replacement of the driveway culverts if necessary. We assume the Lot 3 owner would be responsible to replace the portion of their driveway culvert on Lot 4 if necessary in the future. Similarly, there should be a drainage easement for the culvert crossing Lots 1 and 2. The maintenance responsibilities for this infrastructure should be spelled out.
3. The Vertical Granite Curb detail should reflect the City's standard installation requirements.

We trust these are constructive comments and that in our opinion the project submission materials are reasonably complete to allow staff consideration for conditional approval.

PLANNING BOARD REPORT #16-06

**DEMEREST STREET EXTENSION
4-LOT SINGLE FAMILY SUBDIVISION
SUBDIVISION REVIEW
HABITAT FOR HUMANITY, APPLICANT**

Submitted to:
Portland Planning Board
Portland, Maine

Submitted by:
Sarah Hopkins

February 24, 2006

I. PROJECT BACKGROUND & DESCRIPTION

Habitat for Humanity of Greater Portland is proposing a 4-lot subdivision at the existing terminus of Demerest Street. Two parcels are proposed on the easterly side and two are proposed on the westerly side of Demerest Street. The total size of the subdivision consists of approximately 1.6 acres and the property is located in the R-3 zone.

The plan will be reviewed for compliance with the subdivision ordinance of the land use code.

Since the Planning Board September 2005 workshop, the applicant has worked with Public Works on further refinements to the drainage and street design.

The most notable features of the development site are the steep grades along Demerest Street and the drainage channel running along Nottingham (paper) Street. As indicated on the grading plan and profile, Demerest Street, at the entrance of Apple Ledge Condominiums, dips down towards the drainage course and then climbs up toward the terminus of the street. The grades increase from 74 to 92 feet along this distance and continue to rise toward the knoll of a privately owned lot in the Pheasant Hill development.

II. PROJECT SUMMARY

Applicant:	Habitat for Humanity
Site Location:	Demerest Street Extension
Zoning:	R3
Development Proposal:	4-Lot Single-Family Residential Subdivision
Land Area:	1.6 acres

III. SUBDIVISION

- 1. Water and Air Pollution** §14-497(a)(1)
The proposed project, as designed, is not anticipated to have any adverse effect on water or air quality.
- 2. Water Capacity and Supply** §14-497(a)(2-3)
Water and sewer capacity letters have been received and are included as Attachment 4.

3. **Soil Erosion** §14-497(a)(4)

Given the steep slopes of the site and the existence of the drainage channel through the site, the sedimentation and erosion control plan proposes the installation of silt fencing during construction and the permanent installation of extensive rip rap along the roadway side slopes and underdrain inlets.

4. **Traffic** §14-497(a)(5)

Demerest Street is located off of Nottingham Avenue, which is off from Ray Street. The project is proposed near the existing Apple Ledge Condominiums. A vicinity map is included as Attachment 1.

The applicant is proposing a 50 ft. right-of-way for Demerest Street and a 28 ft. wide public road will be constructed. The applicant is proposing to install granite curb on both sides of the street and sidewalk on the easterly side of the proposed street, but not on the westerly side. A request for waiver of sidewalk has been submitted along with an explanation of how project meets the criteria for waiving the sidewalk requirement.

The waiver criteria is excerpted below:

Sec.14 -506 (b) Modifications.

(b) Where the planning board or planning authority finds that, for each of the requirements listed below, two or more of the conditions exist with respect to compliance with the requirements set forth in sections 14-498 and 14-499 pertaining to the provision and construction of curbs and/or sidewalks, it may vary the regulations so that substantial justice may be done and the public interest secured:

Sidewalks-

1. There is no reasonable expectation for pedestrian usage coming from, going to and traversing the site.
2. There is no sidewalk in existence or expected within 1000 feet and the construction of sidewalks does no contribute to the development of a pedestrian oriented infrastructure.
3. A safe alternative-walking route is reasonably available, for example, by way of a sidewalk on the other side of the street.
4. The street is scheduled for major reconstruction as a component of the Capital Improvement Program.
5. The street has been constructed or reconstructed without sidewalks within the last 24 months.
6. Strict adherence to the curb and sidewalk requirement would result in the loss of significant site features related to landscaping or topography that are deemed to be of a greater public value.

Street standards require that there is a minimum of 4 ft. esplanade on a minor residential street. The applicant is not proposing an esplanade because the existing road does not have an esplanade. The Public Works Department supports this waiver request.

A snowplow turnaround is proposed to be constructed at the dead end of the paved street.

The applicant is proposing to widen the current right-of-way of Demerest Street from 40 feet to 50 feet from the Apple Ledge Condominiums to the end of this subdivision. The applicant will also be repaving a sag in the sanitary sewer, which exists from construction when Apple Ledge was developed and the sewer installed. Demerest Street is not City-accepted within this area. Based on discussions with the City Engineer, if the repair to the sewer occurs and widen the right-of-way where possible, this portion of Demerest Street could become eligible for acceptance by the City.

5. Sanitary and Stormwater Capacity §14-497(a)(6)

The site currently exists as a forested and undeveloped 1.57-acre parcel. Of this, nearly 10 percent is forested wetland.

As a result of Public Works' recommendation, the applicant has redesigned the stormwater management plan to omit a larger detention basin in favor of smaller collection inlets in the front yard of each lot, connected to a series of underdrains that will outlet to the existing drainage channel in Nottingham Street. This plan will maintain the existing drainage pattern within the Fallbrook watershed with the least amount of disruption. However, such a redesign requires the waiver of a technical standard requiring the post development flows be less than the predevelopment condition. Since the receiving drainage channel is adjacent to the development site, these flows can be easily accepted.

The applicant has an approved (permit by rule) stream crossing permit for the roadway extension. The permit allows no construction work to commence prior to July 15. The applicant's engineer will bring a copy of the permit to the public hearing.

The Development Review Coordinator has reviewed the plans and his memo is included as Attachment 7. Most of the comments raised by the DRC were made before reviewing the revised plans as required by the Public Works Department, therefore the requirements recommended in the DRC's memo of 2/22/06 have been met.

6. **Sewage and Solid Waste Disposal** §14-497(a)(7)
Public trash pick-up will be provided upon acceptance of the extension of Demerest Street. As with other developments on proposed public streets, a performance guarantee covering the estimated cost of trash pick-up and snow plowing will be held until street acceptance.
7. **Scenic Beauty** §14-497(a)(8)
The proposed project will not have an adverse effect on the scenic or natural beauty of the area.

A 100 ft vegetated buffer is proposed between lots 1 and 2 and the Apple Ledge Condominiums.
8. **Water Bodies Protection and Groundwater Quality** §14-497(a)(11)/(12)
The project with its proposed drainage plan will not have an adverse affect on any water body.
9. **Flood Zone** §14-497(a)(13)
Staff has consulted current FEMA flood maps. The proposed project is not located in a flood zone.
10. **Wetlands** §14-497(a)(14)
Of the 1.57 acre development parcel, nearly 10% is forested wetland. The building envelopes are designed to provide maximum separation from the wetlands and the vegetated buffer also provides a minimization of disruption.
11. **Subdivision Technical and Design Standards** §14-498
Street Trees
The applicant's proposed plan provides two street trees per lot, in conformance with the subdivision standards.

Street Lighting
The applicant has added street light locations and details to the plans, as well as underground electric/telephone/cable lines.

12. **Fire Safety**

The plans indicate the installation of a fire hydrant at the end of Demerest Street as requested by the Fire Department.

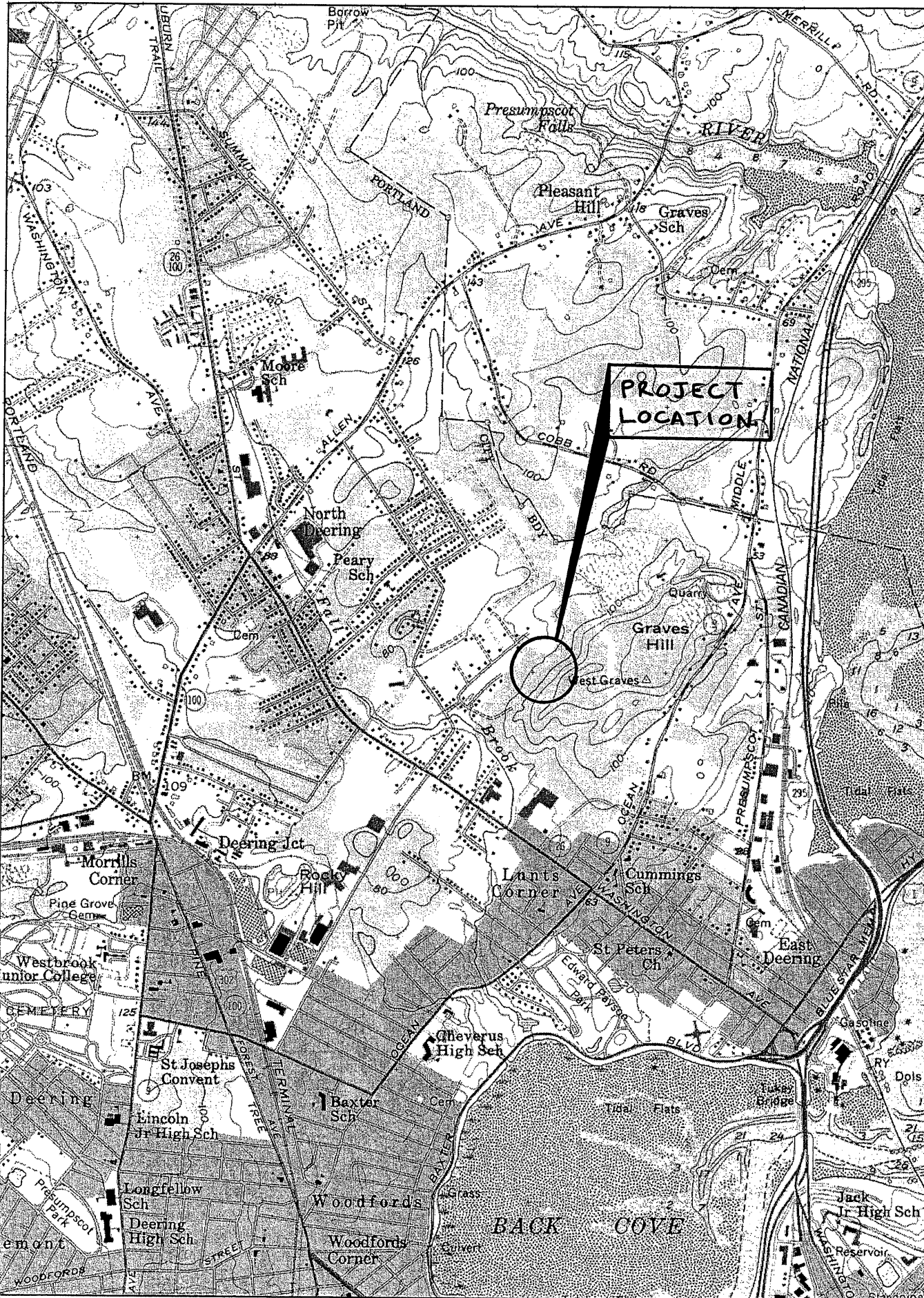
IV. MOTION FOR THE BOARD TO CONSIDER

On the basis of plans submitted by the applicant and on the basis of information contained in Planning Report #16-06 relevant to standards of the subdivision ordinance, and other findings as follows:

- i. That the Planning Board [waives/does not waive] the requirement for sidewalks on two sides of Demerest Street due to the applicant's meeting of ___ and ___ sidewalk waiver criteria.
- ii. That the Planning Board [waives/does not waive] the technical standard requirement that post-development stormwater runoff not exceed pre-development run-off due to the proximity of the drainage course and design of stormwater management plan.
- iii. That the Planning Board [waives/does not waive] the technical standard requirement for a 4 ft esplanade along Demerest Street due to the restricted right of way and adjacent drainage channel.

Attachments:

1. Vicinity Map/Aerial Photograph
2. Applicant's Submittal
3. Purchase and Sale Agreement
4. Water/Sewer Capacity Memos
5. Waiver Requests
6. Run-off Calculations
7. DRC's Memo dated February 22, 2005
8. Plans



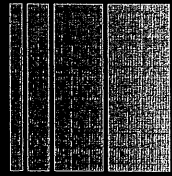
FALMOUTH 1 MI.
 DURHAM (UNCL. ME. 130) 21 MI.
 42'30"
 4840
 4839
 (PORTLAND EAST) FALMOUTH FORESIDE 4 MI.
 6971 II NW BRUNSWICK 24 MI.
 4837
 4836

Name: PORTLAND WEST
 Date: 8/10/104
 Scale: 1 inch equals 2000 feet

Location: 043° 41' 44.2" N 070° 16' 21.9" W
 Caption: HABITAT FOR HUMANITY OF GREATER PORTLAND
 Demerest Street Extension
 Portland, Maine



AERIAL TAX MAP
N.T.S.



Attachment 2

sebagotechnics.com

One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

January 17, 2006
03110

Kandi Talbot, City Planner
City of Portland
389 Congress Street
Portland, ME 04101

Demerest Street Extension and Four Lot Subdivision
Habitat for Humanities of Greater Portland

Dear Ms. Talbot:

I have reviewed the memorandum sent to you from Steve Bushey, PE of DeLuca-Hoffman Associates, Inc. dated July 13, 2005. We have made plan revisions and have addressed the comments as follows:

Final Subdivision Plan (Sheet 2 of 6)

1. The 20' grading easement over the Vance lot will be permanent and will benefit the City of Portland, as shown on the revised plans, for the purposes of side slope grading of the road, and for access and maintenance of the proposed road cross culvert. We have included evidence of the conveyance of the right-of-way property to the City of Portland.
2. The 10' strip in front of Lots 1 and 2 will be part of the right-of-way and will be conveyed to the City. The lot numbers have been added to the revised plans as requested.
3. Note 7 has been revised to indicate that the project will be serviced by public utilities.

Grading and Utility Plan (Sheet 3 of 6)

1. The underground electric/telephone/cable lines have been added to the plan, along with the locations of transformers and street lighting.
2. The 24" pipe at the stream crossing has been changed to specify a RCP material. We also revised the plans to specify a flared inlet and outlet on the RCP.

3. The SMH that will be bored and connected into is designed with an invert-in elevation that is 0.1' above the existing invert-out, so the channel in the manhole will need to be reconstructed, but the invert-out will remain unchanged.
4. Riprap has been added to the slopes at the stream crossing, as requested.
5. The catch basin detail was revised to specify granite curb inlets on Sheet 6 of 6.
6. The grading plan was revised to eliminate the need for drainage easements, which have been removed from the plan.
7. The driveway separation for Lots 3 and 4 was revised to exceed the minimum requirement of 20'.
8. Street light locations and details were added to the plans as requested.
9. The guardrail was relocated to the outside of the sidewalk, which will allow pedestrian passage.
10. Guardrail with reflectors was added to the end of Demerest Street as requested.
11. The invert elevations on SMH-2 were revised to match the profile as requested.
12. Street tree locations and details have been added to the plans for review by the City Arborist.
13. Foundation drain locations have been added to the plans for all units.
14. Letters have been sent to the Portland Public Works and Portland Water District to verify the capacity to serve the project. We are currently waiting for response.

Details (Sheets 5 of 6 and 6 of 6)

1. The catch basin detail was revised to comply with the City's Technical Standards as requested.
2. Underdrain was added to the cross-section detail of Demerest Street as required by the City's Technical Standards.
3. The catch basins have been revised to specify 3' sumps, and a Casco Trap detail has been added as requested.

Stormwater Management

A revised stormwater report has been provided that outlines the anticipated increased peak flow rates from development. The increase in peak flow-rates is modest and, since the runoff will simply follow the existing watercourse to the Fall Brook, the off-site impacts due to this increase should be minimal. Downstream property conditions should be observed and monitored before and after development to observe any possible impacts. We have reviewed this concept and design with Brad Roland, PE of the City of Portland Public Works Department, and he supported the design and waiver of the stormwater detention requirement. Also, based on Habitat for Humanity's previous donation of land to the City to address downstream improvements with Fall Brook, he felt that no compensation should be considered, or is necessary. Therefore, the grading plan and lot layout plan have been modified to reflect the elimination of the detention pond and a more conventional street alignment of building envelopes.

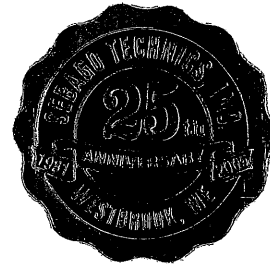
We trust that all comments have been addressed appropriately and to the City's satisfaction. If there are any further review comments on the proposed design, please feel free to contact me.

Sincerely,

SEBAGO TECHNICS, INC.



Dustin M. Roma, EIT
Project Engineer



DMR:dmr/jc

Enc.

cc: Stephen Bolton, Habitat for Humanity of Greater Portland
Tom Pearson, Portland West
Stephen R. Bushey, PE, DeLuca-Hoffman Associates, Inc.

PURCHASE AND SALE AGREEMENT

THIS AGREEMENT for the purchase and sale of real estate made this 3rd day of December, 2003 by and between the **CITY OF PORTLAND**, a body politic and corporate located in Cumberland County, Maine (hereinafter referred to as "**CITY**"), and **HABITAT FOR HUMANITY/GREATER PORTLAND, INC.**, a non-profit agency with a place of business located in Cumberland County, Maine and **PORTLAND WEST**, a Maine nonprofit corporation, with a place of business located in Cumberland County, Maine (hereinafter referred to as "**BUYER**").

WITNESSETH:

WHEREAS, CITY is the owner of certain land located on Demerest Street, Portland, Maine, which property is also known as chart block and lots 410-A 19, 20, 21, 22, and 410-F 1, 2, 3, 4, 5, 6 (hereinafter "**PROPERTY**"); and

WHEREAS, BUYER desires to acquire said **PROPERTY**;

NOW, THEREFORE, in consideration of the foregoing and for other good and valuable consideration, the parties, intending to be legally bound, hereby agree as follows:

1. **SALE.**

CITY agrees to sell the property shown on Exhibit A (hereinafter "**PROPERTY**"), attached hereto and incorporated herein, to **BUYER**, and **BUYER** agrees to buy said **PROPERTY** in accordance with the provisions hereof.

2. **CONSIDERATION.**

The consideration for the **PROPERTY** shall be Twelve Thousand Five Hundred Dollars (\$12,500.00).

3. **TITLE.**

Title to the **PROPERTY** shall be conveyed by Quitclaim Deed acceptable to **BUYER** and shall be free of **CITY** liens, and otherwise conveying the **PROPERTY** in fee simple with title acceptable to the **BUYER**. In the event that title is not acceptable to **BUYER** and can not be cured within sixty days at **BUYER**'s expense, **BUYER** at it's option

may withdraw from and terminate this Contract at its sole option, or proceed to closing with such defect(s), and upon such termination neither party shall have any further obligation hereunder. Nothing in this Contract shall be deemed to obligate the **CITY** to clear the title of any such encumbrances or matters identified, other than **CITY** liens. The deed may at **BUYER**'s request convey certain of the lots comprising the **PROPERTY** to either or both of the parties comprising **BUYER**.

4. POSSESSION.

Full possession of the **PROPERTY** will be given at the transfer of title. The following items shall be pro-rated as of the transfer of title:

- Any real estate taxes for the fiscal year 2004 on **PROPERTY**.

5. RISK OF LOSS.

The risk of loss or damage to the **PROPERTY** by fire or otherwise, until transfer of title hereunder, is assumed by the **CITY**. The above described **PROPERTY** is to be delivered in substantially the same condition as of the date of this Agreement unless otherwise stated.

6. CLOSING.

The closing shall be held at City Hall, at a time agreeable to the parties within thirty (30) days of the receipt in final unappealable form of all necessary zoning and planning approvals. Time is of the essence in the performance of this Agreement; provided, **BUYER** may extend the closing date by a reasonable amount of time in order to accommodate its fundraising and grant efforts related to the development of the **PROPERTY**, such extension not to exceed 120 additional days. If such approvals are not received by **BUYER**, **BUYER** may thereafter, at **BUYER**'s option, withdraw from and terminate this Contract at its sole option, or proceed to closing with such defect(s), and upon such termination neither party shall have any further obligation hereunder.

7. CONDITIONS TO TRANSFER.

~~The following conditions shall survive the closing on the transfer of the **PROPERTY**:~~

- a. Subdivision and site plan review shall be required;
- b. **BUYER** shall conduct a drainage study and shall formulate a drainage plan as part of the site plan review process;
- c. A wooded buffer of at least one hundred (100) feet for lots 1 through and including 6 as shown on Demerest Street on City of Portland Tax Assessor's Plan Number 410, shall be maintained and made a covenant in the deed from **CITY** which covenant shall run with the land;

- d. Design of homes built and/or placed on **PROPERTY** shall be compatible with the neighborhood and consistent with the principles of design established by the Planning and Development Department and reviewed by the Housing Committee;

8. **BINDING EFFECT.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, administrators, successors and assigns.

9. **ENTIRE AGREEMENT.**

This Agreement represents the entire and complete Agreement and understanding between the parties and supersedes any prior Agreement or understanding, written or oral, between the parties with respect to the acquisition or exchange of the **PROPERTY** hereunder.

10. **HEADINGS AND CAPTIONS.**

The headings and captions appearing herein are for the convenience of reference only and shall not in any way affect the substantive provisions hereof.

11. **GOVERNING LAW.**

This Agreement shall be governed by and construed and enforced in accordance with the laws of the State of Maine.

12. **NOTICE.**

Any notice required or permitted under this Agreement shall be deemed sufficient if mailed with first class postage affixed or delivered in person to:

FOR THE CITY:

City of Portland
ATTN: CITY MANAGER
~~389 Congress Street~~
Portland, ME 04101

FOR THE BUYER:

Habitat for Humanity/Greater Portland, Inc.
565 Congress Street
Portland, ME 04101, and

Portland West
181 Brackett Street
Portland, Maine 04102

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the day and year first above written.

CITY OF PORTLAND

Sonia Beas
WITNESS

By: Joseph E. Gray, Jr.
Its City Manager

HABITAT FOR HUMANITY /
GREATER PORTLAND, INC.

Richard E. Ludgren
WITNESS

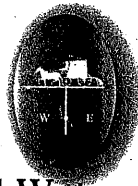
By: Stephen J. Bolton
Its: EXECUTIVE Director

PORTLAND WEST

[Signature]
WITNESS

By: [Signature]
Its: Executive Director

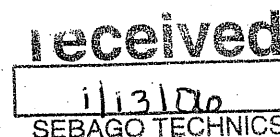
APPROVED AS TO FORM:
DML
CORPORATION COUNSEL'S OFFICE



CUSTOMER SERVICE
OFFICE HOURS
8:30 A.M. - 4:30 P.M.

Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

Attachment 4



January 12, 2006

Dustin M. Roma
Sebago Technics
PO Box 1339
Westbrook, Me. 04098

Re: Ability to Serve-Demerest St.-Portland

Dustin:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed 4 lot sub-division to be located off Demerest St. in Portland. A water main extension would be necessary to serve the proposed 4 lots. Checking District records, I find the existing water main ends about 40' north of Nottingham Ave. on Demerest St. This would mean a 275' main extension would be necessary in Demerest St. to serve the sub-division.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Huntington Ave. @Demerest St.
Hydrant # 1520
Static pressure = 69 PSI
Flow = 804 GPM
Last Tested = 5/25/1993

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

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator

18 January 2006

Dustin M. Roma, Project Engineer
 Sebago Technics Inc.,
 P.O. Box 1339
 Westbrook, Maine 04098.

**RE: The Capacity to Handle an Anticipated Wastewater Flow,
 From the Proposed Four Lot Subdivision at Demerest St. Extension, Portland, Maine.**

Dear Mr. Roma:

The existing eight inch PVC sanitary sewer pipe, located in Demerest Street has adequate capacity to **transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to **treat** the anticipated wastewater flows of **1,440 GPD**, from your proposed four ranch style homes.

Anticipated Wastewater Flows from the Proposed Four Lot Subdivision:

4 Proposed Four Bedroom Homes @ 360 GPD / Home	= 1,440 GPD
Total Proposed Increase in Wastewater Flows for this Project	= 1,440 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 storm water mitigation, in order to offset any increase in sanitary flows, from all projects.

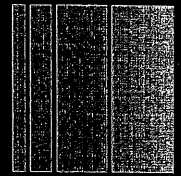
If The City can be of further assistance, please call 874-8846.

Sincerely,
CITY OF PORTLAND

Charles M. Moore
 Engineering Technician

CMM

cc: Kandice Talbot, Planner, Department of Planning, and Urban Development, City of Portland
 Eric Labelle, P.E., City Engineer, City of Portland
 Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
 Stephen K. Harris, Assistant Engineer, City of Portland
 Jane Ward, Administrative Assistant, City of Portland
 Desk file



Attachment 5

sebagotechnics.com

One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

January 18, 2006
03110

Kandi Talbot, City Planner
City of Portland
389 Congress Street
Portland, ME 04101

Waiver Request for Sidewalk Requirement
Demerest Street Extension, Habitat for Humanities of Greater Portland

Dear Ms. Talbot:

I am writing to request that the Planning Board consider a waiver of the sidewalk requirement per the City of Portland Land Use Ordinance, Chapter 14, Section 506. The proposed project will include a sidewalk on the eastern side of the extension of Demerest Street, but we would like to request that the Board waive the requirements to provide sidewalk on the western side of Demerest Street, and to provide an esplanade between the street and sidewalk. We believe that the project qualifies for several of the scenarios outlined in Section 14.506 that describes the undue hardship that would result from the compliance of the sidewalk regulations. Please consider the following conditions that correspond with the waiver eligibility requirements of Section 14.506.

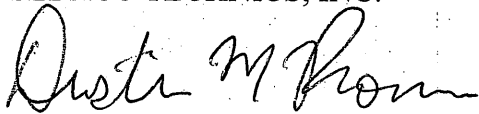
1. The proposed development project consists of four single-family homes. The expected pedestrian use should be minimal, and a single sidewalk should be able to accommodate this movement. Furthermore, the parcel to the rear of the road extension is a lot currently serviced by a private road (Pleasant Hill Road), which also only has sidewalks on one side.
2. The existing portion of Demerest Street currently utilizes sidewalk on the Eastern side of the street only, and was constructed without esplanade. The proposed extension of the sidewalk would mimic this construction, and allow for a smooth flow of pedestrian traffic. If sidewalk were to be constructed on the Western side of Demerest Street, it would encourage pedestrian movement to a location where there is currently not a sidewalk. Pedestrians would then need to cross Demerest Street to access the existing sidewalk at the intersection of Demerest Street and Nottingham Avenue, which would be a higher risk than if people were to cross Demerest Street in front of their own homes.
3. A safe alternative for pedestrian traffic is proposed, as noted in Section 2 above.
4. We are not aware of any CIP funding for this project at this time.

5. We are not aware of any reconstruction projects associated with Demerest Street over the past 24 months.
6. A 10-foot wide parcel of land was also transferred to the City to increase the ROW width to fifty feet to accommodate the construction of sidewalk on the eastern side of the street. If a sidewalk were to be required on the western side of Demerest Street, it would require that a portion of the sidewalk and associated site grading be located outside of the existing ROW, and more land would have to be given to the City to accommodate for this. This would result in an unnecessary loss for the landowners, and would not improve the public need for a two sidewalk pedestrian access to and from the project.

Please consider our waiver request, and feel free to contact me with any questions you may have.

Sincerely,

SEBAGO TECHNICS, INC.



Dustin M. Roma
Project Engineer

DMR/JRS/dmr/dlf

cc: Stephen Bolton, Habitat for Humanity of Greater Portland
Tom Pearson, Portland West
Stephen R. Bushey, PE, DeLuca-Hoffman Associates, Inc.

03110

STORMWATER RUNOFF EVALUATION

Demerest Street Extension Portland, Maine

General

This stormwater runoff evaluation has been prepared by Sebago Technics, Inc. (STI), on behalf of Habitat for Humanity, to evaluate the effects of the proposed subdivision on stormwater runoff as proposed and evaluated herein.

The subject site is located in the R-3 zoning district in the City of Portland. The proposed development consists of a combination of four (4) single-family dwellings and a 275-foot paved extension of Demerest Street. The development will be serviced by public utilities to include underground cable, electric and telephone, and water and sewer. The proposed development consists of approximately 12,250 square feet of new impervious surface area, which includes all gravel surface areas within the development. As such, this development does not require that a Stormwater Permit Application be submitted to the Maine Department of Environmental Protection (MDEP).

Site Characteristics

The subject site currently exists as a forested and undeveloped 1.57-acre parcel. Of this, nearly 10 percent is forested wetland. The topography of the site consists of moderate to steep slopes, which range from 10 to 25 percent. The site falls within the watershed of Fall Brook, but will not require any MDEP permits for water quality due to its limited size.

Soils

Soil classifications within the project area were referenced from the Cumberland County Medium Intensity Soil Survey. The site is comprised of two primary soil types, identified as Hollis fine sandy loam and Scantic silt loam. The Hollis soils are classified as Hydraulic Soil Group C/D, while Scantic soils are classified as Hydraulic Soil Group D. For purposes of this evaluation, all soils were modeled as Hydraulic Soil Group D.

Methodology

The stormwater runoff analysis was conducted utilizing the computerized HydroCAD (version 6.0) stormwater modeling software and also the methodology outlined in the USDA Soil Conservation Service's "Urban Hydrology for Small Watersheds, Technical Release No. 55."

A Type III, 24-hour rainfall distribution was applied to the hydrologic model with recurring frequencies of 2, 10 and 25-years. The rainfall depths associated with these storm events for southeast Cumberland County are as follows:

Storm Event	Rainfall Depth
2-year	3.0"
10-year	4.7"
25-year	5.5"

Testing Conditions

Based upon existing topographical information of the subject site and adjacent properties, (2) subcatchments were identified and evaluated in the pre-development scenario. One common study point (SP1) was selected for evaluation of pre versus post-development runoff. It is the point at the westernmost extreme of the property, adjacent to Nottingham Avenue.

Pre-development Subcatchment 1 contains approximately 3.8 acres of land. This drainage area captures stormwater runoff from eastern and northern regions of the site. Stormwater runoff from this area flows in a northwesterly direction across the site, initially taking the form of a sheet flow, but becoming shallow and concentrated prior to its entering the wetland.

Subcatchment 2 contains approximately 1.75 acres of land. This drainage area captures runoff from the southern and western extremes of the site and flows northwesterly to the aforementioned wetland, where it combines with runoff from Subcatchment 1.

The combined flows, wetland flow, and adjoining drainage outfall appear to concentrate to meet the MDEP definition of a stream. This minor tributary travels nearly down the center of Nottingham Street paper right-of-way. The eventual discharge combines into Fall Brook between Nottingham Street and Washington Avenue.

Water Management

Pre-development watersheds (1-4) contain approximately 5.6 acres of land, as in the pre-development condition. Subcatchment 1 is comprised of approximately 3.1 acres of land and covers nearly all areas on site that are located east of the proposed roadway. Land uses within this subcatchment consist primarily of two residential dwellings and paved driveways. Stormwater runoff will follow a nearly identical flow path as it does in the pre-development scenario. Upon reaching the stream at the northern extent of the site, runoff will be conveyed under the proposed roadway via a new 24-inch culvert. Runoff will travel southwest until reaching the study point (SP1).

Subcatchment 2 contains approximately 0.9 acre of land. It consists of off-site areas to the south and east of the project site. It also contains land between the western sideline of the proposed roadway and the dwellings proposed on Lots 3 and 4 of the subdivision. Stormwater runoff from this subcatchment will be conveyed to a proposed culvert located under the driveways of Lots 3 and 4, and discharged to the stream at the northern extent of the project site.

Subcatchment 3 contains less than 0.2 acre of land. It primarily drains the proposed roadway from Station 1+00 to the end, and also picks up a small off-site contribution from land southeast of Demerest Street. Stormwater traveling along the gutters of Demerest Street will enter the catch basins located opposite Station 0+90. This network will convey stormwater to the stream located at the northern extent of the project site.

The last remaining drainage area of the site is identified as Subcatchment 4. It contains approximately 1.4 acres of land along the western boundary of the subdivision, and from areas south and east of the project site. Stormwater runoff from this region follows a similar flow path to that of stormwater from Subcatchment 2 of the pre-development condition. Flowing generally north and west across the watershed, runoff from this region will combine with that from the other three (3) subcatchments at SP1.

The following table summarizes the results of the hydrological simulations, as proposed and evaluated herein.

Table 2 Stormwater Runoff Summary Table Pre-Development vs. Post-Development										
Study Point	Total Subcatchment (acres)		Average Weighted Curve No.		Peak Rates of Runoff (cfs)					
	Pre	Post	Pre	Post	2-Year		10-Year		25-Year	
					Pre	Post	Pre	Post	Pre	Post
1	5.57	5.57	77	79.1	4.50	5.01	10.52	10.91	13.52	13.85

Summary

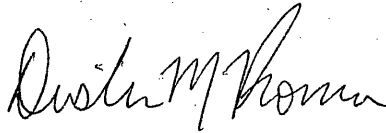
The proposed Demerest Street Extension project will entail the construction of four (4) single-family dwellings, underground utilities, and drainage infrastructure. Municipal water and sewer will serve all homes within the development.

As seen from the above table, the proposed on-site stormwater management measures will result in an expected increase in peak rates of runoff in the developed condition. However, the increase in peak runoff rates is modest, and the impacts on off-site drainage features should be minimal. This overall rate increase of 10% in the 2-year storm to as little as 3% increase in the 25-year storm event is insignificant, without formal detention pond design, and per discussion with the City Engineer was determined to be non-impacting to Fall Brook's capacity.

Furthermore, Habitat for Humanity has previously donated property to assist the City's development of the Fall Brook outfall in a downstream area relatively close to this project. The City also felt that the additional maintenance requirements, easement restrictions, and construction disturbance did not weigh enough against having any significant relief impacts to assist Fall Brook. The absence of a formal detention pond also provided buffers for the lots, which allows for a more conventional usable lot area, and relieves both the City and homeowners of future responsibility of pond maintenance. In order to reduce the potential for the minimal runoff velocity impacts associated with the construction of this project and insignificant stormwater flow increases, an erosion and sedimentation control plan has been prepared which outlines the measures to be incorporated before and during the construction of this project. These measures are detailed in the plan set, and include both temporary and permanent erosion control and stabilization measures, as well as revegetation plans.

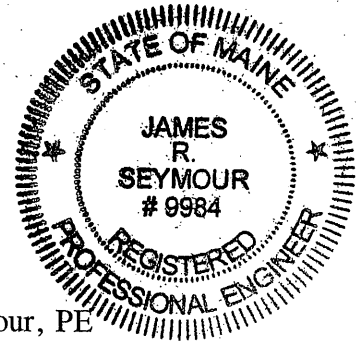
Prepared by:

SEBAGO TECHNICS, INC.

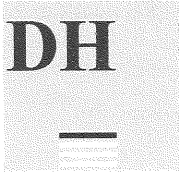


Dustin M. Roma, EIT
Project Engineer

BGY/DMR/JRS:dmr/jc
January 17, 2005



James R. Seymour, PE
Project Manager



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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

- Attachment 7*
- ROADWAY DESIGN
 - ENVIRONMENTAL ENGINEERING
 - TRAFFIC STUDIES AND MANAGEMENT
 - PERMITTING
 - AIRPORT ENGINEERING
 - SITE PLANNING
 - CONSTRUCTION ADMINISTRATION

MEMORANDUM

DATE: February 22, 2006

TO: Sarah Hopkins, Portland Planning Authority

FROM: Stephen R. Bushey, P.E.

SUBJECT: Habitat for Humanity, Demerest Street Extension

Sarah,

I have reviewed the submission materials prepared by Sebago Technics on behalf of Habitat for Humanity, dated January 9, 2006. The project consists of a four-lot subdivision of the end of Demerest Street. In general, the submission addresses our earlier comments satisfactorily. We offer only the following comments for the engineer's final consideration.

1. Are catch basins required in the apparent roadway sag at the end of the existing Demerest Street section and the street extension. It appears that this area is curbed and there are no catch basins on either side of the street within the sag.
2. Lots 3 and 4 should share drainage easements for the replacement of the driveway culverts if necessary. We assume the Lot 3 owner would be responsible to replace the portion of their driveway culvert on Lot 4 if necessary in the future. Similarly, there should be a drainage easement for the culvert crossing Lots 1 and 2. The maintenance responsibilities for this infrastructure should be spelled out.
3. The Vertical Granite Curb detail should reflect the City's standard installation requirements.

We trust these are constructive comments and that in our opinion the project submission materials are reasonably complete to allow staff consideration for conditional approval.

CITY OF PORTLAND, MAINE

PLANNING BOARD

Kevin Beal, Chair
Michael Patterson, Vice Chair
John Anton
Lee Lowry III
Shalom Odokara
David Silk
Janice E. Tevanian

March 14, 2006

Stephen Bolton
Habitat for Humanity
565 Congress Street
Portland, ME 04101

Tom Pearson
Portland West
181 Brackett Street
Portland, ME 04102

RE: Demerest Street 4-lot Subdivision

CBL: 410-A19-22; 410 F2-6

Dear Mr. Bolton:

On February 28, 2006, the Portland Planning Board voted to approve the 4-lot subdivision for the above referenced application. The subdivision approval was granted for the project with the following waivers of the technical standards:

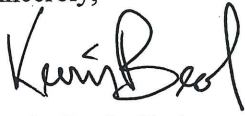
- i. The Portland Planning Board voted unanimously 5-0 (Anton and Beal absent) to waive the sidewalk on the westerly side of proposed Demerest Street.
- ii. The Portland Planning Board voted unanimously 5-0 (Anton and Beal absent) waive the drainage pre-development/post-development standards, subject to extension of defect guarantee for an additional year, the purpose of which will be to monitor drainage conditions and improve if necessary, the drainage infrastructure.
- iii. The Portland Planning Board voted unanimously 5-0 (Anton and Beal absent) to waive the four (4) foot esplanade.

The Portland Planning Board voted unanimously 5-0 (Anton and Beal absent) to approve the subdivision subject to the following four (4) conditions of approval.

- i. That the applicant demonstrate having obtained the necessary deeds to provide a 50foot right of way for Demerest Street prior to release of recording plat.
- ii. That the City retain the defect guarantee for an additional year, the purpose of which will be to monitor drainage conditions and improve if necessary, the drainage infrastructure

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,



Kevin Beal, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Donna Katsiaficas, Associate Corporation Counsel
Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

James Seymour, P.E., Sebago Technics



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
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3. The Vertical Granite Curb detail should reflect the City's standard installation requirements.

We trust these are constructive comments and that in our opinion the project submission materials are reasonably complete to allow staff consideration for conditional approval.

Sarah Hopkins - Demerest Street - stream X-ing

From: "James Seymour" <jseymour@sebagotechnics.com>
To: <SH@portlandmaine.gov>
Date: 02/24/2006 10:56 AM
Subject: Demerest Street - stream X-ing
CC: "03110 (E-mail)" <03110@sebagotechnics.com>

Sarah,

Per your voice mail we did file a stream crossing back on January 23, since the 14 days for review has expired without comments, we have in fact an approved stream crossing. Do you need a copy? The only restriction is that actual stream crossing work cannot commence until July 15th. Any crossing before that date will require an NRPA permit review by the Army Corps. Its all about keeping the disturbance limited, during seasons when the soil impacts won't be detrimental to the stream opportunity to recover, or dissipate flow disturbance. The summer is supposedly the best time when the woods, and streams are fully green and vegetated, and all the little aquatic habitat has hatched and grown so that they are not so susceptible to construction activities within the stream or water course.

I now feel like a painted a lovely picture, like the guy on PBS who taught the canvas painting, with the big afro. Wasn't it Bob Ross? And he'd say its your painting, and lets put in a little log cabin and a happy little stream crossing with a covered bridge. Lets use the Van Dyke Red, or you can use Burnt Sienna for the bridge colors. Its your painting, you are free to do what you want that makes you feel good. WOW....TOO-Ooooo Much coffee!

Jim Seymour P. E.
Sebago Technics Inc
(207) 856-0277 x 277

18 January 2006

Dustin M. Roma, Project Engineer
Sebago Technics Inc.,
P.O. Box 1339
Westbrook, Maine 04098.

**RE: The Capacity to Handle an Anticipated Wastewater Flow,
From the Proposed Four Lot Subdivision at Demerest St. Extension, Portland, Maine.**

Dear Mr. Roma:

The existing eight inch PVC sanitary sewer pipe, located in Demerest Street has adequate capacity to **transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to **treat** the anticipated wastewater flows of **1,440 GPD**, from your proposed four ranch style homes.

Anticipated Wastewater Flows from the Proposed Four Lot Subdivision:

4 Proposed Four Bedroom Homes @ 360 GPD / Home	= 1,440 GPD
Total Proposed Increase in Wastewater Flows for this Project	= 1,440 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 storm water mitigation, in order to offset any increase in sanitary flows, from all projects.

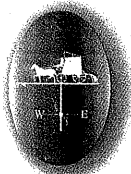
If The City can be of further assistance, please call 874-8846.

Sincerely,
CITY OF PORTLAND

Charles M. Moore
Engineering Technician

CMM

cc: Kandice Talbot, Planner, Department of Planning, and Urban Development, City of Portland
Eric Labelle, P.E., City Engineer, City of Portland
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
Jane Ward, Administrative Assistant, City of Portland
Desk file



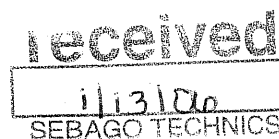
CUSTOMER SERVICE

OFFICE HOURS

8:30 A.M. - 4:30 P.M.

Portland Water District

FROM SEBAGO LAKE TO CASCO BAY



January 12, 2006

Dustin M. Roma
Sebago Technics
PO Box 1339
Westbrook, Me. 04098

Re: Ability to Serve-Demerest St.-Portland

Dustin:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed 4 lot sub-division to be located off Demerest St. in Portland. A water main extension would be necessary to serve the proposed 4 lots. Checking District records, I find the existing water main ends about 40' north of Nottingham Ave. on Demerest St. This would mean a 275' main extension would be necessary in Demerest St. to serve the sub-division.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Huntington Ave. @Demerest St.
Hydrant # 1520
Static pressure = 69 PSI
Flow = 804 GPM
Last Tested = 5/25/1993

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

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator



PORTLAND MAINE

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

Finance Department
Ellen Sanborn, Director

May 13, 2011

KeyBank National Association
Standby Letter of Credit Services
Mail Code OH-01-51-0435
4910 Tiedeman Road
Cleveland, OH 44144

Re: Habitat for Humanity/Greater Portland – Demerest St. Extension
Irrevocable Standby Letter of Credit No. S311977 dated October 11, 2006

This is to inform you that I am authorizing the release of the above-named letter of credit by \$25,000.00, which now leaves a zero balance. Please find enclosed the original letter of credit for your files.

If you require any further information, please let me know.

Sincerely,

Ellen Sanborn
Finance Director

ES:mmma
Enclosure

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator



PORTLAND, MAINE

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

Planning and Urban Development
Penny St. Louis, Director

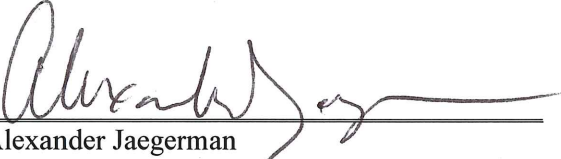
Planning Division
Alexander Jaegerman, Director

TO: Ellen Sanborn, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: May 10, 2011
SUBJECT: Request for Release of Defect Guarantee
Habitat for Humanity, Demerest Street 4-lot Subdivision
(ID # 2005-0121 Lead CBL # 410 A 19-22, & 410 F 2-6)

Please release the letter of credit #S311977 for the Habitat for Humanity 4-Lot subdivision off Demerest Street

Remaining Balance \$25,000.00

Approved:



Alexander Jaegerman
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator

389 Congress Street, Portland, Maine 04101-3509 Ph (207)874-8721 or 874-8719 Fx 756-8258 TTY 874-8936

WARRANTY DEED

MAINE REAL ESTATE TAX PAID

HABITAT FOR HUMANITY / GREATER PORTLAND, INC. a Maine Corporation with an office and place of business located at P.O. Box 10505, Portland, ME 04104

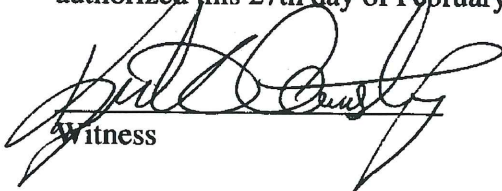
for consideration paid, grants to

STEPHEN JAMES HAWKES AND MICHELLE ANN HAWKES of 140 Clark Street, Portland, Maine 04102, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

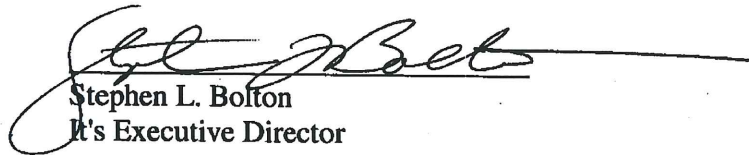
See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

IN WITNESS WHEREOF, Habitat for Humanity / Greater Portland, Inc. has caused this instrument to be executed by Stephen L. Bolton, its Executive Director, thereunto duly authorized this 27th day of February, 2009.


Witness

Habitat for Humanity / Greater Portland, Inc.

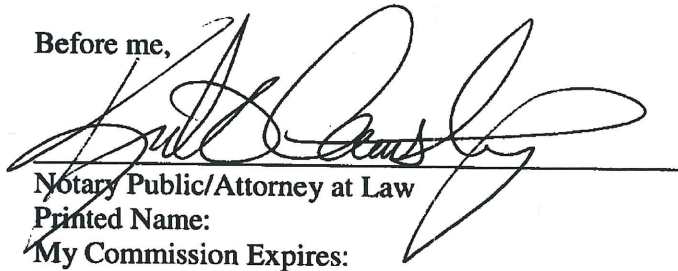

Stephen L. Bolton
It's Executive Director

State of Maine
Cumberland, ss.

February 27, 2009

Personally appeared before me ^{in sub.} Stephen L. Bolton, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Habitat for Humanity / Greater Portland, Inc.

Before me,


Notary Public/Attorney at Law
Printed Name:
My Commission Expires:

H-ABDULLE

Kirk Armstrong
Notary Public
State of Maine
My Commission Expires 12/2/2011

EXHIBIT A

A certain lot or parcel of land, together with any buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, being Lot Numbered 444 as shown on a plan of lots at Ray Gardens prepared by A. L. Eliot, surveyor, dated September 1, 1914 and recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 103. Also being the same lot known as Tax Map 410, Block F, Lot 5 as shown on the maps of the Tax Assessor for the City of Portland, and being Lot # 1 as depicted on final subdivision plan entitled Demerest Street Extension, Habitat for Humanity of Greater Portland/Portland West by Sebago Technics, Inc. dated May 24, 2004, reference to Project Number 03110 recorded in the Cumberland County Registry of Deeds in Plan Book 206, Page 702. (the Plan).

Excepting and reserving from the foregoing conveyance the following land (hereinafter referred to as "Demerest Street Extension") which shall be utilized by the City of Portland for purposes of a public street:

A certain lot or parcel of land situated on the northeasterly sideline of Demerest Street in the City of Portland, County of Cumberland and State of Maine as shown on the Plan being further bounded and described as follows:

Beginning on the northeasterly sideline of Demerest Street at a point being the southerly-most corner of land now or formerly of Anthony M. Vance as recorded in Cumberland County Registry of Deeds in Book 10703, Page 191; said point being the northerly corner of the lots of Habitat for Humanity/Greater Portland, Inc. along the northeasterly sideline of Demerest Street and abutting said street:

Thence N 56° 13' 01" E by and along land now or formerly of Vance a distance of 10.00 feet to a point and remaining land of Habitat;

Thence S 33° 46' 59" E by and through land of said Habitat a distance of 163.24 feet to a point and land now or formerly of Anastos & Lohnes, Inc. as recorded in said Registry in Book 11614, Page 110;

Thence S 60° 31' 00" W by and along land now or formerly of Anastos & Lohnes, Inc. a distance of 10.03 feet to a point on the northeasterly sideline of Demerest Street;

Thence N 33° 46' 59" W by and along the northeasterly sideline of Demerest Street a distance of 162.49 feet to the point of beginning;

Said excepted parcel containing approximately 1,629 square feet, more or less.

Bearings are Grid North per North American Datum of 1983.

Also conveying to the Grantee the right and easement for pedestrian and vehicular passage, and utilities, in common with the Grantor, its successors and assigns, the City of Portland and the public, in, on and over Demerest Street Extension and the unaccepted portions of Demerest Street as shown on the Plan until such time as the City of Portland accepts Demerest Street as a public street.

Lots # 1 and #2 as shown on the Plan are subject to a 100' vegetative buffer in the location as shown on the Plan. This buffer area is intended to be left in its vegetated and undeveloped state, but is subject to reasonable removal of "leaners" and other maintenance procedures that are in accordance with good forestry management practices and within the parameters described by the subdivision approval letter dated March 14, 2006 issued by the City of Portland and on file in the Planning Office of said City. Grantee shall be entitled to use and enjoy the buffer areas in any way not inconsistent with this paragraph. This covenant shall run with the land.

For title of the Grantor, reference is hereby made to a deed of the City of Portland to Habitat for Humanity/Greater Portland, Inc. dated May 17, 2006 recorded in said Registry of Deeds in Book 23977, Page 239.

Received
Recorded Register of Deeds
Mar 11, 2009 10:15:29A
Cumberland County
Pamela E. Lovley

DEMAREST ST. LOT # 2

Doc#: 2163 Bk:27528 Pg: 261

*THIS DEED CALLS FOR "ALL DRAINAGE EASEMENTS... IN FAVOR OF THE CITY OF PORTLAND"

WARRANTY DEED

- DRAINAGE EASEMENT IS NOT ON APPROVED SUBDIVISION PLAN & NOT IN THIS DEED - 10' STRIP IS NOT MENTIONED IN THIS DEED BUT IS EXCEPTED FROM LOT #1

HABITAT FOR HUMANITY / GREATER PORTLAND, INC. a Maine Corporation with an office and place of business located at P.O. Box 10505, Portland, ME 04104, for consideration paid, grants to

AKENGA JUSTIN MATIYABO AND BINUA N. B. MATIYABO of 2115 14th Street, Coralville, IA 52241, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

IN WITNESS WHEREOF, Habitat for Humanity / Greater Portland, Inc. has caused this instrument to be executed by Stephen L. Bolton, its Executive Director, and Debra A. Abbondanza, Board President, thereunto duly authorized this 23rd day of December, 2009.

Habitat for Humanity / Greater Portland, Inc.

[Signature: Stephen L. Bolton]
Stephen L. Bolton, Executive Director
[Signature: Debra A. Abbondanza]
Debra A. Abbondanza, Board President

State of Maine
Cumberland, ss.

December 23, 2009

Personally appeared before me Stephen L. Bolton and Debra A. Abbondanza, and acknowledged the foregoing instrument to be their free act and deed in their said capacity and the free act and deed of Habitat for Humanity / Greater Portland, Inc.

Before me,

[Signature: Ellen R. Faulkner]
Ellen R. Faulkner, Notary Public
My Commission Expires: 10-31-2014

H-MATIYABO

MAINE REAL ESTATE TAX PAD

EXHIBIT A

A certain lot or parcel of land, together with any buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, being Lot Numbered 2 as shown on a plan entitled "Final Subdivision Plan, Demerest Street Extension for Habitat for Humanity of Greater Portland/Portland West", prepared by Sebago Technics, Inc. dated May 24, 2004, reference to Project Number 03110, recorded in the Cumberland County Registry of Deeds in Plan Book 206, Page 702. (the "Plan").

Also conveying to the Grantee the right and easement for pedestrian and vehicular passage, and utilities, in common with the Grantor, its successors and assigns, the City of Portland and the public, in, on and over Demerest Street Extension and the unaccepted portions of Demerest Street as shown on the Plan until such time as the City of Portland accepts Demerest Street as a public street.

This conveyance is made subject to all notes, easements, buffers, restrictions and other matters as shown and depicted on the Plan including, but not limited to, any and all drainage easements shown on the Plan in favor of the City of Portland.

Lots # 1 and #2 as shown on the Plan are subject to a 100' vegetative buffer in the location as shown on the Plan. This buffer area is intended to be left in its vegetated and undeveloped state, but is subject to reasonable removal of "leaners" and other maintenance procedures that are in accordance with good forestry management practices and within the parameters described by the subdivision approval letter dated March 14, 2006 issued by the City of Portland and on file in the Planning Office of said City. Grantee shall be entitled to use and enjoy the buffer areas in any way not inconsistent with this paragraph. This covenant shall run with the land.

For title of Grantor reference is hereby made to a deed of the City of Portland dated May 6, 2006 recorded in Cumberland County Registry of Deeds in Book 23977, Page 239.

H-MATIYABO

Received
Recorded Register of Deeds
Jan 12, 2010 01:10:16P
Cumberland County
Pamela E. Lovley

THIS IS FOR THE DEMAREST ST. SUBDIVISION LOT #3

Doc#: 61425 Bk:27300 Pg: 315 (SEE PAGE 316)

WBC

* THIS DEED CALLS FOR ALL DRAINAGE EASEMENTS... IN FAVOR OF THE CITY OF PORTLAND "

WARRANTY DEED * THERE ARE TWO (2) EXHIBIT A'S ATTACHED.

HABITAT FOR HUMANITY / GREATER PORTLAND, INC.

* DRAINAGE EASEMENT IS NOT ADEQUATELY SPECIFIED ON PLAN. a Maine Corporation with an office and place of business located at P.O. Box 10505, Portland, ME 04103

for consideration paid, grants to

MUNYE A. MUNYE AND SITEY M. MUKHTAR

of 29 Springbrook Way, Portland, ME 04103, as joint tenants and not as tenants in common, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

IN WITNESS WHEREOF, Habitat for Humanity / Greater Portland, Inc. has caused this instrument to be executed by Debra A. Abbondanza, its President and Stephen L. Bolton, Executive Director, thereunto duly authorized this 1st day of October, 2009.

Habitat for Humanity / Greater Portland, Inc.

Debra A. Abbondanza
Debra A. Abbondanza, President

Stephen L. Bolton, Executive Director

State of Maine
Cumberland, ss.

October 1, 2009

Personally appeared before me, Debra A. Abbondanza and Stephen L. Bolton, and acknowledged the foregoing instrument to be their free act and deed in their said capacity and the free act and deed of Habitat for Humanity / Greater Portland, Inc.

Before me,

Richard J. Abbondanza, Attorney-at-Law

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land, together with any buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, being Lot Numbered 3 as shown on a plan entitled "Final Subdivision Plan, Demerest Street Extension for Habitat for Humanity of Greater Portland/Portland West", prepared by Sebago Technics, Inc. dated May 24, 2004, reference to Project Number 03110, recorded in the Cumberland County Registry of Deeds in Plan Book 206, Page 702. (the "Plan").

Also conveying to the Grantee the right and easement for pedestrian and vehicular passage, and utilities, in common with the Grantor, its successors and assigns, the City of Portland and the public, in, on and over Demerest Street Extension and the unaccepted portions of Demerest Street as shown on the Plan until such time as the City of Portland accepts Demerest Street as a public street.

This conveyance is made subject to all notes, easements, buffers, restrictions and other matters as shown and depicted on the Plan including, but not limited to, any and all drainage easements shown on the Plan in favor of the City of Portland.

For title of the Grantor, reference is hereby made to a deed of the City of Portland to Habitat for Humanity/Greater Portland, Inc. dated May 17, 2006 recorded in said Registry of Deeds in Book 23977, Page 239.

H-MUNYE

* 30' x 30' TURNAROUND EASEMENT ~~IS~~ IS SHOWN
ON THE PLAN
- BUT THE FIELD INLETS ARE NOT ADDRESSED,

Received
EXHIBIT A

A certain lot or parcel of land, together with any buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, being Lot Numbered 3 as shown on a plan entitled "Final Subdivision Plan, Demerest Street Extension for Habitat for Humanity of Greater Portland/Portland West", prepared by Sebago Technics, Inc. dated May 24, 2004, reference to Project Number 03110, recorded in the Cumberland County Registry of Deeds in Plan Book 206, Page 702. (the "Plan").

Also conveying to the Grantee the right and easement for pedestrian and vehicular passage, and utilities, in common with the Grantor, its successors and assigns, the City of Portland and the public, in, on and over Demerest Street Extension and the unaccepted portions of Demerest Street as shown on the Plan until such time as the City of Portland accepts Demerest Street as a public street.

This conveyance is made subject to all notes, easements, buffers, restrictions and other matters as shown and depicted on the Plan including, but not limited to, any and all drainage easements shown on the Plan in favor of the City of Portland.

For title reference see Deed given by Habitat for Humanity/Greater Portland, Inc. to Munye A. Munye and Sitey M. Mukhtar of even or recent date herewith to be recorded prior hereto in the Cumberland County Registry of Deeds.

- THIS EXHIBIT A SHOULD HAVE BEEN
H-MUNYE ATTACHED TO THE MORTGAGE IN
DEED 27300/318.
- DEED 27430/125 WAS RECORDED TO
CORRECT THE ERROR IN DEED 27300/318

Received
Recorded Register of Deeds
Oct 02, 2009 02:54:47P
Cumberland County
Pamela E. Lovley

After Recording Return to:
Hopkinson & Abbondanza, P.A.
511 Congress Street, Ste. 801
Portland, Maine 04101
(207) 772-5845

DEMAREST ST. LOT #4

Doc#: 31182 Bk:26955 Pg: 315

Return to:

Kenneth D. Gardiner and Lesley A. L. Gardiner
63 Demerest Street
Portland, ME 04103

* DRAINAGE EASEMENTS
ARE NOT ON PLAN & NOT
IN THIS DEED.

QUITCLAIM DEED

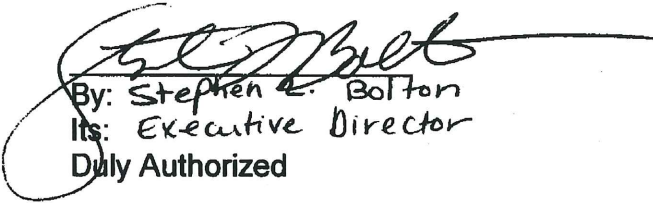
KNOW ALL MEN BY THESE PRESENTS: That Habitat For Humanity/Greater Portland Inc., a Maine nonprofit corporation, with a mailing address of 83 A Bell Street, Portland, ME 04101, for consideration paid, grants to Kenneth D. Gardiner and Lesley A. L. Gardiner, of 41 Smith Street #2, Portland, ME 04101, as Joint Tenants with Rights of Survivorship, with QUITCLAIM COVENANTS:

SEE ATTACHED EXHIBIT A.

MEANING and INTENDING to describe and convey a portion of the premises conveyed to the grantor herein by deed of the City of Portland dated May 6, 2006 recorded at Book 23977, Page 239 in the Cumberland County Registry of Deeds.

Executed this 1st day of June, 2009.

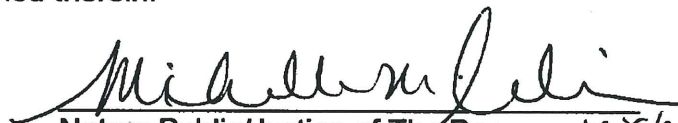
HABITAT FOR HUMANITY/GREATER PORTLAND INC.


By: Stephen L. Bolton
Its: Executive Director
Duly Authorized

State of Maine
County of Cumberland

6 1 1 2009

Then personally appeared, Stephen L. Bolton (name),
Executive Director (title), duly authorized on behalf of Habitat For Humanity/Greater Portland Inc., and acknowledged that he/she executed the same for the purposes contained therein.


Notary Public/Justice of The Peace Michelle M. Citea
Commission expiration: 7/13/2013

MAINE REAL ESTATE TAX PAD

EXHIBIT A

A certain tract or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine, being Lot #4 as shown on a plan of land entitled, "Final Subdivision Plan of: Demerest Street Extension, Demerest Street, Portland, Maine," dated 5-24-04, as amended thru 9-25-06, scale 1" = 20' drawn by Sebago Technics, recorded in the Cumberland County Registry of Deeds as Plan Book 206 Page 702.

Reference to said plan is being made for a more particular description.

Received
Recorded Register of Deeds
Jun 03, 2009 02:07:48P
Cumberland County
Pamela E. Lovley

DEMAREST ST.

- LOTS BETWEEN APPLE LEDGE DB. & LOT #2

Doc#: 7286 Bk:24811 Pg: 135

- 20' GRADING AND DRAINAGE EASEMENT WILL BE ON THESE LOTS

Quitclaim Deed without Covenant

33 MRSA §761 et seq. - Short Forms Deeds Act

van07012-re-wd.wpd
FD 022405 PD 12Jan07

Anthony M. Vance, being unmarried and of the Town of Falmouth, County of Cumberland and State of Maine, whose mailing address is 588 Roosevelt Trail, Windham ME 04062-4908, for consideration paid, releases to **Habitat For Humanity/Greater Portland, Inc.**, a non-profit corporation duly formed and existing under the laws of the State of Maine, of the City of Portland, County of Cumberland and State of Maine, whose mailing address is 83A Bell Street, P. O. Box 10505, Portland ME 04104, the land in the City of **Portland**, County of Cumberland and State of Maine, bounded and described as follows: *see Exhibit A, attached and incorporated herein by reference.* The deed preparer makes no certification as to record marketable title to the herein-conveyed parcel.

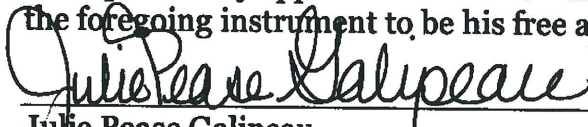
Witness my hand and seal this date: JAN 16, 2007


Anthony M. Vance

State of Maine
Cumberland, ss.

Date: JAN 16, 2007

Then personally appeared the above-named **Anthony M. Vance** and acknowledged the foregoing instrument to be his free act and deed. *Before me,*



Julie Pease Galipeau
Notary Public
Commission Expires: 5/24/2011

SEAL

Exhibit A
Demerest Street
Lots# 436, 437, 438 & 439 Ray Gardens (12/103)

Certain lots or parcels of land situated on **Demerest Street** in the City of **Portland**, County of Cumberland and State of Maine and being **Lots 436, 437, 438** and **439** as delineated on the Plan of **Ray Gardens**, which Plan is dated September 1, 1914, and recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 103.

Said parcels are cited on City of Portland tax maps as lots: 410-F-7, 410-F-8, 410-F-9 and 410-F-10.

Being a portion of the same premises conveyed to Antony M. Vance by Warranty Deed of Sylvia W. Vance dated May 14, 1993 and recorded in Cumberland County Registry of Deeds in Book 10703, Page 191.

Received
Recorded Register of Deeds
Feb 01, 2007 03:00:02P
Cumberland County
Pamela E. Lovley

A KeyCorp Bank



KEYBANK NATIONAL ASSOCIATION
STANDBY LETTER OF CREDIT SERVICES
MAIL CODE: OH-01-51-0435
4910 TIEDEMAN ROAD
CLEVELAND, OHIO 44144-2338
TEL NO: 216-813-3696, -3698, -3702,
-3714, or -3715
FAX NO: 216-813-3719

Date: October 6, 2009

Beneficiary:

City of Portland
389 Congress Street
Portland, ME 04101

Applicant:

Habitat for Humanity/Greater Portland, Inc.
83A Bell Street
Portland, Maine 04104

Attn: Director of Planning and Development

Re: Habitat for Humanity/Greater Portland, Inc.
Demerest Street Extension, Portland, Maine – Project No. 03110

We hereby amend our Irrevocable Standby Letter of Credit No. S311977 as follows:

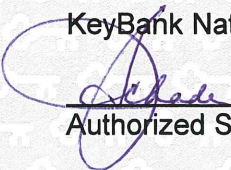
Amendment Sequence Number: 002

Automatic extension clause is deleted in its entirety.

Expiration date is extended to: September 16, 2010.

All other terms and conditions remain unchanged. This amendment is to be considered an integral part of the letter of credit and must be attached thereto.

KeyBank National Association



Authorized Signature



Authorized Signature

Philip DiPierro - True and Demerest Street Acceptances

From: William Clark
To: Philip DiPierro
Date: 3/10/2010 8:38 AM
Subject: True and Demerest Street Acceptances

Hi Phil:

Have not heard a thing down here? Any news up your way?

Bill

From: Gregory Vining
To: DiPierro , Philip; Merkle, Todd
Date: 12/18/2009 7:55:38 AM
Subject: Re: Demerest Street, Habitat Subdivision

Still needed are survey monuments, casco traps, India cover changed. The unexcepted existing section I will let Todd handle.

Greg

>>> Philip DiPierro 12/17/2009 10:56:14 AM >>>

Todd & Greg, can you please confirm whether or not the Habitat Subdivision is complete and ok for acceptance.

A question came up today regarding the section of street between Huntington and the start of the new subdivision, and whether or not it was built to City standards and if it could be accepted. I vaguely remember this issue came up quite a while ago, but am unsure about how we were going to handle it. Any thoughts?

Phil

CC: Clark, William



P.O. BOX 10505, PORTLAND, ME 04104

E-MAIL: info@habitatme.org

DATE: September 30, 2009

TO: Ellen Sanborn, Director

PHONE: (207) 874-8645

COMPANY: City of Portland, Finance Dept.

FAX: (207) 874-8652

FROM: Stephen L. Bolton

PHONE: (207) 772-2151

COMPANY: HFHGP

FAX: (207) 772-8113

MESSAGE:

(3) Including cover page

Re: Standby Letter of Credit Number S311977



September 30, 2009

Brenda King Weeks
KeyBank National Association
Standby Letter of Credit Services
Mail Code: OH-01-51-0435
4910 Tiedeman Road
Cleveland, OH 44144-2338

Dear Brenda,

Per our conversation on September 29, 2009, I am writing to request that our Standby Letter of Credit, number S311977, be reduced to \$25,000.00 and expire on September 16, 2010.

Attached is the letter from Ellen Sanborn, Finance Director of the City of Portland, authorizing the reduction.

Please contact me with any questions.

Sincerely,



Stephen L. Bolton
Executive Director

Cc: Ellen Sanborn, City of Portland Finance Director
Barbara Barhydt, City of Portland Development Review Services Manager
Philip DiPierro, City of Portland Development Review Manager
Scott Fox, KeyBank National Association - Community Development Lending



PORTLAND MAINE

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

Finance Department
Ellen Sanborn, Director

KeyBank Annex A Reduction Certificate

September 16, 2009

KeyBank National Association
Standby Letter of Credit Services
Mail Code OH-01-51-0435
4910 Tiedeman Road
Cleveland, OH 44144

Re: Habitat for Humanity/Greater Portland – Demerest St. Extension
Irrevocable Standby Letter of Credit No. S311977 dated October 11, 2006

The undersigned hereby certifies that KeyBank National Association is hereby authorized to reduce the above-referenced Standby Letter of Credit by \$102,235.00 (One Hundred Two Thousand Two Hundred Thirty Five Dollars and Zero Cents), to a new total amount of not exceeding \$25,000.00 (Twenty Five Thousand Dollars and Zero Cents).

If you require any further information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to be "ES", written over a faint circular stamp.

Ellen Sanborn
Finance Director

ES:mma

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator



P.O. BOX 10505, PORTLAND, ME 04104

E-MAIL: info@habitatme.org

DATE: September 30, 2009

TO: Barbara Barhydt
Philip DiPierro

PHONE: (207) 874-8721

COMPANY: City of Portland, Development Review

FAX: (207) 756-8258

FROM: Stephen L. Bolton

PHONE: (207) 772-2151

COMPANY: HFHGP

FAX: (207) 772-8113

MESSAGE:

(3) Including cover page

Re: Standby Letter of Credit Number S311977



September 30, 2009

Brenda King Weeks
KeyBank National Association
Standby Letter of Credit Services
Mail Code: OH-01-51-0435
4910 Tiedeman Road
Cleveland, OH 44144-2338

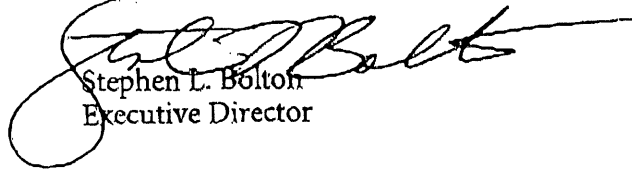
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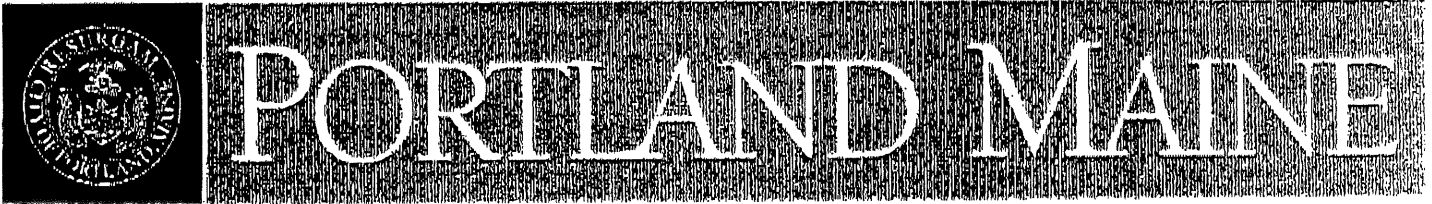
Please contact me with any questions.

Sincerely,



Stephen L. Bolton
Executive Director

Cc: Ellen Sanborn, City of Portland Finance Director
Barbara Barhydt, City of Portland Development Review Services Manager
Philip DiPierro, City of Portland Development Review Manager
Scott Fox, KeyBank National Association - Community Development Lending



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

Finance Department
Ellen Sanborn, Director

***KeyBank Annex A
Reduction Certificate***

September 16, 2009

KeyBank National Association
Standby Letter of Credit Services
Mail Code OH-01-51-0435
4910 Tiedeman Road
Cleveland, OH 44144

Re: Habitat for Humanity/Greater Portland – Demerest St. Extension
Irrevocable Standby Letter of Credit No. S311977 dated October 11, 2006

The undersigned hereby certifies that KeyBank National Association is hereby authorized to reduce the above-referenced Standby Letter of Credit by \$102,235.00 (One Hundred Two Thousand Two Hundred Thirty Five Dollars and Zero Cents), to a new total amount of not exceeding \$25,000.00 (Twenty Five Thousand Dollars and Zero Cents).

If you require any further information, please let me know.

Sincerely,

Ellen Sanborn
Finance Director

ES:mma

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator



KEYBANK NATIONAL ASSOCIATION
STANDBY LETTER OF CREDIT SERVICES
MAIL CODE: OH-01-51-0435
4910 TIEDEMAN ROAD
CLEVELAND, OH 44144-2338
TEL. NO: 216-813-3696, -3698, -3702, -3714, -3715
FAX NO: 216-813-3719

August 21, 2009

City of Portland
389 Congress Street
Portland, ME 04101

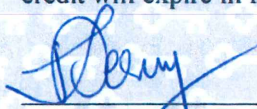
Attn: Director of Finance

**** Notice of Non-Renewal ****

Re: Our Standby Letter of Credit Number: S311977 Dated October 11, 2006.
Account Party: Habitat for Humanity/Greater Portland, Inc.

The above referenced Letter of Credit was issued with the condition that it be automatically extended without amendment from the present or any future expiration date unless we notify you in accordance with the Letter of Credit terms.

We hereby notify you that we elect not to extend this credit for any additional period and therefore, this credit will expire in full with our close of business on September 29, 2009.



Authorized Signature

cc: Habitat for Humanity/Greater Portland, Inc.
83A Bell Street
Portland, Maine 04104

Philip DiPierro - Re: Demerest Street, Habitat for Humanity

From: Mary Costigan
To: Philip DiPierro
Date: 12/8/2009 12:39 PM
Subject: Re: Demerest Street, Habitat for Humanity
CC: Barbara Barhydt; William Clark

He did call me, but I don't think he quite knew why he was calling me, so the message didn't get through. Can we meet on this so I can understand what needs to be done? My availability is:

12/11 afternoon
12/15 afternoon
12/16 morning
12/17 - 12/18 all day

Thanks -

Mary

>>> Philip DiPierro 12/08 9:20 AM >>>
Hi Mary, could you update me on the status of this please. Did Jim Seymour ever contact you?

Thanks.

Phil

>>> William Clark 12/8/2009 9:05:43 AM >>>
Hi Phil,

I emailed Jim Seymour of Sebago Technics on November 23rd approving Berlin City As-Builts.

I also asked him to send the Demerest As-Builts when he was done.

Have not heard back from him.

Back in August I received a plan for proposed acceptance. They (Sebago Technics) proposed a public easement for the 1st portion of Demerest, which Penny Littell comment that she could not recall ever accepting less than the fee interest in a street being asked to be accepted, and also thought it is an ordinance requirement. Jim Seymour was to contact Mary Costigan; I do not know if Jim met with Mary.

Bill

>>> Philip DiPierro December 8, 2009 8:32 AM >>>
Hi Bill, I'm trying to close out some projects and am just checking on the status of Demerest Str. The applicant said the as-builts were sent to Public Services for review and approval.

Have you had a chance to look at them? If so, are there any issues that need to be resolved? The only item I'm aware of that needs to be completed is the installation of the monuments. Do you know if the ownership of the short section of road was ever resolved? How close are we to accepting the street?

Are these enough questions for now, or should I try to think of some more? :)

Thanks Bill.

phil

Philip DiPierro - Re: Habitat

From: Philip DiPierro
To: Wallace, Daniel
Date: 5/21/2009 4:37 PM
Subject: Re: Habitat

Hi Dan, sorry to take so long to get back to you. Your request for drainage improvements at the end of Demerest Street have been approved as a deminimus change to the site plan.

The approval is based on the site plan submitted titled Grading And Utility Plan of Demerest Street Extension, dated 5-25-04, revision H, dated 5-7-09. The approval includes the construction of open drain sumps with Nyloplast Basins, and 6 inch underdrains with cleanouts.

As is the case with all the changes throughout the project, these changes must be reflected in the final "as built" record drawing submissions.

Please contact me with any questions. Thanks.

Philip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

Phone 207 874-8632
Fax 207 756-8258

>>> "Daniel Wallace" <dan@habitatme.org> 5/20/2009 7:54:17 AM >>>
Phil,

Do you know when y'all will be able to evaluate the drainage Jim Seymour sent to you? I'm trying to schedule finishing the road, etc, and will need to get Grondin back in for a day. I'd like them to do everything at once, of course. Just wondering if you've been able to get that on the agenda.

I'll get that gravel moved today. Sorry about that. That was a miscommunication between myself and a volunteer site supervisor, and I didn't notice what had happened.

I have decided to re-rake (seed/straw) around 63 Demerest. I'll do that tomorrow when I have a crew that should be more adept. The strange thing is that the same group did both buildings last weekend, and one side came out so much better than the other.

Thanks for all of your help!
Daniel

Daniel Wallace
Construction Manager
Habitat for Humanity of Greater Portland
C: 252.2503; O: 772-2151; F: 772-8113
www.habitatportlandme.org



KEYBANK NATIONAL ASSOCIATION
STANDBY LETTER OF CREDIT SERVICES
MAIL CODE: OH-01-51-0435
4910 TIEDEMAN ROAD
CLEVELAND, OHIO 44144-2338
TEL NO: 216-813-3696, -3698, -3702,
-3714 OR -3715
FAX NO: 216-813-3719

SEPTEMBER 16, 2008

BENEFICIARY:
CITY OF PORTLAND
389 CONGRESS STREET
PORTLAND, ME 04101

APPLICANT:
HABITAT FOR HUMANITY/GREATER
PORTLAND, INC.
83A BELL STREET
PORTLAND, MAINE 04104

ATTN: DIRECTOR OF PLANNING
AND DEVELOPMENT

WE HEREBY AMEND OUR IRREVOCABLE STANDBY LETTER OF CREDIT NUMBER
S311977 AS FOLLOWS:

AMENDMENT SEQUENCE NUMBER: 001

EXPIRATION DATE IS EXTENDED TO: SEPTEMBER 29, 2009

KINDLY DISREGARD OUR NOTICE OF NON-RENEWAL DATED AUGUST 18, 2008.

ALL OTHER TERMS AND CONDITIONS, INCLUDING THE AUTO EXTENSION
CLAUSE, REMAIN UNCHANGED. THIS AMENDMENT IS TO BE CONSIDERED AN
INTEGRAL PART OF THE LETTER OF CREDIT AND MUST BE ATTACHED
THERE TO.

KEYBANK NATIONAL ASSOCIATION


AUTHORIZED SIGNATURE


AUTHORIZED SIGNATURE



ANNEX A
REDUCTION CERTIFICATE

To: KeyBank National Association
Standby Letter of Credit Services
Mail Code OH-01-51-0435
4910 Tiedeman Road - OH-01-51-0435
Cleveland, OH 44144

Date: 9/12/2008

Re: Irrevocable Standby Letter of Credit No. S311977

Gentlemen:

The undersigned hereby certifies that KeyBank National Association is hereby authorized to reduce the above-referenced Standby Letter of Credit by

USD 120,000 (One Hundred Twenty Thousand United States Dollars)
Insert the amount in words

to a new total amount of not exceeding

USD 130,000 (One Hundred Thirty Thousand United States Dollars)
Insert the amount in words

City of Portland

Director of Planning and Development

Or

City of Portland

Director of Finance

**City of Portland
Department of Planning and Development
Planning Division**

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



FAX

To: Suzanne Hubbard

Company: Key Bank

Fax #: 721-9375

Date: 9/15/08

From: Phil D. Piro

You should receive 2 page(s) including this cover sheet.

Comments:

Suzanne, following is the revised reduction certificate.

Please contact me if this needs to be followed up with the hard copy, otherwise I will assume the fax is adequate.

Thank.

Phil

MODE = MEMORY TRANSMISSION

START=SEP-15 09:53

END=SEP-15 09:54

FILE NO.=279

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK		97219375	002/002	00:00:20

-CITY OF PORTLAND -

***** -PLANNING DEPT. - ***** 2077568258- *****

City of Portland
Department of Planning and Development
Planning Division
 389 Congress Street, 4th Floor
 Portland ME 04101
 (207)874-8721 or (207)874-8719
 Fax: (207)756-8258



FAX

To: Suzanne Hubbard

Company: Key Bank

Fax #: 721-9375

Date: 9/15/08

From: Phil D. Piro

You should receive 2 page(s) including this cover sheet.

Comments:

Suzanne, following is the revised reduction certificate.

Please contact me if this needs to be followed up with the hard copy, otherwise I will assume the fax is adequate.

Thank.

Phil



ANNEX A
REDUCTION CERTIFICATE

To: KeyBank National Association
Standby Letter of Credit Services
Mail Code OH-01-51-0435
4910 Tiedeman Road - OH-01-51-0435
Cleveland, OH 44144

Date: 09/08/08

Re: Irrevocable Standby Letter of Credit No. S311977

Gentlemen:

The undersigned hereby certifies that KeyBank National Association is hereby authorized to reduce the above-referenced Standby Letter of Credit by

USD \$ 250,000 (Two-hundred and fifty thousand United States Dollars)
Insert the amount in words

to a new total amount of not exceeding

USD \$ 130,000 (One hundred and thirty thousand United States Dollars)
Insert the amount in words

City of Portland

Clay Mitchell
Director of Planning and Development

Or

City of Portland

Director of Finance

City of Portland
Department of Planning and Development
Planning Division
389 Congress Street, 4th Floor
Portland ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258



FAX

To: Scott Fox

Company: Key Bank

Fax #: ~~721-9375~~ 721-9375

Date: 9/8/08

From: Ralph D. Piers

You should receive 2 page(s) including this cover sheet.

Comments:

Scott, following is the reduction certificate for the Habitat for Humanity project on Demerest Str.

I agree to this reduction with the understanding that the letter of non-renewal for the performance guarantee will be rescinded. Please contact me with any questions. Thanks
Ralph

MODE = MEMORY TRANSMISSION

START=SEP-08 15:48

END=SEP-08 15:49

FILE NO.=265

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK		97728113	003/003	00:00:47

-CITY OF PORTLAND -

***** -PLANNING DEPT. - ***** 2077568258- *****

City of Portland
Department of Planning and Development
Planning Division
 389 Congress Street, 4th Floor
 Portland ME 04101
 (207)874-8721 or (207)874-8719
 Fax: (207)756-8258



FAX

To: Amy

Company: Habitat for Humanity

Fax #: 772-8113

Date: 9/8/08

From: Phil DiPierro

You should receive 3 page(s) including this cover sheet.

Comments:

Hi Amy, following is the material
 I sent to Scott Fox.

Please contact me with any questions

Thanks
 Reid

MODE = MEMORY TRANSMISSION START=SEP-08 15:10 END=SEP-08 15:10

FILE NO.=264

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK		97219375	002/002	00:00:26

-CITY OF PORTLAND -

***** -PLANNING DEPT. - ***** 2077568258- *****

City of Portland
Department of Planning and Development
Planning Division
 389 Congress Street, 4th Floor
 Portland ME 04101
 (207)874-8721 or (207)874-8719
 Fax: (207)756-8258



FAX

To: Scott Fox

Company: Key Bank

Fax #: 721-9375

Date: 9/8/08

From: Ralph D. Piers

You should receive 2 page(s) including this cover sheet.

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Scott, following is the reduction certificate for the Habitat for Humanity project on Demerest Str.

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 Ralph

**City of Portland
Department of Planning and Development
Planning Division**

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



FAX

To:

Amy

Company:

Habitat for Humanity

Fax #:

772-8113

Date:

9/8/08

From:

Phil DiPierro

You should receive 3 page(s) including this cover sheet.

Comments:

Hi Amy, following is the material
I sent to Scott Fox,

Please contact me with any questions

Thanks
Phil



KEYBANK NATIONAL ASSOCIATION
STANDBY LETTER OF CREDIT SERVICES
MAIL CODE: OH-01-51-0435
4910 TIEDEMAN ROAD
CLEVELAND, OHIO 44144-2338
TEL NO: 216-813-3696, -3698, -3702,
-3714 OR -3715
FAX NO: 216-813-3719

AUGUST 18, 2008

CITY OF PORTLAND
389 CONGRESS STREET
PORTLAND, ME 04101
ATTN: DIRECTOR OF PLANNING
AND DEVELOPMENT

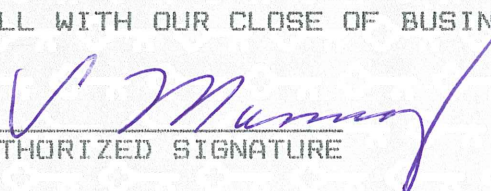
**** NOTICE OF NON-RENEWAL ****

OUR PRE CONVERSION STANDBY LETTER OF CREDIT NO:

RE: OUR STANDBY LETTER OF CREDIT NUMBER S311977 DATED OCTOBER
11, 2006
ACCOUNT PARTY: HABITAT FOR HUMANITY/GREATER

THE ABOVE REFERENCED LETTER OF CREDIT WAS ISSUED WITH THE
CONDITION THAT IT BE AUTOMATICALLY EXTENDED WITHOUT AMENDMENT
FROM THE PRESENT OR ANY FUTURE EXPIRATION DATE UNLESS WE NOTIFY
YOU IN ACCORDANCE WITH THE LETTER OF CREDIT TERMS.

WE HEREBY NOTIFY YOU THAT WE ELECT NOT TO EXTEND THIS CREDIT FOR
ANY ADDITIONAL PERIOD AND THEREFORE, THIS CREDIT WILL EXPIRE IN
FULL WITH OUR CLOSE OF BUSINESS ON SEPTEMBER 29, 2008.



AUTHORIZED SIGNATURE

CC: HABITAT FOR HUMANITY/GREATER
PORTLAND, INC.
83A BELL STREET
PORTLAND, MAINE 04104

8005 21 20A

Philip DiPierro - Reduction Certificate - Habitat

From: "Amy E. Dowler" <amy@habitatme.org>
To: <PD@portlandmaine.gov>
Date: 9/8/2008 12:22 PM
Subject: Reduction Certificate - Habitat

Good afternoon Phil,

I left a message for you this morning, and I am just following up with an email. In order to get an extension of credit from Key Bank for our Demerest project we need you to sign the attached reduction certificate and fax it back to us. I know Steve has been in contact with you, but in his absence I am handling this matter. We need to get this back to our representative at Key Bank no later than tomorrow. If you have any questions, please do not hesitate to call or email. I will be at the office until 4 today and the number here is 772-2151. After 4 pm, I can be reached on my cell phone at 450-8022.

Our fax number is 772-8113.

Thank you for your support,

Amy

Amy E. Dowler
Associate Executive Director
& Director of Family Services

Habitat for Humanity
of Greater Portland
Post Office Box 10505
Portland, Maine 04104

Phone: (207) 772-2151
Fax: (207) 772-8113

Website: www.habitatportlandme.org

"Peace. It does not mean to be in a place where there is no noise, trouble or hard work. It means to be in the midst of those things and still be calm in your heart." Unknown

Re LOC 5311977

Dear Mr. Bolton:

We have recently received a ~~Letter~~ Notice of non-renewal from KeyBank indicating the Standby LOC 5311977 (10/1/06) will not extend beyond 9/29/08. Please be advised that since the Habitat for Humanity project is not complete the LOC must be renewed or the City will have to call the LOC to cover the costs of the ~~uncompleted~~ remaining improvements. ~~The~~ uncompleted.

Further, the City will consider a renewed LOC in a reduced amount of \$127,235.00 which will cover the costs of remaining improvements and the required defect guarantee.

by Sept 12, 2008

Please let us know how you wish to proceed.

cc: P. C
V Manning



PORTLAND MAINE

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

Finance Department
Ellen Sanborn, Director

KeyBank Annex A Reduction Certificate

September 3, 2008

To: KeyBank National Association
Standby Letter of Credit Services
Mail Code OH-01-51-0435
4910 Tiedeman Road – OH-01-51-0435
Cleveland, OH 44144

Re: Irrevocable Standby Letter of Credit No. S311977

Gentlemen:

Habitat for Humanity

The undersigned hereby certifies that KeyBank National Association is hereby authorized to reduce the above-referenced Standby Letter of Credit by \$122,765.00 (One Hundred Twenty-Two Thousand Seven Hundred Sixty-Five Dollars and no cents) to a new total amount of not exceeding \$127,235.00 (One Hundred Twenty-Seven Thousand Two Hundred Thirty-Five Dollars and no cents).

Sincerely,

Ellen Sanborn
Finance Director

ES:mmm

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator



PORTLAND, MAINE

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

Planning and Urban Development
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

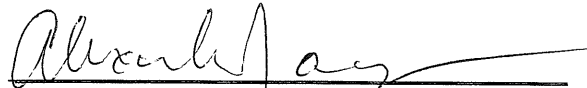
TO: Ellen Sanborn, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: August 15, 2008
SUBJECT: Request for Reduction of Performance Guarantees
Habitat for Humanity, Demerest Street 4-Lot Subdivision.
(ID# 2005-0121 Lead CBL#410 A 19-22, 410 F 2-6)

Please reduce the letter of credit #S311977 for the Habitat for Humanity 4-Lot subdivision off Demerest Street.

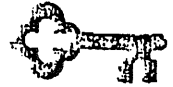
Original Amount	\$250,000.00
<u>This Reduction</u>	\$ 122,765.00
Remaining Balance	\$ 127,235.00

This is the first reduction for the project.

Approved:


Alexander Jaegerman
Planning Division Director

cc: Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator
File: Urban Insight



ANNEX A
REDUCTION CERTIFICATE

To: KeyBank National Association
Standby Letter of Credit Services
Mail Code OH-01-51-0435
4910 Tiedeman Road - OH-01-51-0435
Cleveland, OH 44144

Date: 8/27/08

Re: Irrevocable Standby Letter of Credit No. S311977

Gentlemen:

The undersigned hereby certifies that KeyBank National Association is hereby authorized to reduce the above-referenced Standby Letter of Credit by

USD \$122,765.⁰⁰ One Hundred Twenty Two Thousand United States Dollars)
Seven Hundred Sixty Five
Insert the amount in words

to a new total amount of not exceeding

USD \$127,235.⁰⁰ one Hundred Twenty Seven Thousand United States Dollars)
Two Hundred Thirty Five
Insert the amount in words

City of Portland

Director of Planning and Development

Or

City of Portland

Director of Finance



OUR REFERENCE NUMBER S311977

PAGE: 2

2. "Habitat for Humanity/Greater Portland, Inc. failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City;" or

3. "Habitat for Humanity/Greater Portland, Inc. has failed to notify the City for inspections."

In the event that KeyBank National Association dishonors the City of Portland's sight draft, KeyBank National Association shall inform the City of Portland, Planning and Development Director in writing of the reason or reasons thereof within three (3) working days of the dishonor.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, the City of Portland Director of Planning and Development or its Director of Finance as provided in Chapter 14 §§ 501 of the Portland Code of Ordinances, may authorize KeyBank National Association by written certification, to reduce the available amount of the Letter of Credit by a specified amount in accordance to the terms contained within City Code §14-501 in the form of Annex "A" appropriately completed.

It is a condition of this Letter of Credit that the expiry date shall automatically be extended, without amendment, for additional periods of one year from the present and each future expiration date, unless we notify you, in writing, Attention: Director of Finance, City of Portland at the address listed above (unless otherwise designated by you in writing), by certified mail/return receipt requested, or courier at least (30) thirty days prior to the then current expiry date that we elect not to extend this Letter of Credit for such additional period of time.

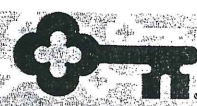
In the event of such notice, the City, in its sole discretion, may draw hereunder by presentation of a sight draft drawn on KeyBank National Association, accompanied by the Letter of Credit and all amendments thereto, and a statement signed by the Director of Planning and Development stating that:

1. "This drawing results from notification that KeyBank National Association has elected not to renew its Letter of Credit No. S311977", or

2. "Habitat for Humanity/Greater Portland, Inc. has failed to satisfactorily complete the work on the improvements contained within the subdivision and/or site plan approval, dated February 28, 2006", or

3. "Habitat for Humanity/Greater Portland, Inc. has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City," or

CONTINUED ON NEXT PAGE



OUR REFERENCE NUMBER S311977

PAGE 3

- 4. "Habitat for Humanity/Greater Portland, Inc. has failed to post the ten percent (10%) Defect Letter of Credit required by Portland Code of Ordinances Chapter 14 §§ 501-525." or
- 5. "Habitat for Humanity/Greater Portland, Inc. has failed to notify the City for inspections."

This Letter of Credit will automatically expire upon the earlier of:

- 1. KeyBank's receipt of written notification from the City of Portland, signed by the Planning and Development Department Director stating the following
 - 1. _____ hereby certify that on _____ (date) all improvements guaranteed by this Letter of Credit are satisfactorily completed as required by City Code § 14-501-525 and KeyBank's Letter of Credit No. S311977 may be cancelled. The original of S311977 and all amendments thereto, if any, is/are attached." or
 - 2. The expiration date or any automatically extended date as specified herein.

We hereby engage with you that drafts drawn under and in compliance with the terms of this Letter of Credit will be duly honored on due presentation and delivery of documents as specified to KeyBank National Association, Standby Letter of Credit Services, Mail Code OH-01-51-0435, 4910 Tiedeman Road, Cleveland, Ohio 44144-2338 on or before the expiration date or any automatically extended expiration date.

Except as otherwise expressly stated herein, the Letter of Credit is subject to the Uniform Customs and Practice for Documentary Credit, 1993 Revision, International Chamber of Commerce Publication Number 500.

KeyBank National Association

KeyBank National Association

[Signature]
Authorized Signature

[Signature]
Authorized Signature

[Signature]
10-12-01

[Signature]
10-12-01



ANNEX A

REDUCTION CERTIFICATE

To: KeyBank National Association
Standby Letter of Credit Services
Mail Code OH-01-51-0435
4910 Tiedeman Road - OH-01-51-0435
Cleveland, OH 44144

Date: _____

Re: Irrevocable Standby Letter of Credit No. S311977

Gentlemen:

The undersigned hereby certifies that KeyBank National Association is hereby authorized to reduce the above-referenced Standby Letter of Credit by

USD _____ (Insert the amount in words) United States Dollars)

to a new total amount of not exceeding

USD _____ (Insert the amount in words) United States Dollars)

City of Portland

Director of Planning and Development

Or

City of Portland

Director of Finance



P.O. BOX 10505, PORTLAND, ME 04104
E-MAIL: info@habitatme.org

DATE: 8/14/08

TO: Phil DiPiero

PHONE:

COMPANY:

FAX: 756 8217

FROM: Steve Bolton

PHONE: (207) 772-2151

COMPANY: HFHGP

FAX: (207) 772-8113

MESSAGE:

(4) including cover page

The following outlines what Grondin has completed,
and what will be done in the fall. Please give
Steve a call when you've had a chance to review.

Thanks!
Daniel

249,860
127,235

122,025

R. J. GRONDIN & SONS
 DEMEREST STREET, PORTLAND
 HABITAT FOR HUMANITY
 BID # 08-032
 Req #2 7/31/08

	QUANTITY	UNIT	UNIT PRICE	TOTAL	PREVIOUSLY BILLED	THIS PERIOD	TOTAL BILLED	BALANCE TO FINISH	% COMPLETE
GENERAL CONDITIONS									
EQUIPMENT MOVES	1	LS	\$2,000.00	\$2,000.00	-	2,000.00	2,000.00	-	100%
PORTA POTTY	1	LS	\$475.00	\$475.00	-	237.50	237.50	237.50	50%
CMP FEES	1	ALL	\$15,000.00	\$15,000.00	-	-	-	15,000.00	0%
PWD FEES	1	ALL	\$5,000.00	\$5,000.00	-	-	-	5,000.00	0%
COP FEES	1	ALL	\$2,500.00	\$2,500.00	-	2,500.00	2,500.00	-	100%
LAYOUT	1	LS	\$1,200.00	\$1,200.00	-	1,200.00	1,200.00	-	100%
			\$26,175.00	\$26,175.00	-	5,937.50	5,937.50	20,237.50	23%
SITE PREPARATION									
CLEARING	0	AC	\$5,925.00	\$0.00	-	-	-	-	100%
STUMP DISPOSAL	200	CY	\$16.00	\$3,200.00	-	3,200.00	3,200.00	-	100%
				\$3,200.00	-	-	-	-	100%
EARTHWORK									
Blasting	1	ls	\$19,500.00	\$19,500.00	-	19,500.00	19,500.00	-	100%
Work w/ Blasters	30	hrs	\$115.00	\$3,450.00	-	3,450.00	3,450.00	-	100%
Structural Fill	420	cy	\$16.00	\$6,720.00	-	6,720.00	6,720.00	-	100%
Crushed Stone Under Slabs	170	cy	\$35.00	\$5,950.00	-	5,950.00	5,950.00	-	100%
Site Excavation	750	cy	\$6.00	\$4,500.00	-	4,500.00	4,500.00	-	100%
Borrow	2600	cy	\$9.00	\$23,400.00	9,918.50	13,481.50	23,400.00	-	100%
Excavate & Backfill Primary	265	lf	\$8.00	\$2,120.00	-	2,120.00	2,120.00	-	100%
Excavate & Backfill Secondary	245	l	\$7.00	\$1,715.00	-	1,715.00	1,715.00	-	100%
Excavate & Backfill Foundations w/ E	550	l	\$45.00	\$24,750.00	-	24,750.00	24,750.00	-	100%
Finegrade Slabs	500	sy	\$3.00	\$1,500.00	-	1,500.00	1,500.00	-	100%
				\$93,685.00	9,918.50	33,686.50	93,685.00	-	100%
EROSION AND SEDIMENTATION CONTROL									
RIP RAP SLOPES	140	CY	\$45.00	\$6,300.00	-	3,150.00	3,150.00	3,150.00	50%
RIP RAP PADS	7	EA	\$350.00	\$2,450.00	-	1,225.00	1,225.00	1,225.00	50%
SILT FENCE	0	LF	\$1.25	\$0.00	-	-	-	-	100%
CONST. ENTRANCE	70	CY	\$30.00	\$2,100.00	-	1,050.00	1,050.00	1,050.00	50%
E & S MAINTENANCE	1	LS	\$2,000.00	\$2,000.00	-	1,000.00	1,000.00	1,000.00	50%
				\$12,850.00	-	6,425.00	6,425.00	6,425.00	50%
AGGREGATES									
Subbase @ 15" Depth	450	cy	\$17.00	\$7,650.00	-	7,650.00	7,650.00	-	100%
Base @ 3" Depth	100	cy	\$26.00	\$2,600.00	-	-	-	2,600.00	0%

Page 2 of 3

R. J. GRONDIN & SONS
 DEMEREST STREET, PORTLAND
 BID # 08-032
 HABITAT FOR HUMANITY
 Req #2 713108

	QUANTITY	UNIT	UNIT PRICE	TOTAL	PREVIOUSLY BILLED	THIS PERIOD	TOTAL BILLED	BALANCE TO FINISH	% COMPLETE
Walk Gravel w/ Excavation	60 cy		\$40.00	\$2,400.00	-	-	-	2,400.00	0%
Driveway Gravels	225 cy		\$20.00	\$4,500.00	-	-	-	4,500.00	0%
				\$17,150.00		7,650.00	7,650.00	9,500.00	48%
Bituminous Pavement									
Finegrade Roadway	1060 sy		\$2.00	\$2,120.00	-	-	-	2,120.00	0%
* Pave Roadway @ 3 1/2"	210 ton		\$85.00	\$17,850.00	-	-	-	17,850.00	0%
Finegrade Walks	140 sy		\$3.50	\$490.00	-	-	-	490.00	0%
* Pave Walks @ 2"	16 ton		\$140.00	\$2,240.00	-	-	-	2,240.00	0%
Finegrade Drives	540 sy		\$3.50	\$1,890.00	-	-	-	1,890.00	0%
* Pave Drives @ 3"	90 ton		\$140.00	\$12,600.00	-	-	-	12,600.00	0%
				\$37,190.00		-	-	37,190.00	0%
CURB									
Type Straight	420 lf		\$26.00	\$10,920.00	-	-	-	10,920.00	0%
Type Radius	10 lf		\$40.00	\$400.00	-	-	-	400.00	0%
				\$11,320.00		-	-	11,320.00	0%
WATERLINE									
8" Ductile Iron Pipe	280 lf		\$35.00	\$10,150.00	-	10,150.00	10,150.00	-	100%
Trench Repair	15 lf		\$120.00	\$1,800.00	-	1,800.00	1,800.00	-	100%
1" Type 'K' Copper	105 lf		\$22.00	\$2,310.00	-	2,310.00	2,310.00	-	100%
1" CTS PE Connection	230 lf		\$16.00	\$3,680.00	-	3,680.00	3,680.00	-	100%
8" Gate Valve	1 ea		\$1,600.00	\$1,600.00	-	1,600.00	1,600.00	-	100%
Hydrant w/ Tee/Valve/Pipe	1 ea		\$1,050.00	\$1,050.00	-	1,050.00	1,050.00	-	100%
2" Blow Off	1 ea		\$3,800.00	\$3,800.00	-	3,800.00	3,800.00	-	100%
1" Tap/Corp/Curb Stop	1 ea		\$450.00	\$450.00	-	450.00	450.00	-	100%
Test & Chlorinate	4 ea		\$550.00	\$2,200.00	-	2,200.00	2,200.00	-	100%
	1 ls		\$1,500.00	\$1,500.00	-	1,500.00	1,500.00	-	100%
				\$28,540.00		28,540.00	28,540.00	-	100%
STORM DRAINAGE									
12" SDR 35	60 lf		\$45.00	\$2,700.00	-	2,700.00	2,700.00	-	100%
12" HDPE	180 lf		\$36.00	\$6,480.00	-	6,480.00	6,480.00	-	100%
Foundation Drain Outlet	180 lf		\$14.00	\$2,520.00	-	2,520.00	2,520.00	-	100%
Catch Basin w/ Headstone/Trap	2 ea		\$2,550.00	\$5,100.00	-	5,100.00	5,100.00	-	100%
Drain Manhole	1 ea		\$2,200.00	\$2,200.00	-	2,200.00	2,200.00	-	100%
Field Inlet	1 ea		\$1,650.00	\$1,650.00	-	1,650.00	1,650.00	-	100%
6" Underdrain	545 lf		\$17.00	\$9,265.00	-	9,265.00	9,265.00	-	100%

Page 3 of 3

R. J. GRONDIN & SONS
 DEMAREST STREET, PORTLAND
 BID # 08-032
 HABITAT FOR HUMANITY
 Req #2 7/31/08

	QUANTITY	UNIT	UNIT PRICE	TOTAL	PREVIOUSLY BILLED	THIS PERIOD	TOTAL BILLED	BALANCE TO FINISH	% COMPLETE
				\$29,915.00		29,915.00	29,915.00		100%
SANITARY SEWER									
8" SDR 35	255 lf		\$35.00	\$8,925.00	-	8,925.00	8,925.00	-	100%
Street Repair	30 lf		\$120.00	\$3,600.00	-	3,600.00	3,600.00	-	100%
6" Services	290 lf		\$27.00	\$7,830.00	-	7,830.00	7,830.00	-	100%
Sanitary Manhole	2 ea		\$1,850.00	\$3,700.00	-	3,700.00	3,700.00	-	100%
Alter Existing Manhole	1 ea		\$1,100.00	\$1,100.00	-	1,100.00	1,100.00	-	100%
Repair Existing Sewer	1 all		\$11,000.00	\$11,000.00	-	11,000.00	11,000.00	-	100%
Service Fittings	4 ea		\$55.00	\$220.00	-	220.00	220.00	-	100%
Test & Clean	1 ls		\$600.00	\$600.00	-	600.00	600.00	-	100%
				\$36,975.00		36,975.00	36,975.00		100%
SITE IMPROVEMENTS									
Street Lights w/ Bases	2 ea		\$2,600.00	\$5,200.00	-	2,600.00	2,600.00	-	50%
Conduit Under Paved Areas	800 lf		\$4.00	\$3,200.00	-	3,200.00	3,200.00	-	100%
Transformer Pad	1 ea		\$750.00	\$750.00	-	750.00	750.00	-	100%
Guard Rail	230 lf		\$45.00	\$10,350.00	-	10,350.00	10,350.00	-	100%
Stop Sign & Stop Bar	1 ls		\$350.00	\$350.00	-	350.00	350.00	-	0%
Riser Pole Material	1 ea		\$1,000.00	\$1,000.00	-	1,000.00	1,000.00	-	0%
				\$20,850.00		18,900.00	18,900.00	3,950.00	81%
LANDSCAPING									
Street Trees	12 ea		\$275.00	\$3,300.00	-	-	-	3,300.00	0%
Loam	600 cy		\$22.00	\$13,200.00	-	-	-	13,200.00	0%
Seed & Mulch	42 unit		\$65.00	\$2,730.00	-	-	-	2,730.00	0%
Maintenance	1 ls		\$2,500.00	\$2,500.00	-	-	-	2,500.00	0%
				\$21,730.00				21,730.00	0%
				\$339,560.00	9,918.50	219,229.00	229,147.50	110,352.50	67%

\$127,235
 Hold this amount
 8/15/08

ATTN: Eric Labelle

* 874-8858

* Deneest St. project



Habitat
for Humanity[®]
of Greater Portland

P.O. BOX 10505, PORTLAND, ME 04104
E-MAIL: info@habitatme.org

DATE: 9/15/06

TO: Off Reynolds
COMPANY: City of Portland

PHONE: 874-8632
FAX: 756-8258

FROM: Steve Bocton
COMPANY: HFHGP

PHONE: (207) 772-2151
FAX: (207) 772-8113

MESSAGE:

(5) including cover page

Off

Let me know if you
need Add'l Info.

Thank you
Steve

R. J. GRONDIN & SONS

OPINION OF COST
 BID # 06-052 DEMEREST ST., PORTLAND
 HABITAT FOR HUMANITY
 9/11/2006

	QUANTITY	UNIT	UNIT PRICE	TOTAL
01000 GENERAL CONDITIONS				
EQUIPMENT MOVES	1	LS	\$1,920.00	\$1,920.00
PORTA POTTY	1	LS	\$475.00	\$475.00
CMP FEES	1	ALL	\$10,000.00	\$10,000.00
PWD FEES	1	ALL	\$500.00	\$500.00
COP FEES	1	ALL	\$2,500.00	\$2,500.00
LAYOUT	1	LS	\$1,015.00	\$1,015.00
				\$16,410.00
02100 SITE PREPARATION				
CLEARING	1.4	AC	\$5,925.00	\$8,295.00
STUMP DISPOSAL	500	CY	\$16.00	\$8,000.00
				\$16,295.00
02200 EARTHWORK				
STRIP	1700	CY	\$6.95	\$11,815.00
SITE X	250	CY	\$6.00	\$1,500.00
BORROW	4100	CY	\$12.00	\$49,200.00
E/B PRIMARY	350	LF	\$10.00	\$3,500.00
				\$66,015.00
02270 EROSION AND SEDIMENTATION CONTROL				
RIP RAP SLOPES	140	CY	\$21.00	\$2,940.00
RIP RAP PADS	7	EA	\$200.00	\$1,400.00
SILT FENCE	500	LF	\$1.25	\$625.00
CONST. ENTRANCE	70	CY	\$20.00	\$1,400.00
E & S MAINTENANCE	1	LS	\$1,100.00	\$1,100.00
				\$7,465.00
02800 AGGREGATES				
SUBBASE @ 15"	420	CY	\$14.00	\$5,880.00
BASE @ 3"	110	CY	\$17.00	\$1,870.00
WALK GRAVEL w/ X	80	CY	\$30.00	\$1,800.00
DRIVE GRAVEL w/ X TO ROW LINE	55	CY	\$30.00	\$1,650.00
				\$11,200.00
02514 HOT BITUMINOUS PAVEMENT				
FINEGRADE ROADWAY	900	SY	\$0.80	\$720.00
PAVE ROADWAY @ 3 1/2"	175	TON	\$56.00	\$9,800.00
FINEGRADE WALKS	135	SY	\$3.00	\$405.00
PAVE WALKS @ 2 1/2"	20	TON	\$90.00	\$1,800.00
FG DRIVES TO ROW LINE	116	SY	\$3.00	\$345.00

16000
 2000

PAVE DRIVES TO ROW LINE, BINDER ONLY	15 TON	\$85.00	\$1,275.00	1,500
PATCH SEWER TRENCH	10 LF	\$31.00	\$310.00	
			<u>\$14,855.00</u>	
02525 CURB	360 LF	\$21.00	\$7,560.00	
TYPE 1	14 EA	\$135.00	\$1,890.00	
TIP DOWNS	2 EA	\$200.00	\$400.00	
HEADSTONE				
			<u>\$9,850.00</u>	
02680 WATERLINE	290 LF	\$33.00	\$9,570.00	
8" DIP	12 LF	\$40.00	\$480.00	
6" DIP	110 LF	\$19.00	\$2,090.00	
1" TYPE K CONNECTION	1 EA	\$1,000.00	\$1,000.00	
HYDRANT	1 EA	\$2,500.00	\$2,500.00	
2" BLOW OFF	1 EA	\$325.00	\$325.00	
1" TAP, CORP & CURB STOP	4 EA	\$245.00	\$980.00	
TEST & CHLORINATE	1 EA	\$475.00	\$475.00	
			<u>\$17,420.00</u>	
02720 STORM DRAINAGE	2 EA	750.00	1,500.00	
24" FES	64 LF	110.00	7,040.00	
24" RCP	50 LF	28.00	1,400.00	
12" PVC	180 LF	15.00	2,700.00	
12" HDPE	2 EA	1,850.00	3,300.00	
CATCH BASINS	1 EA	1,500.00	1,500.00	
FIELD INLET	550 LF	17.00	8,350.00	
6" UNDERDRAIN				
			<u>\$44,210.00</u>	
02730 SANITARY SEWER	260 LF	26.00	6,760.00	
8" GRAVITY	1 EA	550.00	550.00	
ALTER MANHOLE	2 EA	1,500.00	3,000.00	
SANITARY MANHOLE	1 LS	400.00	400.00	
TEST & CLEAN	115 LF	27.00	3,105.00	
6" SERVICES				
			<u>13,815.00</u>	
02800 SITE IMPROVEMENTS	800 LF	3.90	3,120.00	
CONDUIT UNDER PAVEMENT	1 EA	475.00	475.00	
TRANSFORMER PAD	2 EA	1,500.00	3,000.00	
STREET LIGHTS	230 LF	44.00	10,120.00	
GUARD RAIL w/ 6 END TREATMENTS	1 LS	1,000.00	1,000.00	
RISER POLE MATERIAL				
			<u>17,715.00</u>	
02900 LANDSCAPING	650 CY	17.00	11,050.00	
LOAM	50 UN	40.00	2,000.00	
SEED & MULCH	8 EA	220.00	1,760.00	
LOT TREES				
			<u>14,810.00</u>	

OPINION OF COST \$249,860.00

81,371

151,070

98,790

MODE = MEMORY TRANSMISSION

START=SEP-18 10:23

END=SEP-18 10:24

FILE NO.=599

STN NO.	COMM.	ABBR NO.	STATION NAME/TEL NO.	PAGES	DURATION
001	OK	2	98748852	003/003	00:00:31

-CITY OF PORTLAND -

***** -PLANNING DEPT. - ***** 2077568258- *****

* Demerest St.
project

ATTN: Eric Lasele

* 874-8858



P.O. BOX 10505, PORTLAND, ME 04104
E-MAIL: info@habitatme.org

DATE: 9/15/06

TO: OTJ Reynolds
COMPANY: City of Portland

PHONE: 874-8632
FAX: 756-8258

FROM: Steve Boston
COMPANY: HPHGP

PHONE: (207) 772-2151
FAX: (207) 772-8113

MESSAGE:

(5) including cover page

OTJ!

Let me know if you
need Add'l Info.

Thank you
Steve

6. SITE LIGHTING	_____	_____	_____	_____	_____	_____
7. EROSION CONTROL						
Silt Fence	_____	_____	_____	_____	_____	_____
Check Dams	_____	_____	_____	_____	_____	_____
Pipe Inlet/Outlet Protection	_____	_____	_____	_____	_____	_____
Level Lip Spreader	_____	_____	_____	_____	_____	_____
Slope Stabilization	_____	_____	_____	_____	_____	_____
Geotextile	_____	_____	_____	_____	_____	_____
Hay Bale Barriers	_____	_____	_____	_____	_____	_____
Catch Basin Inlet Protection	_____	_____	_____	_____	_____	_____
8. RECREATION AND OPEN SPACE AMENITIES	_____	_____	_____	_____	_____	_____
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_____	_____	_____	_____	_____	_____
10. MISCELLANEOUS	_____	_____	_____	_____	_____	_____
TOTAL:	_____	_____	_____	_____	_____	_____
GRAND TOTAL:	_____	_____	_____	_____	_____	_____

INSPECTION FEE (to be filled out by the City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	_____	_____	_____
<u>or</u>			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	_____	_____	_____
	(name)	(name)	

CITY OF PORTLAND, MAINE

PLANNING BOARD

Kevin Beal, Chair
Michael Patterson, Vice Chair
John Anton
Lee Lowry III
Shalom Odokara
David Silk
Janice E. Tevanian

March 14, 2006

Stephen Bolton
Habitat for Humanity
565 Congress Street
Portland, ME 04101

Tom Pearson
Portland West
181 Brackett Street
Portland, ME 04102

RE: Demerest Street 4-lot Subdivision

CBL: 410-A19-22; 410 F2-6

Dear Mr. Bolton:

On February 28, 2006, the Portland Planning Board voted to approve the 4-lot subdivision for the above referenced application. The subdivision approval was granted for the project with the following waivers of the technical standards:

- i. The Portland Planning Board voted unanimously 5-0 (Anton and Beal absent) to waive the sidewalk on the westerly side of proposed Demerest Street.
- ii. The Portland Planning Board voted unanimously 5-0 (Anton and Beal absent) waive the drainage pre-development/post-development standards, subject to extension of defect guarantee for an additional year, the purpose of which will be to monitor drainage conditions and improve if necessary, the drainage infrastructure.
- iii. The Portland Planning Board voted unanimously 5-0 (Anton and Beal absent) to waive the four (4) foot esplanade.

The Portland Planning Board voted unanimously 5-0 (Anton and Beal absent) to approve the subdivision subject to the following four (4) conditions of approval.

- i. That the applicant demonstrate having obtained the necessary deeds to provide a 50foot right of way for Demerest Street prior to release of recording plat. - *Site plan signed & recorded*
- ii. That the City retain the defect guarantee for an additional year, the purpose of which will be to monitor drainage conditions and improve if necessary, the drainage infrastructure

done
PG Auto extends
No Auto cancellation
for DG.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,



Kevin Beal, Chair
Portland Planning Board

- cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Donna Katsiaficas, Associate Corporation Counsel
Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File
- James Seymour, P.E., Sebago Technics

Maine Drilling & Blasting

NOTICE

26 MARCH 2008

Dear Property Owner/Tenant:

We at Maine Drilling & Blasting would like to take this opportunity to introduce you to our company and advise you that we have been selected to conduct a rock drilling and blasting operation for the DEMAREST ST. HABITAT FOR HUMANITY PROJECT / R.J. GARDINER

We are hand-delivering this notice today in order to expedite this portion of the project. We would like to offer you a pre-blast survey of your building, at no cost to you. If you would like to have a pre-blast survey, please contact us at 800-370-2338 as soon as possible as the project will commence on or about 14 APRIL 2008. In addition we will be glad to call you prior to each blast. If you would like to be placed on a call list please let us know.

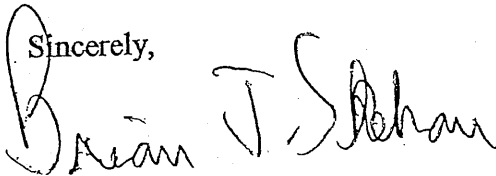
The site will be well marked with highly visible signs that detail the whistle warning sequence that will be sounded prior to commencement of each blast. All blasting operations will be conducted during daylight hours and no explosives will be stored at the construction site overnight.

If you happen to be in the building during the initiation of the blast, you may experience low levels of ground vibration. We will strive to minimize the amplitude of the blast and will be utilizing the most advanced technologies available to the blasting industry to measure the seismic effect to the area. Please be assured that ground vibrations associated with the blasting will not exceed the established limits that could potentially cause damage.

Both the City of Portland Fire Department and Planning and Development Department will be monitoring construction of the DEMAREST ST. PROJECT. Should any questions or issues arise, please call CAPT. CASS or Fire Prevention at 874-8405 or PHIL DIPIERRO of the Planning Office at 874-8632.

If you have any questions or concerns I encourage you to contact me at the Gardiner, ME office, at 800-370-2338, from the hours of 8:00 AM to 4:00 PM and I will respond to your concerns in a timely manner.

Sincerely,



Brian J. Skehan
Safety Specialist

Maine Drilling and Blasting, Inc.
P.O. Box 1140
Brunswick Road
Gardiner, ME 04345
207 582-2338
FAX 207 582-8794

Divisional Offices:
Maine 207 582-2338
Massachusetts 508 689-2983
New Hampshire 603 647-0299
Vermont/New York 802 479-3341

Construction Schedule For Demerest Project

Contractor	Work Type	Start Date	Completion Date
Maine Drilling and Blasting	Pre Blast Survey	3/3/2008	3/14/2008
Maine Drilling and Blasting	Blasting	3/17/2008	3/28/2008
R. J. Grondin & Sons	Utility Ext.	3/31/2008	4/18/2008
R. J. Grondin & Sons	Road Prep		
R. J. Grondin & Sons	Foundation Exc.		
R. J. Grondin & Sons	Rough Grade		
Various	Foundations	4/21/2008	5/16/2008
HFHGP	Home construction begins	5/1/2008	
R. J. Grondin & Sons	Complete road		9/19/2008
HFHGP	Complete and sell (2) homes		11/19/2008
HFHGP	Complete remaining (2) homes		4/30/2009

From: Barbara Barhydt
To: DiPierro , Philip
Date: 8/27/2007 3:43:24 PM
Subject: Habitat for Humanity Inquiry

Hi Phil:

You advised Habitat for Humanity correctly the other day. Alex spoke with Jeanie and they agreed that it would be a bad idea (and bad precedent, may I add) to issue a building permit for the houses prior to the installation of utilities and street infrastructure.

Steve Bolton can call us if he wants to discuss this further.

Thanks.

Barbara

CC: Bourke, Jeanie; Jaegerman , Alex

Ward Graffam
Bank of America

874-5157
ward.i.graffam@
bankofamerica.com

March 14, 2006

Stephen Bolton
Habitat for Humanity
565 Congress Street
Portland, ME 04101

Tom Pearson
Portland West
181 Brackett Street
Portland, ME 04102

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- i. That the applicant demonstrate having obtained the necessary deeds to provide a 50foot right of way for Demerest Street prior to release of recording plat.
- ii. That the City retain the defect guarantee for an additional

year, the purpose of which will be to monitor drainage conditions and improve if necessary, the drainage infrastructure

iii. That the applicant submit revised subdivision plat to delineate the 100 ft no cut zone on lots 1 and 2.

iv. The the applicant meet with the arborist to identify and preserve trees of value by taking steps to preserve those trees in the course of laying out the building foundations.

The approval is based on the submitted subdivision plan and the findings related to and subdivision review standards as contained in Planning Report 16-06, which is attached.

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

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor

shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

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

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,

Kevin Beal, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Donna Katsiaficas, Associate Corporation Counsel
Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

James Seymour, P.E., Sebago Technics

CITY OF PORTLAND, MAINE

Planning and Development Department

Planning Division

389 Congress Street, Portland, Maine 04101

(207) 874-8719 Fax (207) 756-8258

Gay Wallace

George Lenzy - ground in

Jim Seymour -

blast for 1 foundation

blast for utilities -

- a year to put bldg ~~ke~~ up -

- blasting for utilities -

- ledge issue - at end -

test boring - would be next step -

Savings

- MSHA -

4 lot

\$ 60,000

covered at \$19,000 -

- realizes - enough -

CITY OF PORTLAND, MAINE

Planning and Development Department

Planning Division

389 Congress Street, Portland, Maine 04101

(207) 874-8719 Fax (207) 756-8258

\$240,000

60,000

180

60,000

80,000

would
get road
& utilities

foundation

slab grade - utilities first -

ground - do at slow

Steve - is seeking other funding -

Proposal

Blasting -

Let's #2 + 3 - for 2+3

March - utilities

Sebago Technics
Engineering Expertise You Can Build On

sebagotechnics.com

One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

September 25, 2007
03110

Ms. Barbara Barhydt, Planner
City of Portland Planning Division,
City Hall 4th Floor
389 Congress St
Portland, ME 04101

**Demerest Street Extension Subdivision-Habitat for Humanity, Portland, Maine
Road Construction Phasing and Request for Issuance of Foundation Permits**

Dear Ms. Barhydt:

Per your request we are formally submitting this letter requesting an opportunity to meet with you and the Director of Code Enforcement to discuss the phasing and sequencing for acquiring foundation permits on behalf of Habitat for Humanity, for the four lot subdivision, Demerest Street Extension. We understand from talking with the Director of Habitat for Humanity, Steve Bolton, that the City has denied issuance of building permits for any proposed house until all of the underground utilities are completely installed within the proposed Demerest Street Extension.

Due to the non-profit status of Habitat for Humanity, and how their building construction program works, both their funding availability and volunteer contractor scheduling is extremely difficult and challenging. Habitat for Humanity has provided the City with a performance bond for the street completion, but the difficulty is with useable cash flow to pay for materials which can only be generated with individual contractual monies from lot sales. For a sale to take place, Habitat for Humanity needs foundations to be either permitted or under construction, then volunteers assist with completion of the home, and then those homeowners are obligated to join in the building progression as it continues for all the homes in the subdivision.

To date the lots have been cleared, erosion controls installed, a stream culvert has been placed, and the road base has been established to acquire vehicular access to the site from the existing end of Demerest Street. R.J. Grondin and Sons has completed the work to date, and wishes to continue. However, coordination with utility companies, ledge removal, and general timing within the construction year, place their services at a premium, and given the cash flow issue, Habitat for Humanity is very pressed for time to install foundations prior to winter.

Ms. Barhydt, Planner

-2-

September 25, 2007

Habitat for Humanity is well recognized as a leader in establishment of affordable housing for people who could never dream of building a home. In return, the organization creates a volunteer base to pass forward the time and effort for the next affordable home construction. This project in Portland has very special importance, as it will be the first completed "Green/Leeds" buildings by Habitat for Humanity in the country. The Maine Chapter for Habitat for Humanity has put in a lot of effort in working with both State officials, local contractors, and professionals to provide this unique opportunity for Portland.

We understand the City's policy, but wish to see if there are opportunities to work within the City's system, such that the timing sequence of utilities installation can be reconsidered or shuffled to help Habitat for Humanity continue on its planned course. We intend to have R.J. Grondin & Sons attend this meeting to further explain the timetable of street construction for sewer, water, drainage and electrical service. We wish to explore all reasonable options with the City, and to provide the City with assurances that no homeowner, or the city itself, will be left with a situation where there could be an incomplete road or home without utility services.

We are available at your request to meet with the City's planning staff, inspection services, and other City representatives to address design and construction phasing questions of the project. Please feel free to contact me at our office (207-856-0277). Due to the pressing time considerations we would appreciate a meeting as soon as possible. Thank you in advance for your assistance.

Sincerely,

SEBAGO TECHNICS, INC.



James R. Seymour, P.E.
Project Manager

JRS:jrs/cb

Enc.

cc: Steve Bolton, Director - Habitat for Humanity
George Conley - R.J. Grondin and Sons

Habitat for
Humanity

From: Todd Merkle
To: Barbara Barhydt
Date: Wednesday, October 03, 2007 7:45:35 AM
Subject: Re: Habitat for Humanity

Thursday is best for me.

>>> Barbara Barhydt 10/02 4:00 PM >>>
Hello:

I need to set up a meeting with Habitat for Humanity. Attached is the letter from Jim Seymour on behalf of Habitat for Humanity. I would like to know your availability for the following dates and times:

Tuesday, Oct. 9 1 p.m.

Wed. Oct. 10 anytime between 1 and 3

Thursday, anytime between 9 and 3

Again, please let me know all your options for next week. I have left a message with Jim stating we will try to meet next week, but I will give him specific times after I hear from all of you.

Thank you.

Barbara

10/11/07
Thurs.
11 -

From: Jeanie Bourke
To: Barbara Barhydt
Date: Tuesday, October 02, 2007 5:20:14 PM
Subject: Re: Habitat for Humanity

no for Tues.
Wed. 1pm
Thurs. all except 2-4

Jeanie Bourke
Inspection Services Division Director

City of Portland
Planning & Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

>>> Barbara Barhydt 10/02 4:00 PM >>>
Hello:

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Thank you.

Barbara

From: Alex Jaegerman
To: Barbara Barhydt; Jeanie Bourke; Penny Littell ; Philip DiPierro ; Todd Merkle
Date: Wednesday, October 03, 2007 12:24:43 PM
Subject: Re: Habitat for Humanity

Tuesday, Oct 9: I can do 1:30
Wednesday: OK between 1 and 3
Thursday: 11 to 3

>>> Barbara Barhydt 10/2/2007 4:00:12 PM >>>
Hello:

I need to set up a meeting with Habitat for Humanity. Attached is the letter from Jim Seymour on behalf of Habitat for Humanity. I would like to know your availability for the following dates and times:

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Thank you.

Barbara

CITY OF PORTLAND, MAINE

Planning and Development Department

Planning Division

389 Congress Street, Portland, Maine 04101

(207) 874-8719 Fax (207) 756-8258

5/4/07

Demerest - Habitat for Humanity

\$15,000 / lot

- MSHA - if 5 lots

- Tony Vance donated land

- 100' - buffer -

R-3 zoning -

- 5 lots -

Approved Subdivision -

- 4 - lots - 1 parcel -

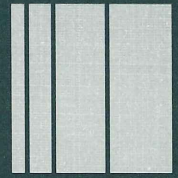
bdg lot

} Subdivision

Tony - Vance

- drainage
- shortening up - street
- buffer w/ 50'

- staff review in planning board - drainage -
- Penny - 5th lot question



September 25, 2007
03110

Ms. Barbara Barhydt, Planner
City of Portland Planning Division,
City Hall 4th Floor
389 Congress St
Portland, ME 04101

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Due to the non-profit status of Habitat for Humanity, and how their building construction program works, both their funding availability and volunteer contractor scheduling is extremely difficult and challenging. Habitat for Humanity has provided the City with a performance bond for the street completion, but the difficulty is with useable cash flow to pay for materials which can only be generated with individual contractual monies from lot sales. For a sale to take place, Habitat for Humanity needs foundations to be either permitted or under construction, then volunteers assist with completion of the home, and then those homeowners are obligated to join in the building progression as it continues for all the homes in the subdivision.

To date the lots have been cleared, erosion controls installed, a stream culvert has been placed, and the road base has been established to acquire vehicular access to the site from the existing end of Demerest Street. R.J. Grondin and Sons has completed the work to date, and wishes to continue. However, coordination with utility companies, ledge removal, and general timing within the construction year, place their services at a premium, and given the cash flow issue, Habitat for Humanity is very pressed for time to install foundations prior to winter.

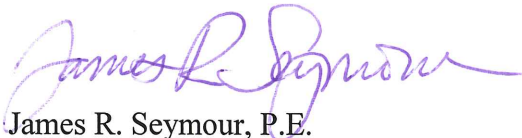
Habitat for Humanity is well recognized as a leader in establishment of affordable housing for people who could never dream of building a home. In return, the organization creates a volunteer base to pass forward the time and effort for the next affordable home construction. This project in Portland has very special importance, as it will be the first completed "Green/Leeds" buildings by Habitat for Humanity in the country. The Maine Chapter for Habitat for Humanity has put in a lot of effort in working with both State officials, local contractors, and professionals to provide this unique opportunity for Portland.

We understand the City's policy, but wish to see if there are opportunities to work within the City's system, such that the timing sequence of utilities installation can be reconsidered or shuffled to help Habitat for Humanity continue on its planned course. We intend to have R.J. Grondin & Sons attend this meeting to further explain the timetable of street construction for sewer, water, drainage and electrical service. We wish to explore all reasonable options with the City, and to provide the City with assurances that no homeowner, or the city itself, will be left with a situation where there could be an incomplete road or home without utility services.

We are available at your request to meet with the City's planning staff, inspection services, and other City representatives to address design and construction phasing questions of the project. Please feel free to contact me at our office (207-856-0277). Due to the pressing time considerations we would appreciate a meeting as soon as possible. Thank you in advance for your assistance.

Sincerely,

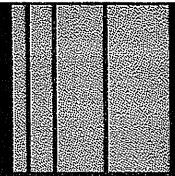
SEBAGO TECHNICS, INC.



James R. Seymour, P.E.
Project Manager

JRS:jrs/cb
Enc.

cc: Steve Bolton, Director - Habitat for Humanity
George Conley - R.J. Grondin and Sons



September 25, 2007
03110

Ms. Barbara Barhydt, Planner
City of Portland Planning Division,
City Hall 4th Floor
389 Congress St
Portland, ME 04101

Demerest Street Extension Subdivision-Habitat for Humanity. Portland, Maine
Road Construction Phasing and Request for Issuance of Foundation Permits

Dear Ms. Barhydt:

Per your request we are formally submitting this letter requesting an opportunity to meet with you and the Director of Code Enforcement to discuss the phasing and sequencing for acquiring foundation permits on behalf of Habitat for Humanity, for the four lot subdivision, Demerest Street Extension. We understand from talking with the Director of Habitat for Humanity, Steve Bolton, that the City has denied issuance of building permits for any proposed house until all of the underground utilities are completely installed within the proposed Demerest Street Extension.

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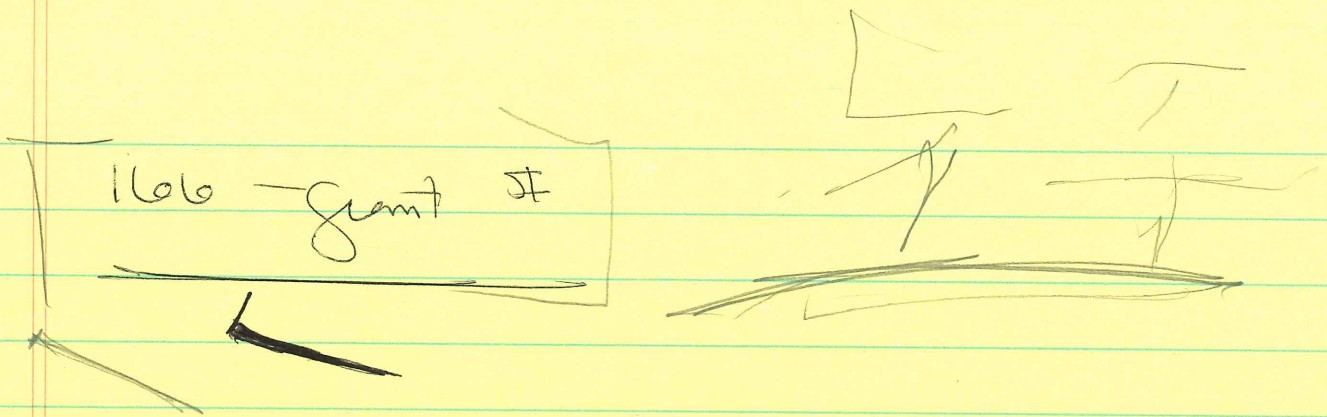
SEBAGO TECHNICS, INC.



James R. Seymour, P.E.
Project Manager

JRS:jrs/cb
Enc.

cc: Steve Bolton, Director - Habitat for Humanity
George Conley - R.J. Grondin and Sons



Habitat for Humanity

- Kathy - u. Habitat for Humanity
P.W's -

- Geenie -
ordinance - (sewage)
- invert, + piers -

Erosion control -

Friday
drainage - culvert -
- erosion -

(14-496-24k sequence of cost

How & when -

Geenie

Penny - Geenie - P.W's -

(roughing in
- blasting -
more precision
use section
Blasting -

Maine Drilling & Blasting

NOTICE

26 MARCH 2008

Dear Property Owner/Tenant:

We at Maine Drilling & Blasting would like to take this opportunity to introduce you to our company and advise you that we have been selected to conduct a rock drilling and blasting operation for the DEMAREST ST. HABITAT FOR HUMANITY PROJECT / GRONDIN CONST.

We are hand-delivering this notice today in order to expedite this portion of the project. We would like to offer you a pre-blast survey of your building, at no cost to you. If you would like to have a pre-blast survey, please contact us at 800-370-2338 as soon as possible as the project will commence on or about 14 APRIL 2008. In addition we will be glad to call you prior to each blast. If you would like to be placed on a call list please let us know.

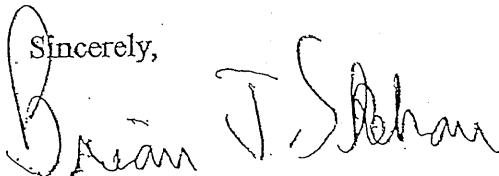
The site will be well marked with highly visible signs that detail the whistle warning sequence that will be sounded prior to commencement of each blast. All blasting operations will be conducted during daylight hours and no explosives will be stored at the construction site overnight.

If you happen to be in the building during the initiation of the blast, you may experience low levels of ground vibration. We will strive to minimize the amplitude of the blast and will be utilizing the most advanced technologies available to the blasting industry to measure the seismic effect to the area. Please be assured that ground vibrations associated with the blasting will not exceed the established limits that could potentially cause damage.

Both the City of Portland Fire Department and Planning and Development Department will be monitoring construction of the DEMAREST ST. PROJECT. Should any questions or issues arise, please call CAPT. CASS or Fire Prevention at 874-8405 or PHIL DIABERO of the Planning Office at 874-8632.

If you have any questions or concerns I encourage you to contact me at the Gardiner, ME office, at 800-370-2338, from the hours of 8:00 AM to 4:00 PM and I will respond to your concerns in a timely manner.

Sincerely,



Brian J. Skehan
Safety Specialist

Maine Drilling and Blasting, Inc.
P.O. Box 1140
Brunswick Road
Gardiner, ME 04345
207 582-2338
FAX 207 582-8794

Divisional Offices:
Maine 207 582-2338
Massachusetts 508 689-2983
New Hampshire 603 647-0299
Vermont/New York 802 479-3341

CBL	OWNER	CO-OWNER	MAILING ADDRESS	CITY	ST	ZIP	LOC. ST. #	LOCATION ST. NAME
171A A001001	BARCELLONA DIANA R		9 COUNTRY LN	PORTLAND	ME	04103 00009		COUNTRY LN
171A A002001	WHITE STEPHEN P & AMY M JTS		19 COUNTRY LN	PORTLAND	ME	04103 00019		COUNTRY LN
171A A003001	WILLING RICHARD P &	ELIZA TOWNSEND JTS	45 COUNTRY LN	PORTLAND	ME	04103 00045		COUNTRY LN
171A A004001	DERASPE JOCELYNE		57 COUNTRY LN	PORTLAND	ME	04103 00057		COUNTRY LN
171A A005001	FINBERG STEPHEN &	MELISSA FINBERG	85 COUNTRY LN	PORTLAND	ME	04103 00085		COUNTRY LN
171A A006001	TROUBH WILLIAM B &	NANCY S TROUBH JTS	101 COUNTRY LN	PORTLAND	ME	04103 00101		COUNTRY LN
171A A007001	TROUBH WILLIAM B &	NANCY S TROUBH JTS	102 COUNTRY LN	PORTLAND	ME	04103 00102		COUNTRY LN
171A A008001	BRACKETT CLAIRE		84 COUNTRY LN	PORTLAND	ME	04101 00084		COUNTRY LN
171A A016001	KOUBA DENNIS M &	JANICE E TEVANIAN JTS	63 GRAYSTONE LN	PORTLAND	ME	04103 00063		GRAYSTONE LN
171A A017001	COLLINS A BENTLEY &	BRENDA K JTS	49 GRAYSTONE LN	PORTLAND	ME	04103 00049		GRAYSTONE LN
171A A026001	PHEASANT HILL HOMEOWNERS	ASSOCIATION	50 GRAYSTONE LN	PORTLAND	ME	04103 00094		PHEASANT HILL DR
171A B009001	HULL FRANK ALAN &	SUSAN ANNE KEPES JTS	120 PHEASANT HILL DR	PORTLAND	ME	04103 00120		PHEASANT HILL DR
171A B010001	CAMPBELL BALLARD C JR &	EUGENIE B CAMPBELL JTS	132 PHEASANT HILL DR	PORTLAND	ME	04103 00132		PHEASANT HILL DR
171A B011001	BARTER ANNE M & MERRILL E JTS		144 PHEASANT HILL DR	PORTLAND	ME	04103 00144		PHEASANT HILL DR
171A B012001	DAVID ROGERS & COMPANY INC		47 GRAY RD	FALMOUTH	ME	04105 00012		GRAYSTONE LN
171A B013001	NEALE TIMOTHY C &	JEAN RIOUX-NEALE JTS	18 GRAYSTONE LN	PORTLAND	ME	04103 00018		GRAYSTONE LN
171A B014001	DILLENBACK KATHRYN H &	SCOTT J JTS	50 GRAYSTONE LN	PORTLAND	ME	04103 00050		GRAYSTONE LN
171A B015001	STOKES MATTHEW J &	CATHERINE HARNETT JTS	68 GRAYSTONE LN	PORTLAND	ME	04103 00068		GRAYSTONE LN
410 A001001	MARSTON PETER F &	LAURA M RUEDIG JTS	41 NOTTINGHAM AVE	PORTLAND	ME	04103 00000		NOTTINGHAM AVE
410 A002001	MARSTON PETER F &	LAURA M RUEDIG JTS	41 NOTTINGHAM AVE	PORTLAND	ME	04103 00041		NOTTINGHAM AVE
410 A005001	MARSTON PETER F &	LAURA M RUEDIG JTS	41 NOTTINGHAM AVE	PORTLAND	ME	04103 00000		NOTTINGHAM AVE
410 A008001	HARMON JAMES E		59 CURTIS RD	PORTLAND	ME	04072 00071		NOTTINGHAM ST
410 A015001	CAIAZZO HENRY A JR &	WILLIAM I CAIAZZO	21 THUNDER RD	SACO	ME	04072 00071		NOTTINGHAM AVE
410 A018001	CROCKETT GEORGE W	GREATER PORTLAND INC	39 GRAYSTONE LN	PORTLAND	ME	04103 00039		GRAYSTONE LN
410 A019001	HABITATE FOR HUMANITY/	GREATER PORTLAND INC	PO BOX 10505	PORTLAND	ME	04101 00063		DEMAREST ST
410 A021001	HABITAT FOR HUMANITY/	GREATER PORTLAND INC	PO BOX 10505	PORTLAND	ME	04101 00073		DEMAREST ST
410 A025001	COHEN SCOTT		DEPT # 02541136	SIoux FALLS	SD	57186 00202		PHEASANT HILL DR
410 B001001	BRADBURY DEAN F		43 HUNTINGTON AVE	PORTLAND	ME	04103 00043		HUNTINGTON AVE
410 B004001	SMITH CRAIG C &	OLOF I JTS	49 HUNTINGTON AVE	PORTLAND	ME	04103 00048		NOTTINGHAM AVE
410 B009001	TARKINSON CHARLES G III &	JAIMIE KASSELMAN JTS	55 HUNTINGTON AVE	PORTLAND	ME	04103 00054		NOTTINGHAM AVE
410 B013001	HARRISON JOEL E &	LORI A JTS	61 HUNTINGTON AVE	PORTLAND	ME	04103 00061		HUNTINGTON AVE
410 B016001	BROWN TIMOTHY J SR &	PATRICIA M JTS	67 HUNTINGTON AVE	PORTLAND	ME	04103 00067		HUNTINGTON AVE
410 B018001	MADISON DAVID J		79 HUNTINGTON AVE	PORTLAND	ME	04103 00079		HUNTINGTON AVE
410 B025001	RIDEOUT MICHAEL F &	PATRICIA A RIDEOUT JTS	87 HUNTINGTON AVE	PORTLAND	ME	04103 00087		HUNTINGTON AVE
410 B025001	SMITH CRAIG C & OLOF I JTS		49 HUNTINGTON AVE	PORTLAND	ME	04103 00049		HUNTINGTON AVE
410 B029001	TARKINSON CHARLES G III &	JAIMIE KASSELMAN JTS	55 HUNTINGTON AVE	PORTLAND	ME	04103 00055		HUNTINGTON AVE
410 B035001	WOODSUM STEPHEN E &	KAREN L JTS	73 HUNTINGTON AVE	PORTLAND	ME	04103 00073		HUNTINGTON AVE
410 B043001	CITY OF PORTLAND		389 CONGRESS ST	PORTLAND	ME	04101 00091		HUNTINGTON AVE
410 C001001	ZGLOBICKI ANDREA L		42 HUNTINGTON AVE	PORTLAND	ME	04103 00042		HUNTINGTON AVE
410 C005001	DEFORTE ANDREW V HEIRS		11 DAGGETT ST	PORTLAND	ME	04103 00011		DAGGETT ST
410 C007001	ACETO DOMINICA &	MARGARET G ACETO JTS	30 DAGGETT ST	PORTLAND	ME	04103 00030		DAGGETT ST
410 C010001	DEFILIPP STEVEN & DIANE M JTS		24 DAGGETT ST	PORTLAND	ME	04103 00024		DAGGETT ST

CBL	OWNER	CO-OWNER	MAILING ADDRESS	CITY	ST	ZIP	LOC. ST. #	LOCATION ST. NAME
410 C013001	OWNIER NICHOLAS EVAN J		18 DAGGETT ST	PORTLAND	ME	04103 00018		DAGGETT ST
410 C016001	REED VIRGINA A		10 DAGGETT ST	PORTLAND	ME	04103 00010		DAGGETT ST
410 C018001	MIRANDA TODD A		34 SURREY LN	FALMOUTH	ME	04105 00002		DAGGETT ST
410 C020001	MCINTYRE KENNETH W &	MAUREEN A JTS	56 HUNTINGTON AVE	PORTLAND	ME	04103 00056		HUNTINGTON AVE 18
410 C026001	GIOEBI ARCHIE S		1183 WASHINGTON AVE	PORTLAND	ME	04103 00023		VAN VECHTEN ST
410 C030001	GIOEBI MATTILDA A		1184 WASHINGTON AVE	PORTLAND	ME	04103 00013		VAN VECHTEN ST
410 C034001	QUINN JAMES J	& ELIZABETH M JTS	190 VAN VECHTEN ST	PORTLAND	ME	04103 00009		VAN VECHTEN ST
410 C036001	QUINN JAMES J WWII VET &	ELIZABETH M JTS	190 VAN VECHTEN ST	PORTLAND	ME	04103 00003		VAN VECHTEN ST
410 C038001	CLARKSON LYNN PETE		145 MARLBOROUGH RD	PORTLAND	ME	04103 00143		MARLBOROUGH RD
410 D001001	AUDETTE FRANCES B LIFE ESTATE		5 VAN VECHTEN ST	PORTLAND	ME	04103 00060		HUNTINGTON AVE 19
410 D004001	AUDETTE FRANCES B WID WWII VET	LIFE INTEREST	5 VAN VECHTEN	PORTLAND	ME	04103 00005		VAN VECHTEN ST
410 D006001	PESCE RALPH J		74 HUNTINGTON AVE	PORTLAND	ME	04103 00074		HUNTINGTON AVE 20
410 D009001	CAIAZZO HENRY A JR &	WILLIAM I CAIAZZO	21 THUNDER RD	SACO	ME	04072 00015		HUMBOLT ST
410 D013001	CAIAZZO HENRY A		21 THUNDER RD	SACO	ME	04072 00007		HUMBOLT ST
410 D016001	MARDIGAN STEPHEN E		460 BAXTER BLYD	PORTLAND	ME	04103 00003		HUMBOLT ST
410 D031001	CAIAZZO HENRY A		21 THUNDER RD	SACO	ME	04072 00011		HUMBOLT ST
410 E001001	HAYASHI YOSHIHIRO		PO BOX 4847	PORTLAND	ME	04112 00080		HUNTINGTON AVE 21
410 E003001	CAIAZZO HENRY A		21 THUNDER RD	SACO	ME	04072 00034		HUMBOLT ST
410 E006001	MENDOZA ARCADIO C JR &	SUSAN L JTS	28 HUMBOLT ST	PORTLAND	ME	04103 00028		HUMBOLT ST
410 E009001	ARMITAGE GREGG H & LINDA L JTS		22 HUMBOLT ST	PORTLAND	ME	04103 00022		HUMBOLT ST
410 E011001	WEATHERBEE DONNA L		16 HUMBOLT ST	PORTLAND	ME	04103 00016		HUMBOLT ST
410 E014001	DAMREN LORNA A		10 HUMBOLDT ST	PORTLAND	ME	04103 00010		HUMBOLT ST
410 E016001	SMITH CHRISTINE M &	ALFRED H III JTS	4 HUMBOLT ST	PORTLAND	ME	04103 00004		HUMBOLT ST
410 E018001	FITZGERALD BRAIN T &	ELIZABETH R FITZGERALD JTS	90 HUNTINGTON AVE	PORTLAND	ME	04103 00090		HUNTINGTON AVE 24
410 E021001	BRUNI JOSEPH J SR WWII VET		31 DEMEREST ST	PORTLAND	ME	04103 00031		DEMEREST ST 25
410 E024001	LUEBBERT EDWARD J JR &	LORI S LUEBBERT JTS	25 DEMEREST ST	PORTLAND	ME	04103 00025		DEMEREST ST 26
410 E026001	LE THANH V & THUY H LE JTS		21 DEMEREST ST	PORTLAND	ME	04103 00021		DEMEREST ST 27
410 E029001	ROSS RUTH L		15 DEMEREST ST	PORTLAND	ME	04103 00015		DEMEREST ST
410 E033001	MIKULANECZ OREN W &	NANCY A JTS	3 DEMEREST ST	PORTLAND	ME	04103 00003		DEMEREST ST
410 F001001	HABITAT FOR HUMANITY/	GREATER PORTLAND INC	PO BOX 10505	PORTLAND	ME	04101 00070		DEMEREST ST
410 F005001	HABITAT FOR HUMANITY/	GREATER PORTLAND INC	PO BOX 10505	PORTLAND	ME	04101 00070		DEMEREST ST
410 F007001	HABITAT FOR HUMANITY/GREATER	PORTLAND INC	83A BELL ST	PORTLAND	ME	04104 00000		DEMEREST ST
410 F01101A	RINES EVELYN L WWII VET		1A APPLELEDGE DR	PORTLAND	ME	04103 0001A		APPLE LEDGE DR 28
410 F01101B	DEHAIS CONSTANCE A	JUDITH H JTS	APPLE LEDGE DR #1B	PORTLAND	ME	04103 0001B		APPLE LEDGE DR 29
410 F01102A	ROSEN ROBERT N &		2A APPLE LEDGE DR	PORTLAND	ME	04103 0002A		APPLE LEDGE DR 30
410 F01102B	NOONAN TRACI G		2B APPLE LEDGE DR	PORTLAND	ME	04103 0002B		APPLE LEDGE DR 31
410 F01103A	ROCK MICHAEL A		3A APPLE LEDGE DR	PORTLAND	ME	04103 0003A		APPLE LEDGE DR 32
410 F01103B	APPLE HOMES LLC		PO BOX 468	TYNGSBORO	MA	01879 0003B		APPLE LEDGE DR 33
410 F01104A	APPLE HOMES LLC		PO BOX 468	TYNGSBORO	MA	01879 0004A		APPLE LEDGE DR
410 F01104B	APPLE HOMES LLC		PO BOX 468	TYNGSBORO	MA	01879 0004B		APPLE LEDGE DR
410 F01105A	JARRELL SUSAN P		5A APPLE LEDGE DR	PORTLAND	ME	04103 0005A		APPLE LEDGE DR 34
410 F01105B	JARMAN F ELAINE		5B APPLELEDGE DR	PORTLAND	ME	04103 0005B		APPLE LEDGE DR 35

CBL	OWNER	CO-OWNER	MAILING ADDRESS	CITY	ST	ZIP	LOC. ST. #	LOCATION ST. NAME
410 F01105C	FIFIELD JOSHUA T &	CATHERINE FIFIELD &	5C APPLELEDGE DR	PORTLAND	ME	04103 0005C		APPLE LEDGE DR 36
410 F01106A	MARTIN TRANG P H &	RICHARD J MARTIN JTS	6A APPLE LEDGE DR	PORTLAND	ME	04103 0006A		APPLE LEDGE DR 37
410 F01106B	HOSKINS JAMES C		APPLE LEDGE DR UNIT 6B	PORTLAND	ME	04103 0006B		APPLE LEDGE DR 38
410 F01107A	CRASNICK JONATHAN AARON &	SEANNA L DYER JTS	7A APPLE LEDGE DR	PORTLAND	ME	04103 0007A		APPLE LEDGE DR 39
410 F01107B	JOHNSON MARCIA H		7B APPLELEDGE DR	PORTLAND	ME	04103 0007B		APPLE LEDGE DR 40
410 F01118A	SCHOFFIELD RUTH S TRUSTEE		18A APPLE LEDGE DR	PORTLAND	ME	04103 0018A		APPLE LEDGE DR 41
410 F01118B	WARD SUSAN M		1 APPLELEDGE DR 18-B	PORTLAND	ME	04103 0018B		APPLE LEDGE DR 42
410 F01118C	BARNES WILLIAM STEWART JR &	KATHLEEN P BARNES JTS	18C APPLE LEDGE DR	PORTLAND	ME	04103 0018C		APPLE LEDGE DR 43
410 F013001	ENGLAND LUKE G &	LESLIE R ENGLAND JTS	99 HUNTINGTON AVE	PORTLAND	ME	04103 00097		HUNTINGTON AVE 44
410 F021001	HUNT RONALD B &	DEREK J VEILLEUX JTS	109 HUNTINGTON AVE	PORTLAND	ME	04103 00109		HUNTINGTON AVE 45
410 F022001	CITY OF PORTLAND		389 CONGRESS ST	PORTLAND	ME	04101 00068		DEMEREEST ST
410 G001001	DEBISCEGLIE JOHN V &	KRISTEN CATERINA DEBISCEGLIE	110 HUNTINGTON AVE	PORTLAND	ME	04103 00110		HUNTINGTON AVE 46
410 G004001	SEMIGLIA MICHAEL &	NIKI R SEMIGLIA JTS	28 DEMEREST ST	PORTLAND	ME	04103 00028		DEMEREEST ST 47
410 G006001	BIBEAU PERRY &	PIA BIBEAU JTS	102 HUNTINGTON AVE	PORTLAND	ME	04103 00021		TRAPELO ST 48
410 G008001	BERNIER DEBRA R		20 DEMEREST ST	PORTLAND	ME	04103 00020		DEMEREEST ST 49
410 G011001	MASON DAVID A CHERYL M JTS		14 DEMEREST ST	PORTLAND	ME	04103 00014		DEMEREEST ST
410 G013001	JOSEPH LISA T		8 DEMEREST ST	PORTLAND	ME	04103 00008		DEMEREEST ST
410 G016001	PEABODY SANFORD L &	CATHERINE A JTS	4 DEMEREST ST	PORTLAND	ME	04103 00004		DEMEREEST ST
410 G024001	CITY OF PORTLAND		389 CONGRESS ST	PORTLAND	ME	04101 00009		TRAPELO ST
410 G029001	CITY OF PORTLAND		389 CONGRESS ST	PORTLAND	ME	04101 00000		TRAPELO ST
410 G033001	BIBEAU PERRY J &	PIA C BIBEAU JTS	102 HUNTINGTON AVE	PORTLAND	ME	04103 00102		HUNTINGTON AVE
411 A001001	GOODWIN B TERENCE &	BARBARA R GOODWIN JTS	1 WILDWOOD CIR	PORTLAND	ME	04103 00001		WILDWOOD CIR
411 A001002	MCCALLUM JOHN M &	KAREN M MCCALLUM JTS	2 WILDWOOD CIR	PORTLAND	ME	04103 00002		WILDWOOD CIR
411 A001003	MCKEE CHARLES D		PO BOX 4116 STATION A	PORTLAND	ME	04101 00003		WILDWOOD CIR
411 A001004	WILLIAMS CRAIG W &	LINDA E WILLIAMS JTS	4 WILDWOOD CIR	PORTLAND	ME	04103 00004		WILDWOOD CIR
411 A001005	KAZON SHIRLEY S		5 WILDWOOD CIR	PORTLAND	ME	04103 00005		WILDWOOD CIR
411 A001006	NELSON MARY M		6 WILDWOOD CIR	PORTLAND	ME	04103 00006		WILDWOOD CIR
411 A001007	PICKETT ROBERT A &	SYLVIA A JTS	7 WILDWOOD CIR	PORTLAND	ME	04103 00007		WILDWOOD CIR
411 A001008	HARDY WILLIAM & LONA JTS		30 CLEMENT COURT	NAPA	CA	94558 00008		WILDWOOD CIR
411 A001009	SPARTA RUTH E WID KW VET		9 WILDWOOD CIR	PORTLAND	ME	04103 00009		WILDWOOD CIR
411 A001010	SERAPHIN RAYMOND J &	MARGUERITE C SERAPHIN	10 WILDWOOD CIR	PORTLAND	ME	04103 00010		WILDWOOD CIR
411 A001011	SMITH BRADLEY W		PO BOX 250	CENTER LOVELL	ME	04016 00011		WILDWOOD CIR
411 A001012	NOONAN PATRICIA A		12 WILDWOOD CIR	PORTLAND	ME	04103 00012		WILDWOOD CIR
411 A001013	DUNGANSON DONALD F JR		13 WILDWOOD CIR	PORTLAND	ME	04103 00013		WILDWOOD CIR
411 A001014	DAY KAPREN L		14 WILDWOOD CIR # 14	PORTLAND	ME	04103 00014		WILDWOOD CIR
411 A001015	SHRUM PATRICIA J		15 WILDWOOD CIR	PORTLAND	ME	04103 00015		WILDWOOD CIR
411 A001016	CROTHERS OMAR D III		16 WILDWOOD CIR	PORTLAND	ME	04103 00016		WILDWOOD CIR
411 A001017	PATTERSON CAROL R		17 WILDWOOD CIR	PORTLAND	ME	04103 00017		WILDWOOD CIR
411 A001018	MONAGHAN THOMAS F &	JANISE V BRYAND JTS	18 WILDWOOD CIR	PORTLAND	ME	04103 00018		WILDWOOD CIR
411 A001019	HOLMES BERTHA NORRIS		19 WILDWOOD CIR	PORTLAND	ME	04103 00019		WILDWOOD CIR
411 A001020	VEILLEUX CAROL A &	DONALD B KALE JTS	20 WILDWOOD CIR	PORTLAND	ME	04103 00020		WILDWOOD CIR
411 A001021	FERNALD DAVID R & MARY E JTS		21 WILDWOOD CIR	PORTLAND	ME	04103 00021		WILDWOOD CIR

William & Nancy Troubh
101 Country Lane
Portland, ME 04103

1

Bentley & Brenda Collins
49 Graystone Lane
Portland, ME 04103

2

Peter Marston & Laura Ruedig
41 Nottingham Ave.
Portland, ME 04103

3

James Harmon
59 Curtis Road
Portland, ME 04103

4

Henry Caiazzo / William Caiazzo
21 Thunder Road
Saco, ME 04072

5

5A

George Crockett
39 Graystone Lane
Portland, ME 04103

6

Habitat for Humanity
of Greater Portland
PO Box 10505
Portland, ME 04101

7

Scott Cohen
Dept. # 02541136
Sioux Falls, SD 57186

7

Dean Bradbury
43 Huntington Ave.
Portland, ME 04103

9

Craig Smith
49 Huntington Ave.
Portland, ME 04103

10

Charles Tarkinson III /
Jaime Kasselmann
55 Huntington Ave.
Portland, ME 04103

11

Joel & Lori Harrison
61 Huntington Ave.
Portland, ME 04103

13

Timothy & Patricia Brown
67 Huntington Ave.
Portland, ME 04103

13

David Madison
79 Huntington Ave.
Portland, ME 04103

14

Michael & Patricia Rideout
87 Huntington Ave.
Portland, ME 04103

15

Stephen & Karen Woodsum
73 Huntington Ave.
Portland, ME 04103

16

City of Portland
389 Congress St.
Portland, ME 04101

17

Kenneth & Maureen McIntyre
56 Huntington Ave.
Portland, ME 04103

18

Frances B. Audette
5 Van Vechten St.
Portland, ME 04103

19

Ralph Pesce
74 Huntington Ave.
Portland, ME 04103

20

Yoshihiro Hayashi
PO Box 4847
Portland, ME 04112

21

Arcadio Jr. & Susan Mendoza
28 Humbolt St.
Portland, ME 04103

22

Gregg & Linda Armitage
22 Humbolt St.
Portland, ME 04103

23

Brian & Elizabeth Fitzgerald
90 Huntington Ave.
Portland, ME 04103

24

Joseph Bruni Sr.
31 Demerest St.
Portland, ME 04103

25

Edward Jr. & Lori Luebbert
25 Demerest St.
Portland, ME 04103

26

Thanh & Thuy Le
21 Demerest St.
Portland, ME 04103

27

Evelyn Rines
1A Apple Ledge Dr.
Portland, ME 04103

28

Constance Dehais
Apple Ledge Dr. #1B
Portland, ME 04103

29

Robert & Judith Rosen
2A Apple Ledge Dr.
Portland, ME 04103

30



Traci Noonan
2B Apple Ledge Dr.
Portland, ME 04103

31

Michael Rock
3A Apple Ledge Dr.
Portland, ME 04103

32

Apple Homes LLC
PO Box 468
Tyngsboro, MA 01879

33

Susan Jarrell
5A Apple Ledge Dr.
Portland, ME 04103

34

Elaine Jarman
5B Apple Ledge Dr.
Portland, ME 04103

35

Joshua & Catherine Fifield
5C Apple Ledge Dr.
Portland, ME 04103

36

Trang & Richard Martin
6A Apple Ledge Dr.
Portland, ME 04103

37

James Hoskins
Apple Ledge Dr.
Unit 6B
Portland, ME 04103

38

Jonathan Crasnick & Seanna Dyer
7A Apple Ledge Dr.
Portland, ME 04103

39

Marcia Johnson
7B Apple Ledge Dr.
Portland, ME 04103

40

Ruth Schofield
18A Apple Ledge Dr.
Portland, ME 04103

41

Susan Ward
1 Apple Ledge Dr. 18-B
Portland, ME 04103

42

William & Kathleen Barnes
18C Apple Ledge Dr.
Portland, ME 04103

43

Luke & Lesley England
99 Huntington Ave.
Portland, ME 04103

44

Ron Hunt / Derek Veilleux
109 Huntington Ave.
Portland, ME 04103

45

John & Kristen Debisceglie
110 Huntington Ave.
Portland, ME 04103

46

Michael & Niki Semilglia
28 Demerest St.
Portland, ME 04103

47

Perry & Pia Bibeau
102 Huntington Ave.
Portland, ME 04103

48

Debra Bernier
20 Demerest St.
Portland, ME 04103

49

Thomas & Paula Hogan
29 Graystone Lane
Portland, ME 04103

50

Bruce & Elizabeth Campbell
17 Graystone Lane
Portland, ME 04103

51

Edmund Adams
7 Graystone Lane
Portland, ME 04103

52

Pamela Reny
176 Pheasant Hill Dr.
Portland, ME 04103

53

Scott Cohen
Dept. # 02541136
Sioux Falls, SD 57186

54+

Andrea & James Romer
115 Huntington Ave.
Portland, ME 04103

55

Brian & Valerie King
3 Copley Woods Circle
Portland, ME 04103

56

Alex & Carrie Telford
11 Copley Woods Circle
Portland, ME 04103

57

Robert & Deborah Page
17 Copley Woods Circle
Portland, ME 04103

58

Helen Weston & Charles Archer
27 Copley Woods Circle
Portland, ME 04103

59

Mark Noonan & Jessica Brooke
31 Copley Woods Circle
Portland, ME 04103

60

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James & Amy Conti
52 Copley Woods Circle
Portland, ME 04103

(61)

Sherry Abbott
16 Copley Woods Circle
Portland, ME 04103

(62)

Kevin & Elizabeth Olesen
10 Copley Woods Circle
Portland, ME 04103

(63)

Deanna Vincent
4 Copley Woods Circle
Portland, ME 04103

(64)

Copley Woods Homeowners
Association
One Monument Way
Portland, ME 04101

(65)

Shaw Enterprises
PO Box 10985
Portland, ME 04104

(66)

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M 171 A A-6

SAFETY SPECIALIST SIGHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

William & Nancy Troubh ①
101 Country Lane
Portland, ME 04103

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____ _____
____ BLOCK _____ _____
____ POURED _____ _____
____ MORTARED _____ _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M 171 A A-17

SAFETY SPECIALIST SIKHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Bentley & Brenda Collins
49 Graystone Lane
Portland, ME 04103

(2)

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	_____ YEARS	<input type="checkbox"/> WELL	_____ FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	TYPE _____	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M 410 A 1

SAFETY SPECIALIST SKYHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Peter Marston & Laura Ruedig (3)
41 Nottingham Ave.
Portland, ME 04103

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____ _____
____ BLOCK _____ _____
____ POURED _____ _____
____ MORTARED _____ _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08
LOCATION M 410 A-8

SAFETY SPECIALIST SIGHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY NOTTINGHAM ST
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

James Harmon
59 Curtis Road
Portland, ME 04103

(11)

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	<u> </u> YEARS	<input type="checkbox"/> WELL	<u> </u> FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	<u>TYPE</u> _____	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M-410 A-15

SAFETY SPECIALIST SKELHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY NOTTINGHAM
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Henry Caiazzo / William Caiazzo
21 Thunder Road
Saco, ME 04072 (5)

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
___ WOOD ___ YEARS ___ WELL ___ FEET
___ STEEL ___ TOWN
___ MASONRY
___ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
___ STONE TYPE _____
___ BLOCK _____
___ POURED _____
___ MORTARED _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08 SAFETY SPECIALIST SKELHAN

LOCATION M 410 D-9, 13-31 JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT E-3 CAIAZZO (5 A)

ADDRESS OF PROPERTY HUMBOLT ST

MAILING ADDRESS (IF DIFFERENT) _____

TELEPHONE NUMBER HOME (267) _____ WORK () _____

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	_____ YEARS	<input type="checkbox"/> WELL	_____ FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	TYPE _____	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M 410 A-18

SAFETY SPECIALIST SKELHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

George Crockett
39 Graystone Lane
Portland, ME 04103

6

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	_____ YEARS	<input type="checkbox"/> WELL	_____ FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	TYPE _____	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION)

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M 410 A-19, 21

SAFETY SPECIALIST SKYHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY DEMAREST ST.
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Habitat for Humanity
of Greater Portland
PO Box 10505
Portland, ME 04101 7

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____ _____
____ BLOCK _____ _____
____ POURED _____ _____
____ MORTARED _____ _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION N 410 A-25

SAFETY SPECIALIST SKELHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY PLEASANT HILL DR.
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (367) _____

Scott Cohen
Dept. # 02541136
Sioux Falls, SD 57186

(9)

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	<u> </u> YEARS	<input type="checkbox"/> WELL	<u> </u> FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	TYPE <u> </u>	<u> </u>
<input type="checkbox"/> BLOCK		<u> </u>
<input type="checkbox"/> POURED		<u> </u>
<input type="checkbox"/> MORTARED		<u> </u>

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08 SAFETY SPECIALIST SKELHAN
LOCATION M-410 B-1 JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Dean Bradbury
43 Huntington Ave.
Portland, ME 04103

9

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____
____ BLOCK _____
____ POURED _____
____ MORTARED _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08
LOCATION M 410 B-4

SAFETY SPECIALIST SKEHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY NOTTINGHAM AVE
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Craig Smith
49 Huntington Ave.
Portland, ME 04103

10

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	_____ YEARS	<input type="checkbox"/> WELL	_____ FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	TYPE _____	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M 410 B-7

SAFETY SPECIALIST SKEHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY NOTTINGHAM AVE
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (Q&T) _____

Charles Tarkinson III /
Jaime Kasselmann
55 Huntington Ave.
Portland, ME 04103

(11)

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____
____ BLOCK
____ POURED
____ MORTARED

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M 410 B-9

SAFETY SPECIALIST SKYHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (Q&T) _____

Joel & Lori Harrison
61 Huntington Ave.
Portland, ME 04103

(1)

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____
____ BLOCK
____ POURED
____ MORTARED

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M 410 B-13

SAFETY SPECIALIST SKGHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Timothy & Patricia Brown (13)
67 Huntington Ave.
Portland, ME 04103

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	_____ YEARS	<input type="checkbox"/> WELL	_____ FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	TYPE _____	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08 SAFETY SPECIALIST SKELHAN
LOCATION M-410 B-16 JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (367) _____

David Madison
79 Huntington Ave.
Portland, ME 04103

14

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____ _____
____ BLOCK _____ _____
____ POURED _____ _____
____ MORTARED _____ _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08 SAFETY SPECIALIST SIGHAN
 LOCATION M 410 B-18 JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____ Michael & Patricia Rideout (15)
 ADDRESS OF PROPERTY _____ 87 Huntington Ave.
 MAILING ADDRESS (IF DIFFERENT) _____ Portland, ME 04103
 TELEPHONE NUMBER HOME (207) 878-1114 Work (207) 775-1660 EX. 214

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
 WOOD 1914 YEARS WELL 300 FEET
 STEEL TOWN EAST
 MASONRY
 COMBO

1 window shown in back yard

FOUNDATIONAL
 STON
 BLOC
 POUR
 MORT

POOL ON _____
 CHIMNEY _____

DAMAGE
1ST FLR
REPAIR
2ND FLR
MASTER
BASMENT

DAMAGE
ASBESTOS
PIECES
BEHIND DOOR



TAPE # 1114920-2
 WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL
3-31-08 11:46 A.M. V.M. MICHAEL - "FEW QUESTIONS"
4-1-08 11:45 A.M. I GOT CALL - LOFT MSG. "4-4-08"
4-3-08 8:00 A.M. I CALLED - LOFT MSG. "4-4-08" 8 or 9 AM?

#17

OVER →

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08 SAFETY SPECIALIST SIOGHAN
 LOCATION M 410 B-35 JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
 ADDRESS OF PROPERTY _____
 MAILING ADDRESS (IF DIFFERENT) _____
 TELEPHONE NUMBER HOME (267) 797-3035

Stephen & Karen Woodsum (16)
 73 Huntington Ave.
 Portland, ME 04103

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input checked="" type="checkbox"/> WOOD	<u>1977 YEARS</u>	<input type="checkbox"/> WELL	<u>360' FEET</u>
<input type="checkbox"/> STEEL		<input checked="" type="checkbox"/> TOWN	<u>EAST</u>
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

GARAGE + MUD ROOM ADDED 3 YRS. AGO.

FOUNDATION TYPE RETAINING WALLS ANIMALS IN PROPERTY

STONE
 BLOCK
 POURED
 MORTAR

POOL ON PROP _____
 CHIMNEY ON _____

DAMAGE TO:
1ST FLOOR - 1
ENTRY
2ND FLOOR - DR
BASEMENT - UNF
GARAGE - 1/2

DAMAGE TO:
0% FOUNDATION
LEVEL DVE
PAVED DRIV



WINDOWS THA _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL
4-4-08 3:00 PM. UNCLER V.M.? OFFICE STAFF + MYSELF TRIED 5 TIMES
4-8-08 7:45 AM. WENT TO # 73 - NO RESPONSE.
8:30 AM. OBTAINED # FROM DIR. ASSIST LAPT MISB. W/ MY CELL #.

#11

PREBLAST SURVEY CHECKLIST

DATE 3-25-08 SAFETY SPECIALIST SKELHAN
 LOCATION M 410 B-43, F-22 JOB NUMBER # 1114920
G-24, +29

NAME OF RESIDENT OR OCCUPANT _____ City of Portland
 ADDRESS OF PROPERTY _____ 389 Congress St.
 MAILING ADDRESS (IF DIFFERENT) _____ Portland, ME 04101
 TELEPHONE NUMBER HOME (G67) _____ work (207) 874-8701

(17)

GAIL GUERTIN (SPECIAL SERVICES) CITY HALL RM. 315

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
 _____ WOOD _____ YEARS _____ WELL _____ FEET
 _____ STEEL _____ _____ TOWN _____
 _____ MASONRY
 _____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
 _____ STONE TYPE _____
 _____ BLOCK
 _____ POURED
 _____ MORTARED

4-3-08 GAIL
~~POOL ON PROPERTY (TYPE)~~ LOT B-43 VACANT, F-22 HOUSE, G-24 VACANT, G-29 VACANT

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

NOTE 4-3-08 8:15 A.M. MET W/ GAIL @ CITY HALL. SHE CHECKED RECORDS
+ SHOWS USE ON F22 (ST. # 68)
9:00 A.M. WANT TO DOMEROST ST, USE #'S STOP @ #31,
#68 APPROX CENTER OF BLAST AREA, I CALLED GAIL + TOLD HER OF
MY FINDINGS.

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL
4-2-08 7:59 A.M. V.M. GAIL - "SEND SURVEY OF WHAT GOING TO BLAST"
11:33 A.M. I ROT. CALL LEFT MSG W/ MY CELL #
3:05 P.M. " "

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M 410 C-20

SAFETY SPECIALIST SKELHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Kenneth & Maureen McIntyre
56 Huntington Ave.
Portland, ME 04103

18

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD YEARS _____ WELL FEET
____ STEEL _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____
____ BLOCK _____
____ POURED _____
____ MORTARED _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M 410 D-1

SAFETY SPECIALIST SKELHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Frances B. Audette
5 Van Vechten St.
Portland, ME 04103

(19)

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	<input type="checkbox"/> YEARS	<input type="checkbox"/> WELL	<input type="checkbox"/> FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	<input type="checkbox"/> TYPE _____	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08 SAFETY SPECIALIST SKEHAN
LOCATION M 410 D-6 JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Ralph Pesce
74 Huntington Ave.
Portland, ME 04103

(20)

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____
____ BLOCK _____
____ POURED _____
____ MORTARED _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08
LOCATION M 410 E-1

SAFETY SPECIALIST SIGTHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY HUNTINGTON AVE.
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Yoshihiro Hayashi
PO Box 4847
Portland, ME 04112

(21)

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	_____ YEARS	<input type="checkbox"/> WELL	_____ FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	TYPE _____	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN(LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M 410 E-6

SAFETY SPECIALIST SKYHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Arcadio Jr. & Susan Mendoza (11)
28 Humbolt St.
Portland, ME 04103

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	<u> </u> YEARS	<input type="checkbox"/> WELL	<u> </u> FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	<u>TYPE</u> _____	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08 SAFETY SPECIALIST SKELHAN
 LOCATION M-410 E-9 JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
 ADDRESS OF PROPERTY _____
 MAILING ADDRESS (IF DIFFERENT) _____
 TELEPHONE NUMBER HOME (207) 878-8048
 DAY TIME 207-797-0481

Gregg & Linda Armitage (13)
 22 Humbolt St.
 Portland, ME 04103

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
 WOOD 30+- YEARS WELL 460' FEET
 STEEL
 MASONRY TOWN EAST
 COMBO

FOUNDATIONAL
 STON
 BLOC
 POUR
 MORT

POOL ON:
 CHIMNEY
 DAMAGE:

0/c
 WALK THRU
 HAS HALL
 WINDOW
 DAMAGE? 0/c NO
 ABOVE



PAVED DRIVEWAY - HAS SOME SAGS + CRACKS

TAPE # 1114920-2
 WINDOWS THAT ARE BROKEN (LOCATION)

3-26-08 NOTIFIED BY 1ST CLASS MAIL
 4-4-08 1:13 P.M. V.M. LINDA
 1:35 P.M. J ROT. CALL - BOTH LINDA + HUSB. WORK 6AM to 5 PM
 AGREED TO DO O/S SURVEY - 4-8-08
 4-8-08 INSPECTED I, + O

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M-410 E-18

SAFETY SPECIALIST SIGTHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (Q&T) _____

Brian & Elizabeth Fitzgerald
90 Huntington Ave.
Portland, ME 04103

34

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	<input type="checkbox"/> YEARS	<input type="checkbox"/> WELL	<input type="checkbox"/> FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	<input type="checkbox"/> TYPE _____	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08 SAFETY SPECIALIST SIKHAN
LOCATION M-410 E-21 JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____
Joseph Bruni Sr.
31 Demerest St.
Portland, ME 04103

(25)

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____
____ BLOCK _____
____ POURED _____
____ MORTARED _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08
LOCATION M 410 E-24

SAFETY SPECIALIST SIGTHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (Q&T) _____

Edward Jr. & Lori Luebbert
25 Demerest St. (26)
Portland, ME 04103

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____
____ BLOCK _____
____ POURED _____
____ MORTARED _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08
LOCATION M-410 E-26

SAFETY SPECIALIST SIGTHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Thanh & Thuy Le
21 Demerest St.
Portland, ME 04103

27

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	_____ YEARS	<input type="checkbox"/> WELL	_____ FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	TYPE _____	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08 SAFETY SPECIALIST SKRZHAN
 LOCATION M 410. F-11-1A JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
 ADDRESS OF PROPERTY _____
 MAILING ADDRESS (IF DIFFERENT) _____
 TELEPHONE NUMBER HOME (207) 797-9820

Evelyn Rines
 1A Apple Ledge Dr.
 Portland, ME 04103

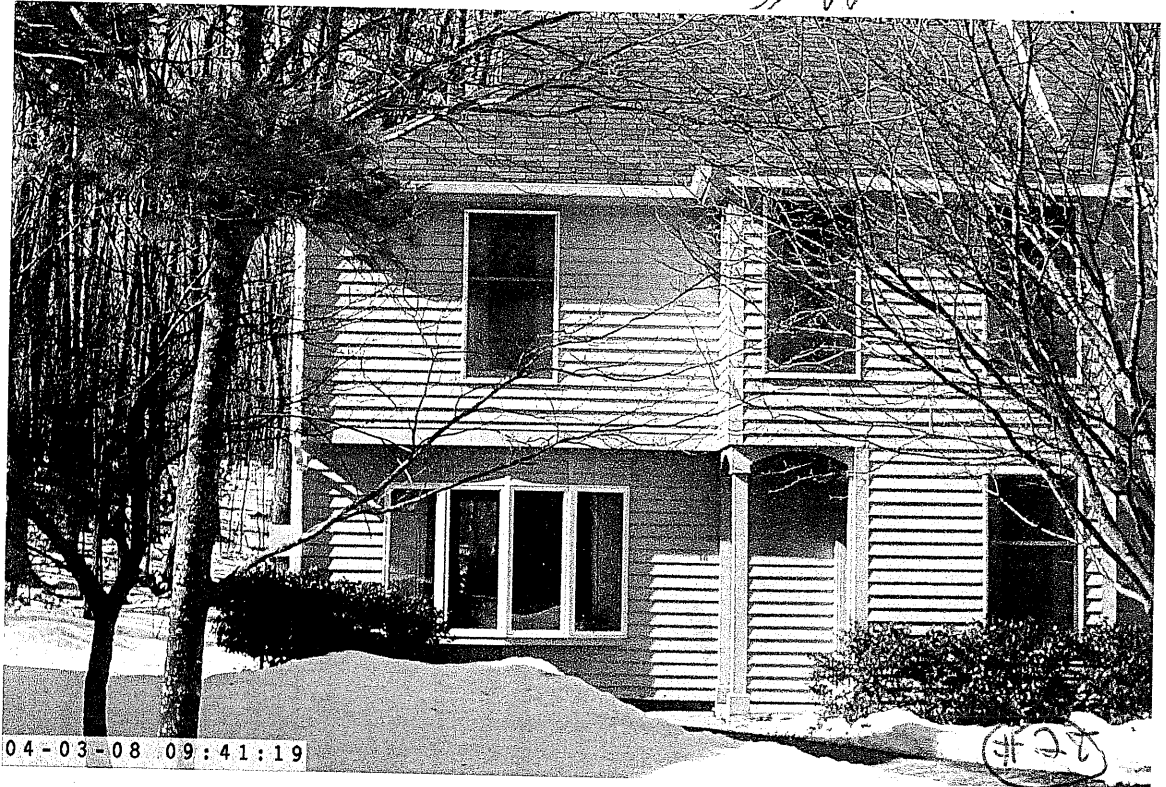
(38)

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
 WOOD 20 YEARS WELL 210' FEET
 STEEL _____ TOWN S/W
 MAS _____
 COM _____

FOUNDA
 STOR
 BLOC
 POUL
 MOR

POOL ON _____
 CHIMNEY _____

DAMAGE
1ST FLR. KI
ABOVE P
2ND FLR. I
MASTER
DRY WAL



DAMAGE

0/s DETERMINATION OF DAMAGE FROM BLASTING (CONDUCTED BY THE SURVEYOR)
NO VISIBLE DAMAGE
NOTE: SMALL AMOUNT OF PROPANE VERY NOTICEABLE IN BACK YARD, TOLD
MRS. R., SHE WILL CALL DOWN EAST ENERGY TO CHECK.

WINDOWS THAT ARE BROKEN (LOCATION)

TAPE # 1114920-1

3-26-08 NOTIFIED BY 1ST CLASS MAIL

3-27-08 V.M. MRS. R. "WANTS SURVEY"

3-30-08 10:10 A.M. I REC'D. CALL APPT FOR 4-2-08 9:30 A.M.

#2

4-3-08 INSPECTED I & O/S

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08 SAFETY SPECIALIST SIGTHAN
 LOCATION M 410 F-11-1B JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
 ADDRESS OF PROPERTY _____
 MAILING ADDRESS (IF DIFFERENT) _____
 TELEPHONE NUMBER HOME (267) 712-9511

Constance Dehaia
 Apple Ledge Dr. #1B
 Portland, ME 04103

(29)

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input checked="" type="checkbox"/> WOOD	<u>26+ YEARS</u>	<input type="checkbox"/> WELL	<u>210' FEET</u>
<input type="checkbox"/> STEEL		<input checked="" type="checkbox"/> TOWN	<u>1 S/W</u>
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING

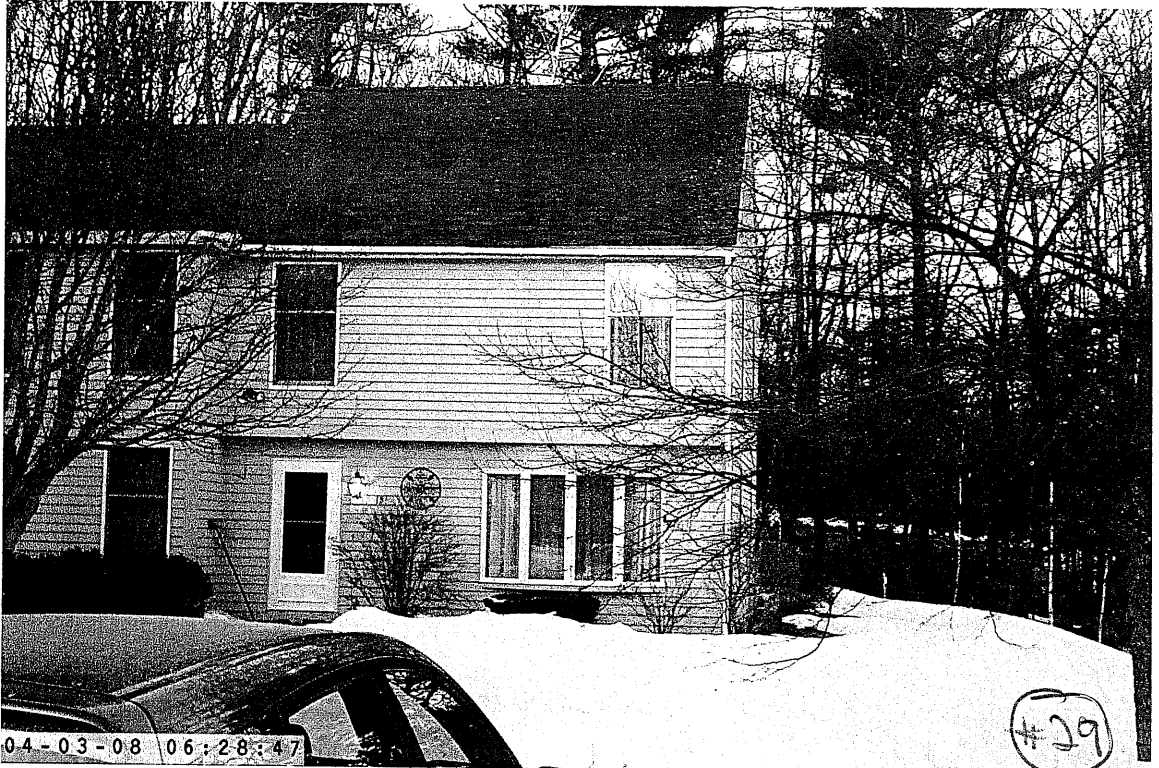
STONE
 BLOCK
 POURED
 MORTAR

POOL ON P

CHIMNEY (

DAMAGE TO

1ST FLR.
STAIRS +
APPROX 1/2
2ND FLR.
0 CEILING
CRACKS TO
DAMAGE TO
O/S IN
ON WKS-



(#29)

WINDOWS THAT ARE BROKEN (LOCATION)

3-26-08 NOTIFIED BY 1ST CLASS MAIL
3-28-08 V.M. MRS D. "WANTS SURVEY LATE IN DAY"
3-30-08 10:30 AM. I RPT. CALL APPT FOR 4-3-08 6:00 AM.
4-3-08 INSPECTED I/C + O/C

#11

PREBLAST SURVEY CHECKLIST

DATE 3-25-08 SAFETY SPECIALIST SKELHAN
LOCATION M 410 F-11-2A JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (Q&T) _____

Robert & Judith Rosen
2A Apple Ledge Dr.
Portland, ME 04103

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TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
___ WOOD ___ YEARS ___ WELL ___ FEET
___ STEEL ___ TOWN
___ MASONRY
___ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
___ STONE TYPE _____
___ BLOCK _____
___ POURED _____
___ MORTARED _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION)

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08 SAFETY SPECIALIST SKELHAN
LOCATION M 410 E-11-2B JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Traci Noonan
2B Apple Ledge Dr.
Portland, ME 04103

31

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____ _____
____ BLOCK _____ _____
____ POURED _____ _____
____ MORTARED _____ _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08 SAFETY SPECIALIST SKELHAN
LOCATION M 410 F-11-3A JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (361) _____

Michael Rock
3A Apple Ledge Dr.
Portland, ME 04103

(32)

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____
____ BLOCK _____
____ POURED _____
____ MORTARED _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08

SAFETY SPECIALIST SKELHAN

LOCATION M 410 F-11
3B, 4A, 4B

JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT

Apple Homes LLC

(33)

ADDRESS OF PROPERTY APPLE LODGE DRIVE

PO Box 468

MAILING ADDRESS (IF DIFFERENT) PORTLAND, I

Tyngsboro, MA 01879

TELEPHONE NUMBER HOME (267) _____

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	_____ YEARS	<input type="checkbox"/> WELL	_____ FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	TYPE _____	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08 SAFETY SPECIALIST SKELHAN
LOCATION M 410 F-11-5A JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Susan Jarrell
5A Apple Ledge Dr.
Portland, ME 04103

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TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____
____ BLOCK _____
____ POURED _____
____ MORTARED _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08 SAFETY SPECIALIST SKELHAN
LOCATION M 410 F-11-5B JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Elaine Jarman
5B Apple Ledge Dr.
Portland, ME 04103

(35)

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____
____ BLOCK _____
____ POURED _____
____ MORTARED _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08 SAFETY SPECIALIST SKYHAN
LOCATION M 410 E-11 6A JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Trang & Richard Martin (37)
6A Apple Ledge Dr.
Portland, ME 04103

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	<u> </u> YEARS	<input type="checkbox"/> WELL	<u> </u> FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	<u> </u> TYPE	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08 SAFETY SPECIALIST SIGHAN
 LOCATION M 410 F-11-6B JOB NUMBER # 1114920

James Hoskins
 Apple Ledge Dr.
 Unit 6B
 Portland, ME 04103

(35)

NAME OF RESIDENT OR OCCUPANT _____
 ADDRESS OF PROPERTY _____
 MAILING ADDRESS (IF DIFFERENT) _____
 TELEPHONE NUMBER HOME (267) _____

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	_____ YEARS	<input type="checkbox"/> WELL	_____ FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	TYPE _____	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08 SAFETY SPECIALIST SKRZHAN
LOCATION M-410 F-11 7A JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____ Jonathan Crasnick & Seanna Dyer
ADDRESS OF PROPERTY _____ 7A Apple Ledge Dr.
MAILING ADDRESS (IF DIFFERENT) _____ Portland, ME 04103 (39)
TELEPHONE NUMBER HOME (267) _____

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____
____ BLOCK
____ POURED
____ MORTARED

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08 SAFETY SPECIALIST SKYHAN
LOCATION M 410 F-11 -7 B JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Marcia Johnson
7B Apple Ledge Dr.
Portland, ME 04103

(410)

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____ _____
____ BLOCK _____ _____
____ POURED _____ _____
____ MORTARED _____ _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08 SAFETY SPECIALIST SKOCHAN
 LOCATION M-410 E-11 18-A JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
 ADDRESS OF PROPERTY _____
 MAILING ADDRESS (IF DIFFERENT) _____
 TELEPHONE NUMBER HOME (267) _____

Ruth Schofield
 18A Apple Ledge Dr.
 Portland, ME 04103

(411)

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
 WOOD 20+ YEARS _____ WELL 400' FEET
 _____ STEEL _____ TOWN WEST
 _____ MASONRY
 _____ COMBC

FOUNDATI
 _____ STONE
 _____ BLOCK
 POURED
 _____ MORTAR

POOL ON PR

CHIMNEY O

DAMAGE TO

 _____ 0
 _____ 1

DAMAGE TO

0/5 - N
 CRA
 CRA



04-11-08 08:59:36

TAPE # 1114920-3
 WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

4-12-08 INSPECTED 0/5 ONLY

#121

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08 SAFETY SPECIALIST SKRZHAN
 LOCATION M 410 E-11 14-B JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
 ADDRESS OF PROPERTY _____
 MAILING ADDRESS (IF DIFFERENT) _____
 TELEPHONE NUMBER HOME (267) _____

Susan Ward (#2)
 1 Apple Ledge Dr. 18-B
 Portland, ME 04103

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
 WOOD 20 +/- YEARS WELL 400' FEET
 STEEL TOWN
 MASONRY
 COMBO

FOUNDATION TYPE RETAINING TYPE
 STONE _____
 BLOCK _____
 POURED SLAB + Frost Wall
 MORTARED _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO
0/s ONLY (u) STEWI
(207)

DAMAGE TO EXTERIOR IF UNABLE TO
0/s NO VISIBLE DAMAGE
CRACKS TO PAVED

TAPS # 1114920-3
 WINDOWS THAT ARE BROKEN (LOCAT) _____

3-26-08 NOTIFIED BY 1



#13 4-12-08 INSPECTED 0/s ONLY

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08 SAFETY SPECIALIST SKATHAN
 LOCATION M 410 F-11-18C JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT STEWART
 ADDRESS OF PROPERTY William & Kathleen Barnes
 MAILING ADDRESS (IF DIFFERENT) 18C Apple Ledge Dr.
 TELEPHONE NUMBER HOME (207) 772-3964 WIFE 749-7247 STEWART/PAGER 767-8678

(43)

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
 WOOD 20+ YEARS WELL 400' FEET
 STEEL
 MASONRY
 COM
 TOWN WEST

FOUNDA
 STOI
 BLO
 POUI
 MOR

POOL ON

CHIMNEYS

DAMAGE

DAMAGE



0/5 No

CRACKS TO PAVED WALKWAY.

TAPE # 1114920-3
 WINDOWS THAT ARE BROKEN (LOCATION)

3-26-08 NOTIFIED BY 1ST CLASS MAIL
 4-8-08 8:09 A.M. V.M. STEWART "CONDO MEETING 4-7-08 ?'S."
 9:50 A.M. I ROT. CALL - LEFT MSG. W/ MY CELL #.
 4-9-08 11:55 A.M. I CALLED, LEFT MSG. W/ MY CELL #.
 4-10-08 11:12 A.M. STEWART RET. MY CALLS. "OK FOR FRIDAY"

#14

0/00-4

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M 410 F-13

SAFETY SPECIALIST SIGMAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (367) _____

Luke & Lesley England
99 Huntington Ave.
Portland, ME 04103

(44)

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	_____ YEARS	<input type="checkbox"/> WELL	_____ FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	TYPE _____	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08
 LOCATION M 410 F-21

SAFETY SPECIALIST SKEGHAN
 JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
 ADDRESS OF PROPERTY _____
 MAILING ADDRESS (IF DIFFERENT) _____
 TELEPHONE NUMBER HOME (207) 650-0218

Ron Hunt / Derek Veilleux
 109 Huntington Ave.
 Portland, ME 04103

(H5)

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input checked="" type="checkbox"/> WOOD	<u>0</u> YEARS	<input type="checkbox"/> WELL	<u>250'</u> FEET
<input type="checkbox"/> STEEL		<input checked="" type="checkbox"/> TOWN	<u>SOUTH</u>
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

FOUNDA
 STOI
 BLOC
 POU
 MOR

POOL ON _____

CHIMNEYS _____

DAMAGE
 1ST FLR. K
 2ND FLR. W
M.B.
 BASEMENT -
BEN RAPA

DAMAGE
VINYL CL



POOL AREA - COVERED W/ TUB + SNOW. NUMEROUS CRACKS TO POURED CONCRETE PATIO. ALL HAVE BEEN FILLED W/ EPOXY CRACKING. STOCKADE FENCE HAS SOME SAGS ETC. PAVED DRIVEWAY - NO CRACKS.

TAG # 1114920-1
 WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL
 3-28-08 V.M. RON - "WANTS SURVEY"
 3-30-08 10:15 AM. I RET. CALL APPT FOR 4-3-08 10:30 AM.
 4-3-08 INSPECTED $\frac{1}{5}$ + $\frac{0}{5}$ ACCOMPANIED BY RON.

#3



A KeyCorp Bank

KEYBANK NATIONAL ASSOCIATION
STANDBY LETTER OF CREDIT SERVICES
MAIL CODE: OH-01-51-0435
4910 TIEDMAN ROAD
CLEVELAND, OHIO 44144-2338
TEL NO. 216-813-3698, -3701, -3713
FAX NO. 216-813-3719

Irrevocable Letter of Credit No. S311977

Date: October 11, 2006

Beneficiary:
City of Portland
389 Congress Street
Portland, ME 04101
Applicant:
Habitat for Humanity/Greater Portland, Inc.
83A Bell Street
Portland, Maine 04104

Attn: Director of Planning and Development

Amount: USD 250,000.00

Expiry: September 29, 2007

Re: Habitat for Humanity/Greater Portland, Inc.
Demerest Street Extension, Portland, Maine - Project No. 03110

We, KeyBank National Association, hereby issue our Irrevocable Standby Letter of Credit No. S311977 ("Letter of Credit") for the account of Habitat for Humanity/Greater Portland, Inc. (hereinafter referred to as "Developer"), held for the exclusive benefit of the City of Portland ("City") in the aggregate amount of USD 250,000.00 (Two Hundred Fifty Thousand and 00/100 United States Dollars). These funds represent the estimated cost of installing site improvements as depicted on the plan entitled Demerest Street Extension Habitat for Humanity of Greater Portland/Portland West by Sebago Technics Inc., approved on February 28, 2006 and as required under Portland Code of Ordinances Chapter 14 §§ 499.5, 525 and Chapter 25 §§ 46 through 65. This Letter of Credit is required under Portland Code of Ordinances Chapter 14 §§ 499, 499.5, 525 and Chapter 25 § 46 through 65 and is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§ 501, 502 and 525, to post a performance guarantee for the above referenced development.

The City, through its Director of Planning and Development, and in his sole discretion, may draw on this Letter of Credit by presentation of a sight draft(s), the Letter of Credit and all amendments thereto, accompanied by the following document:

Statement signed by the Director of Planning and Development reading:

"Habitat for Humanity/Greater Portland, Inc. has failed to satisfactorily complete the work on the improvements contained within the subdivision and/or site plan approval, dated February 28, 2006," or

CONTINUED ON NEXT PAGE

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
 LOCATION M 410 G-1

SAFETY SPECIALIST SKIFHAN
 JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
 ADDRESS OF PROPERTY _____
 MAILING ADDRESS (IF DIFFERENT) _____
 TELEPHONE NUMBER HOME (207) 272-0374

John & Kristen Debisceglie
 110 Huntington Ave.
 Portland, ME 04103

(46)

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input checked="" type="checkbox"/> WOOD	<u>10</u> YEARS	<input type="checkbox"/> WELL	<u>420'</u> FEET
<input type="checkbox"/> STEEL		<input checked="" type="checkbox"/> TOWN	<u>SOUTH</u>
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

(#46)

FOUNDAMENT
 STON
 BLOC
 POUR
 MOR

POOL ON _____

CHIMNEY _____

DAMAGE TO

Basement
ROOF WA
 1ST FLR. M
 2ND FLR. DR
 GARAGE CR

DAMAGE TO

VINYL CL
FRONT DR
1 PIECE SID

PAVED DRIVEWAY HAS 2 LARGE PATCHES

TAP # 1114920-2
 WINDOWS THAT ARE BROKEN (LOCATION) _____



3-26-08 NOTIFIED BY 1ST CLASS MAIL

3-31-08 10:44 A.M. V.M. KRISTEN - "WANTS SURVEY"

4-1-08 11:35 AM. I RET. CALL - LEFT MSG. ? FRI 4-2- w/ MY CELL#

4-2-08 6:25 PM. I RET. CALL ADPT. H - 4-08 10: AM.

#7

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M 410 G-4

SAFETY SPECIALIST SIGHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Michael & Niki Semiglia
28 Demerest St.
Portland, ME 04103

47

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____
____ BLOCK
____ POURED
____ MORTARED

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08 SAFETY SPECIALIST SIOGHAN
 LOCATION M 410 G-6, G-33 JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
 ADDRESS OF PROPERTY TRAPELLO ST.
 MAILING ADDRESS (IF DIFFERENT) _____
 TELEPHONE NUMBER HOME (267) 1

Perry & Pia Bibeau
 102 Huntington Ave.
 Portland, ME 04103

(48)

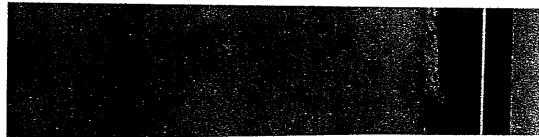
MID NIGHT CLEANING

TYPE OF STRUCTURE AGE OF BLDG
 WOOD 9 YEARS
 STEEL
 MASONRY
 COMBO



(#48)

(G-6 VACANT)



(#48)

FOUNDATION TYPE RETAINING
 STONE
 BLOCK
 POURED
 MORTAR

(#48)

POOL ON PRC

CHIMNEY ON

DAMAGE TO I

1/2 BASE
PHOTOGR
Bottom Ca
CRACKS

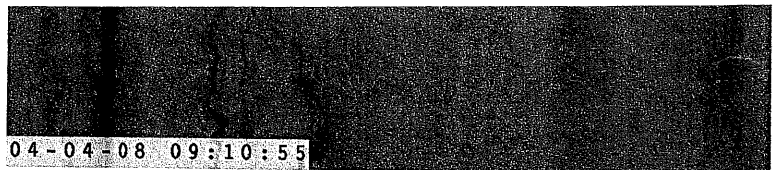
DAMAGE TO E

VINYL CLA

NOTE/ P/R



WINDOWS THA



04-04-08 09:10:55

3-26-08 NOTIFIED BY IS

3-31-08 11:42 A.M. V.M. PERRY

4-1-08 11:40 A.M. I GOT CALL LEFT MSG. ? 4-4-08

4-3-08 7:55 A.M. I CALLED LEFT MSG. ? 8, OR 9 A.M. 4-4-08

4-4-08 INSPECTED (VISUAL ONLY) @ PERRY'S PER REQUEST

APPT 4:40 PM 4/4/08

(#6)

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M 410 G-8

SAFETY SPECIALIST SKYHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Debra Bernier
20 Demerest St.
Portland, ME 04103

49

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	_____ YEARS	<input type="checkbox"/> WELL	_____ FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	TYPE _____	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
 LOCATION M 411 A-19

SAFETY SPECIALIST SKEHAN
 JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
 ADDRESS OF PROPERTY _____
 MAILING ADDRESS (IF DIFFERENT) _____
 TELEPHONE NUMBER HOME (Q&T) 771-0313

Thomas & Paula Hogan
 29 Graystone Lane
 Portland, ME 04103

(50)

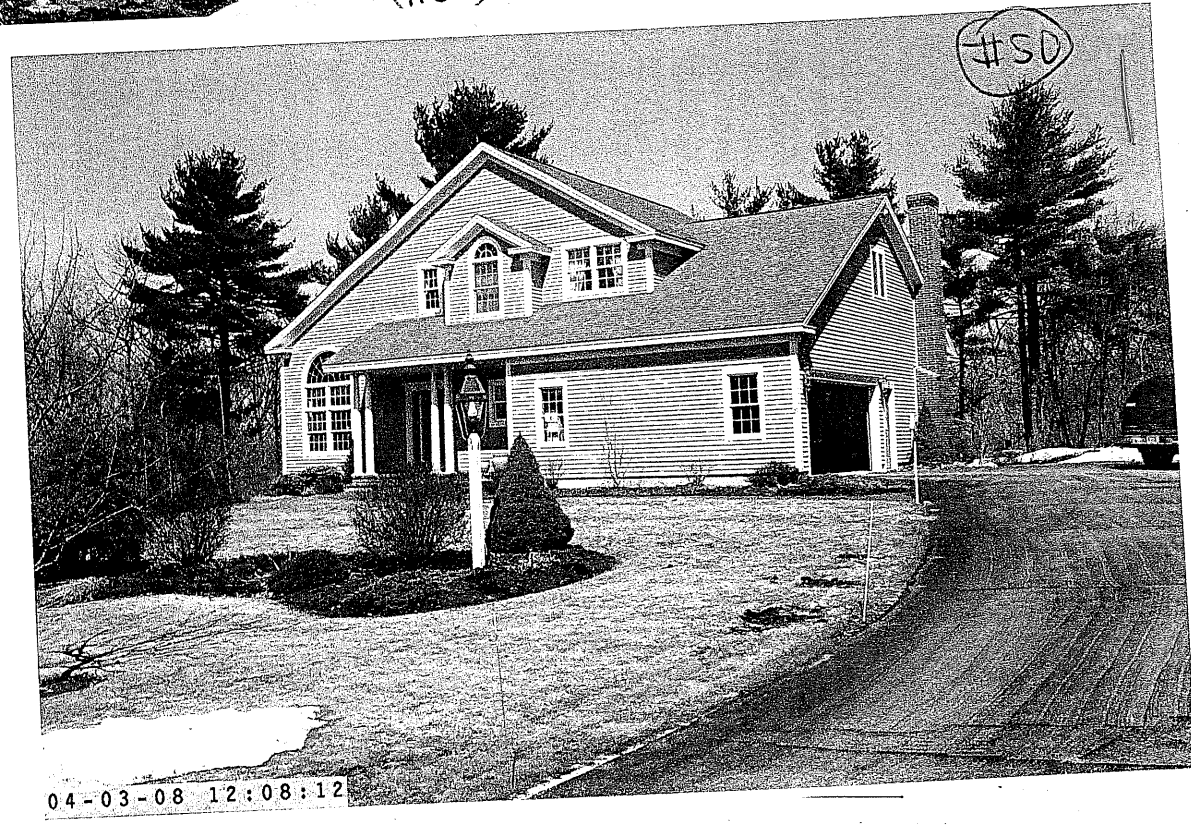
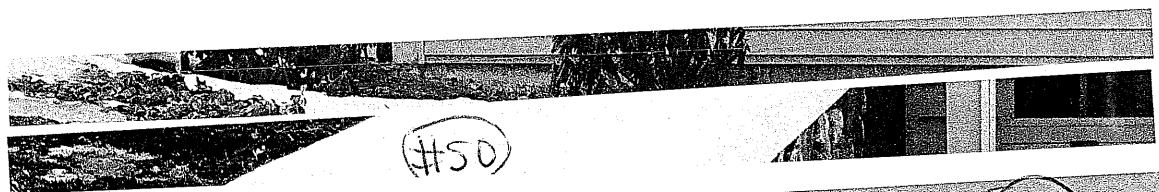
TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
 WOOD 13+/- YEARS WELL 300' FEET
 STEEL
 MASONRY TOWN
 COMBO
NORTH / NW

FOUNDATI
 STONE
 BLOC
 POUR
 MORT

POOL ON _____
 CHIMNEY _____

DAMAGE TO
1ST FLR. LIV
WALLS +
GARAGE WA
BASMENT FI
3/4" PIPE UND
GARAGE
DAMAGE TO
0/2 HSE -
+ REAR
PAINTED L

WINDOWS TH _____



3-26-08 NOTIFIED BY 1ST CLASS MAIL
3-28-08 V.M. MRS H. "WANTS SURVEY"
3-30-08 10:35 A.M. I ROT CALL APPT 4-3-08 11:30 A.M.

#44

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M 411 A-20

SAFETY SPECIALIST SKATHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Bruce & Elizabeth Campbell
17 Graystone Lane
Portland, ME 04103 (51)

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____ _____
____ BLOCK _____ _____
____ POURED _____ _____
____ MORTARED _____ _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08 SAFETY SPECIALIST SKELHAN
LOCATION M 411 A-21 JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Edmund Adams
7 Graystone Lane
Portland, ME 04103

(57)

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____
____ BLOCK _____
____ POURED _____
____ MORTARED _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION)

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M 711 A-27

SAFETY SPECIALIST SKATHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Pamela Reny
176 Pheasant Hill Dr.
Portland, ME 04103

(3)

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____
____ BLOCK _____
____ POURED _____
____ MORTARED _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08 SAFETY SPECIALIST SKATHAN
LOCATION M Hill A-23, 24 JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY PHEASANT HILL DR.
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Scott Cohen
Dept. # 02541136
Sioux Falls, SD 57186

(54)
(#8)

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____
____ BLOCK _____
____ POURED _____
____ MORTARED _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08 SAFETY SPECIALIST SIKHAN
 LOCATION M 413 B-3 JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
 ADDRESS OF PROPERTY _____
 MAILING ADDRESS (IF DIFFERENT) _____
 TELEPHONE NUMBER HOME (267) 650-3001
VALERIE 650-3006

Brian & Valerie King
 3 Copley Woods Circle
 Portland, ME 04103

(56)

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input checked="" type="checkbox"/> WOOD	<u>7 YEARS</u>	<input type="checkbox"/> WELL	<u>435' FEET</u>
<input type="checkbox"/> STEEL		<input checked="" type="checkbox"/> TOWN	<u>S/W</u>
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	TYPE <u>NO</u>	<u>1 DOG</u>
<input type="checkbox"/> BLOCK		
<input checked="" type="checkbox"/> POURED		
<input type="checkbox"/> MORTARED		

POOL ON PROPERTY (TYPE) NO

CHIMNEY ON HOUSE (TYPE) BRICK + BLOCK - INTERIOR + POWERVENT

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

1st FLR NO VISIBLE DAMAGE - TILE FLOORS HALL, KIT, 1/2 BATH, + FRONT FOYER
2nd FLR. DRYWALL CRACKS + TAPE STRETCHED @ WALL TO CEILING JOINTS THROUGH-OUT.
BASEMENT - UNFINISHED - FLOOR 50% COVERED W/ CARPET. FOUNDATIONAL WALLS
HAVE REPAIRED CRACKS WEST + EAST WALLS, ALSO CRACKS TO NORTH + SOUTH.
VISIBLE AREAS OF CONCRETE FLOOR HAS CRACKS (SOME REPAIRED, SOME NOT)

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

VINAL CLAD / NO VISIBLE DAMAGE. FOUNDATION WALLS HAVE SOME
HAIRLINE CRACKS.
PAVED DRIVEWAY, NO VISIBLE DAMAGE.

TAPE # 1114920-2
 WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1st CLASS MAIL
4-3-08 12:50 P.M. BRIAN CALLED "WANTS SURVEY" APPT 4-7-08 12:00 A.M.
4-4-08 9:04 A.M. V.M. VALERIE CANCEL FOR 4-7-08
1:30 P.M. I GOT CALL APPT FOR 4-8-08 8 to 9 A.M.

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08
LOCATION M 4B B-4

SAFETY SPECIALIST SKELHAN
JOB NUMBER # 114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Alex & Carrie Telford
11 Copley Woods Circle
Portland, ME 04103

57

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	_____ YEARS	<input type="checkbox"/> WELL	_____ FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	TYPE _____	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M 413 B-5

SAFETY SPECIALIST SKELHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Robert & Deborah Page
17 Copley Woods Circle
Portland, ME 04103

56

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	_____ YEARS	<input type="checkbox"/> WELL	_____ FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	TYPE _____	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08
 LOCATION M 413 B-6

SAFETY SPECIALIST SKELHAN
 JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
 ADDRESS OF PROPERTY _____
 MAILING ADDRESS (IF DIFFERENT) _____
 TELEPHONE NUMBER HOME (267) _____

Helen Weston & Charles Archer
 27 Copley Woods Circle (59)
 Portland, ME 04103

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input checked="" type="checkbox"/> WOOD	<u>5# - YEARS</u>	<input type="checkbox"/> WELL	<u>525' FEET</u>
<input type="checkbox"/> STEEL		<input checked="" type="checkbox"/> TOWN	<u>S/W</u>
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

FOUNDATIO
 STONE
 BLOCK
 POURED
 MORTAR

POOL ON PR _____

CHIMNEY ON _____

DAMAGE TO _____

DAMAGE TO VINYL CLAD



WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL
 4-8-08 - 1ST CLASS MAIL RETURNED - "UNDELIVERABLE"
 4-11-08 - LEFT NOTICE ON SIDE DOOR - NO RESPONSE

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M 4th B-7

SAFETY SPECIALIST SKEHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Mark Noonan & Jessica Brooke
31 Copley Woods Circle
Portland, ME 04103

60

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	<u>YEARS</u>	<input type="checkbox"/> WELL	<u>FEET</u>
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	<u>TYPE</u>	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE: 3-25-08
LOCATION M 413 B-19

SAFETY SPECIALIST SIKHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

James & Amy Conti (61)
52 Copley Woods Circle
Portland, ME 04103

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____
____ BLOCK _____
____ POURED _____
____ MORTARED _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08 SAFETY SPECIALIST SICKMAN
LOCATION M-413 B-20 JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (A&T) _____

Sherry Abbott
16 Copley Woods Circle
Portland, ME 04103

(62)

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____
____ BLOCK _____
____ POURED _____
____ MORTARED _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M 413 B-21

SAFETY SPECIALIST SKRZHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Kevin & Elizabeth Olesen (63)
10 Copley Woods Circle
Portland, ME 04103

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____
____ BLOCK _____
____ POURED _____
____ MORTARED _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION M 411 B-22

SAFETY SPECIALIST SKRZHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY _____
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Deanna Vincent Cell
4 Copley Woods Circle
Portland, ME 04103

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	_____ YEARS	<input type="checkbox"/> WELL	_____ FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	TYPE _____	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-28-08 SAFETY SPECIALIST SKELHAN
LOCATION M 411 B-26,25 JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY PINE GROVE AVE
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Copley Woods Homeowners Association (65)
One Monument Way
Portland, ME 04101

TYPE OF STRUCTURE AGE OF BLDG WATER DIST. TO BLASTING
____ WOOD _____ YEARS _____ WELL _____ FEET
____ STEEL _____ _____ TOWN
____ MASONRY
____ COMBO

FOUNDATION TYPE RETAINING WALLS ANIMALS IN BUILDING
____ STONE TYPE _____
____ BLOCK _____
____ POURED _____
____ MORTARED _____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

PREBLAST SURVEY CHECKLIST

DATE 3-25-08
LOCATION N 413 C-60,68
D-1, 18

SAFETY SPECIALIST SKRHAN
JOB NUMBER # 1114920

NAME OF RESIDENT OR OCCUPANT _____
ADDRESS OF PROPERTY WHITCOMB AVE
MAILING ADDRESS (IF DIFFERENT) _____
TELEPHONE NUMBER HOME (267) _____

Shaw Enterprises
PO Box 10985
Portland, ME 04104

(66)

<u>TYPE OF STRUCTURE</u>	<u>AGE OF BLDG</u>	<u>WATER</u>	<u>DIST. TO BLASTING</u>
<input type="checkbox"/> WOOD	_____ YEARS	<input type="checkbox"/> WELL	_____ FEET
<input type="checkbox"/> STEEL		<input type="checkbox"/> TOWN	
<input type="checkbox"/> MASONRY			
<input type="checkbox"/> COMBO			

<u>FOUNDATION TYPE</u>	<u>RETAINING WALLS</u>	<u>ANIMALS IN BUILDING</u>
<input type="checkbox"/> STONE	TYPE _____	_____
<input type="checkbox"/> BLOCK		_____
<input type="checkbox"/> POURED		_____
<input type="checkbox"/> MORTARED		_____

POOL ON PROPERTY (TYPE) _____

CHIMNEY ON HOUSE (TYPE) _____

DAMAGE TO INTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

DAMAGE TO EXTERIOR IF UNABLE TO DOCUMENT WITH VIDEO

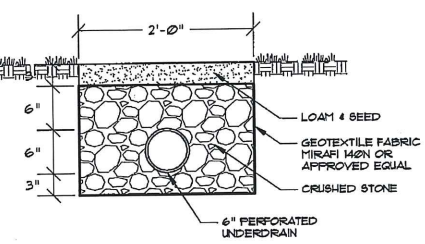
WINDOWS THAT ARE BROKEN (LOCATION) _____

3-26-08 NOTIFIED BY 1ST CLASS MAIL

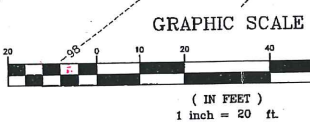
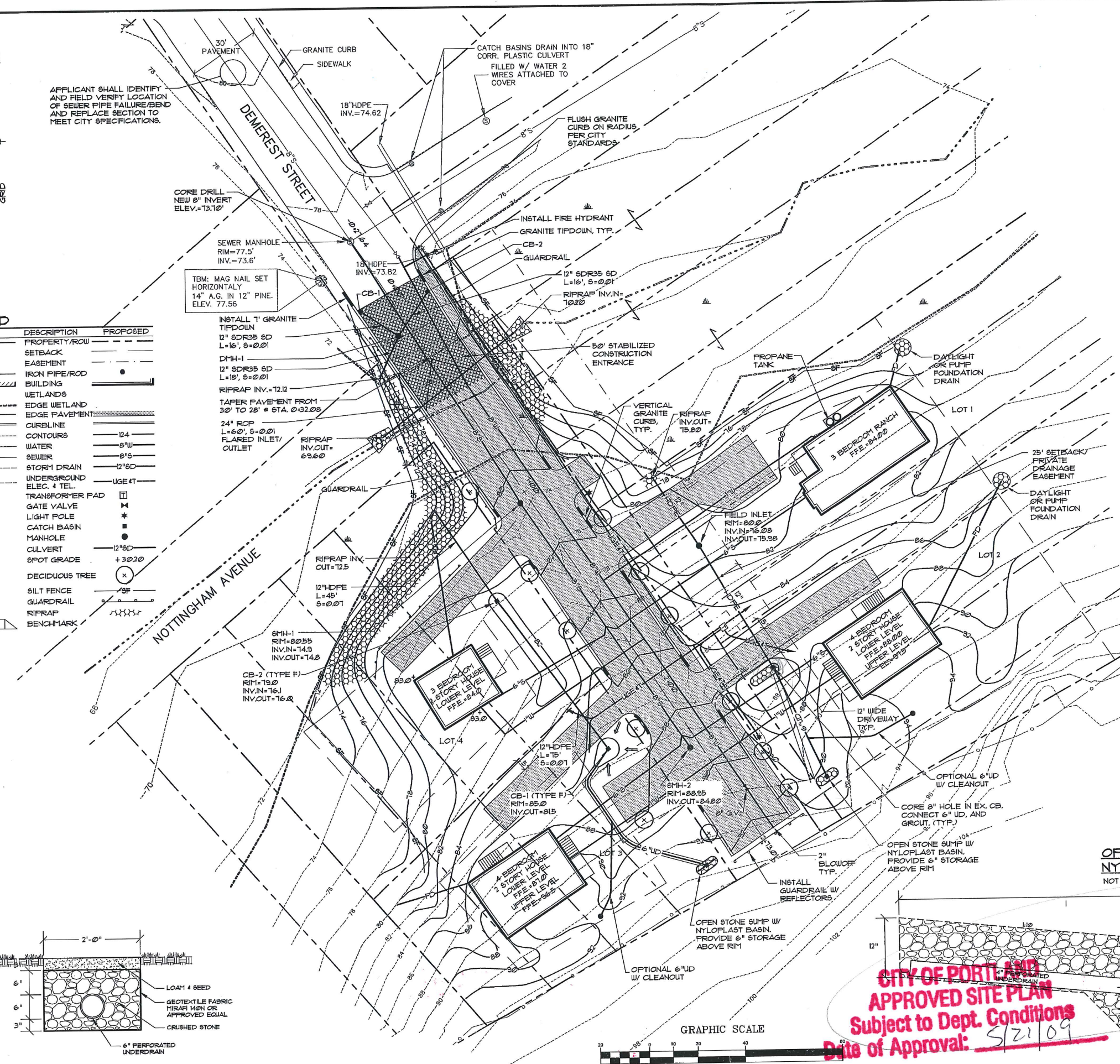


AFFLICANT SHALL IDENTIFY AND FIELD VERIFY LOCATION OF SEWER PIPE FAILURE/BEND AND REPLACE SECTION TO MEET CITY SPECIFICATIONS.

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY ROW	---
---	SETBACK	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	CONTOURS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	UNDERGROUND ELEC. & TEL.	---
---	TRANSFORMER PAD	---
---	GATE VALVE	---
---	LIGHT POLE	---
---	CATCH BASIN	---
---	MANHOLE	---
---	CULVERT	---
---	SPOT GRADE	---
---	DECIDUOUS TREE	---
---	SILT FENCE	---
---	GUARDRAIL	---
---	RIFRAP	---
---	BENCHMARK	---



UNDERDRAINED TRENCH DETAIL
NOT TO SCALE



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 5/21/09

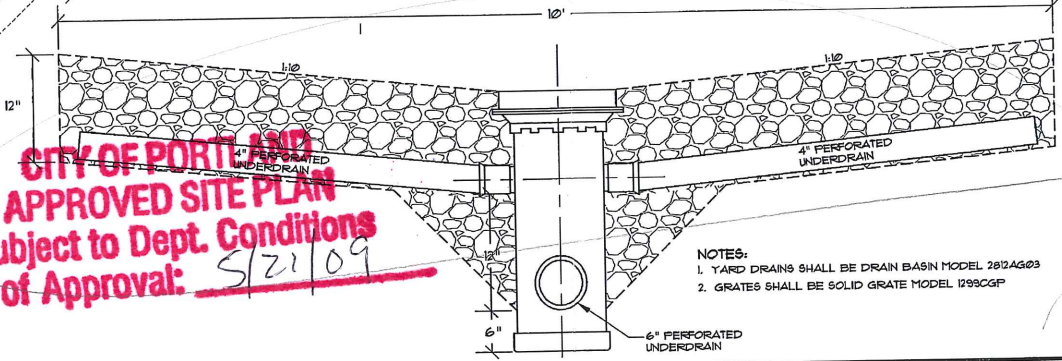
CONSTRUCTION NOTES

- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
- CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
- METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (014-8300 EXT. 8822) SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA. A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CONSERVATION COMMISSION AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY THE INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DESTRUCTION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
- CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SHALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
- CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
- ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNIQS, INC.
- THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

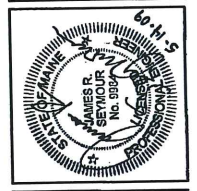
GENERAL NOTES

- EACH LOT SHALL REQUIRE THE SUBMISSION OF A MINOR SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE V (SITE PLAN) OF CHAPTER 14 OF THE PORTLAND CITY CODE.
- ALL ROADS, TO INCLUDE BASE AND PAVEMENT, CURBING, SEWER, AND STORM DRAIN INFRASTRUCTURE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES AND/OR UNDER THE SUPERVISION AND APPROVALS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
- ALL CURBING SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL STREET CORNERS, CROSSWALKS, TURNAROUNDS, AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS, TECHNICAL STANDARDS.
- ALL ELECTRIC, TELEPHONE AND CABLE TV SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO. VERIZON, AND TIME WARNER CABLE T.V. CO. STANDARDS.
- ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.

OPEN STONE SUMP W/ NYLOPLAST DRAIN BASIN
NOT TO SCALE



NOTES:
1. YARD DRAINS SHALL BE DRAIN BASIN MODEL 282AG03
2. GRATES SHALL BE SOLID GRATE MODEL 129CGP



JRS	05/07/09	ADDED FIELD DRAINS TO LOTS 2&3
JRS	09/09/08	REGRADED LOT 4
JRS	07-07-08	ADDED CB-1 & CB-2 PER CITY OF PORTLAND
JRS	01-29-08	REVISED DRIVEWAY LOCATION, LOTS 2&3
JRS	01-03-08	REVISED LOT GRADING PER CLIENT
JRS	01-03-08	FINAL PLAN SUBMISSION
JRS	01-09-06	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND
JRS	11-18-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND
JRS	6-7-05	STATUS:

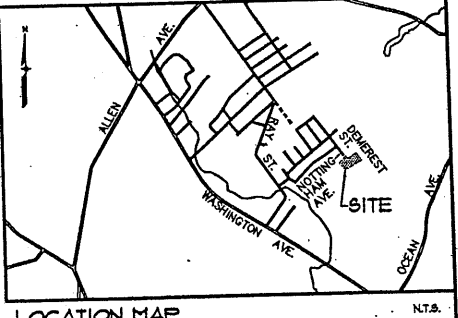
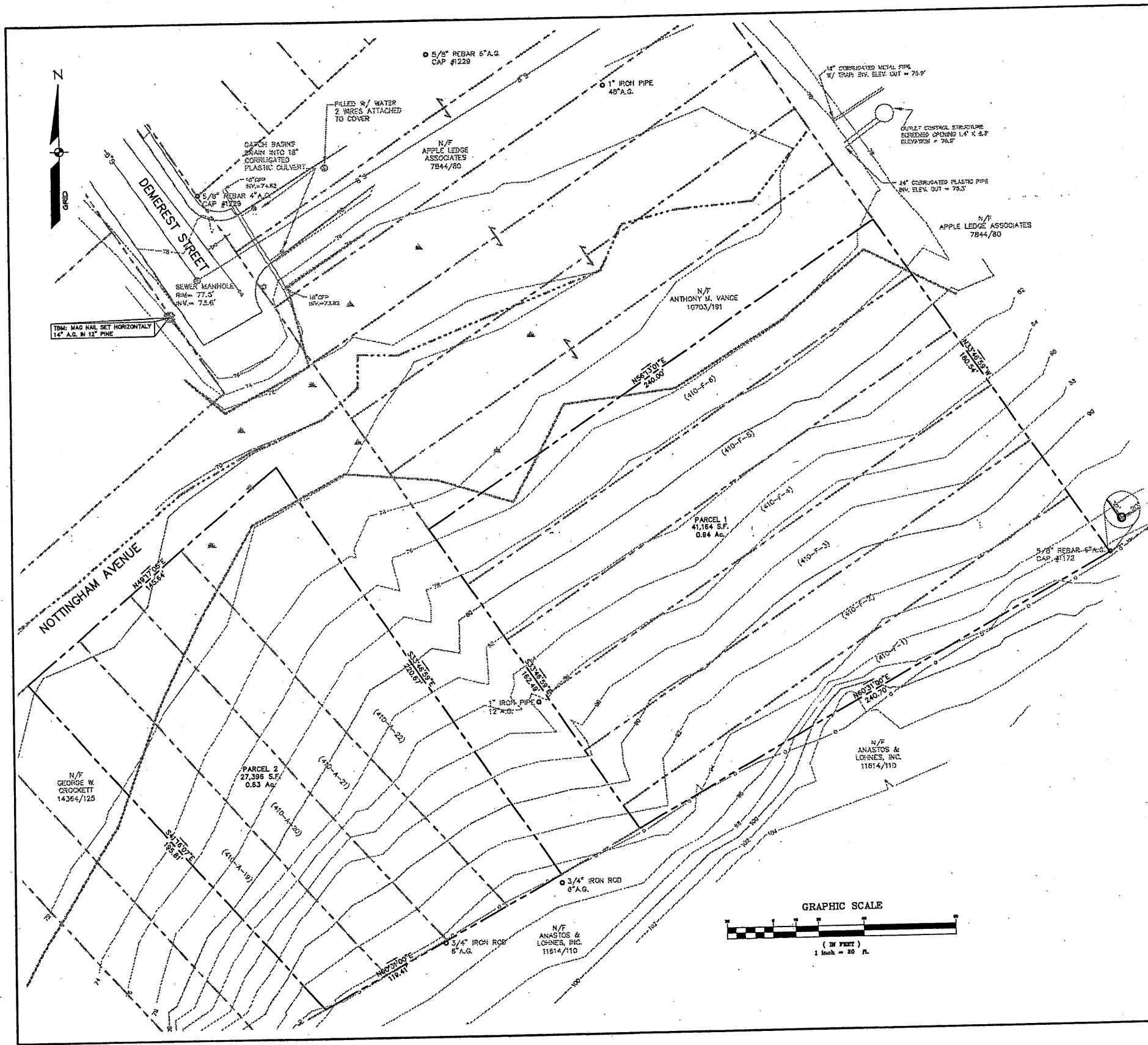
Sebago Technics
Engineering Expertise You Can Build On
One Onset Street
Westbrook, Me 04098-1338
Tel (207) 866-0277

PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN
03110 778 BGY JRS BGY

GRADING AND UTILITY PLAN
OF
DEMAREST STREET EXTENSION
PORTLAND, MAINE
FOR:
HABITAT FOR HUMANITY OF GREATER PORTLAND
565 CONGRESS STREET
PORTLAND, MAINE 04104

DATE SCALE
5-25-04 1"=20'

SHEET 3 OF 6



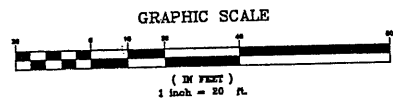
LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNERS OF THE PARCELS ARE LISTED BELOW AS THEY APPEAR ON CITY OF PORTLAND TAX MAP 410:
 BLOCK A LOTS 19-22: CARL SHAW ENTERPRISES, INC. CORD BOOK 7242, PAGE 247
 BLOCK F LOT 1: CITY OF PORTLAND
 BLOCK F LOT 2: ORLANDO ORLANDO HERS: CORD BOOK 2186, PAGE 408
 BLOCK F LOT 3: MARY ELIZABETH WORG: CORD BOOK 4301, PAGE 231
 BLOCK F LOT 4: CARL SHAW ENTERPRISES, INC. CORD BOOK 7242, PAGE 251
 BLOCK F LOT 6: CARL SHAW ENTERPRISES, INC. CORD BOOK 7242, PAGE 247
- THE PROPERTY IS SHOWN AS LOTS A-19 THRU A-22 AND LOTS F-2 THRU F-6 ON THE TOWN OF PORTLAND TAX MAP 410 AND IS LOCATED IN THE R3 ZONE.
- SPACE AND BULK CRITERIA:
 R3 ZONE
 MIN. LOT SIZE: 8,500 S.F.
 MIN. STREET FRONTAGE: 50 FEET
 MIN. FRONT YARD: 25 FEET
 MIN. SIDE YARD:
 1 STORY - 8 FEET
 1 1/2 STORY - 8 FEET
 2 STORY - 14 FEET
 2 1/2 STORY - 18 FEET
 MIN. REAR YARD: 25 FEET
 MAX. BUILDING HEIGHT: 35 FEET
 MAX. BUILDING COVERAGE: 25 %
- TOTAL AREA OF PARCELS: PARCEL 1 - 41,184 S.F. OR 0.94 ACRES
 PARCEL 2 - 27,398 S.F. OR 0.63 ACRES
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. PERFORMED MARCH AND APRIL OF 2004.
- PLAN REFERENCES:
 A. PLAN OF "RAY GARDENS" PORTLAND, MAINE OWNED BY J. W. WILBUR, SEPTEMBER 1, 1914, PURCHASED FROM ARTHUR C. FARNWORTH, DRAWN BY A.L. ELIOT C.E. BOSTON, MASS. AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12, PAGE 103.
 B. RECORDING PLAT "PLEASANT HILL", PORTLAND, MAINE FOR ANASTOS & LOHNE'S, INC. BY ROYAL RIVER SURVEY CO. LAST REVISED APRIL 7, 1993 AND RECORDED IN CORD PLAN BOOK 195, PAGE 120.
 C. AMENDED RECORDING PLAT "APPLE LEDGE", PORTLAND, MAINE BY DELUCA ASSOCIATES INC., LAST AMENDED FEBRUARY 1990 AND RECORDED IN CORD PLAN BOOK 192, PAGE 325.
- PLAN BEARINGS ARE REFERENCED TO MAINE STATE COORDINATE GRID, WEST ZONE 1802. ELEVATIONS ARE TIED TO NAVD 1988.
- WETLAND INFORMATION PROVIDED BY SEBAGO TECHNICS, INC.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	MONUMENT	---
---	IRON PIPE/ROD	---
○	WETLANDS	○
-----	EDGE WETLAND	-----
-----	STREAM	-----
-----	EDGE PAVEMENT	-----
-----	GRAVEL ROAD	-----
-----	CURBLINE	-----
-----	CONTOURS	-----
-----	WATER	-----
-----	SEWER	-----
○	GATE VALVE	○
○	UTILITY POLE	○
○	HYDRANT	○
○	CATCH BASIN	○
○	MANHOLE	○
○	POTABLE WELL	○
○	CULVERT	○
○	BENCHMARK	○
(410-P-1)	TAX MAP # LOT	



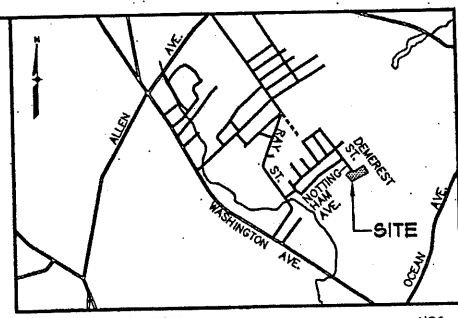
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DATE	5-20-04	SCALE	1" = 20'
PROJECT NO.	778	DESIGN	JRS
BY	A	CHECK	CHKO
DATE	6-3-05	DRAWN	JAM
STATUS	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND	DRAWN	JAM

Sebago Technics
 Engineering Experts You Can Build On
 One Central Square - 139
 Portland, ME 04101
 Tel: (207) 856-0977
 Fax: (207) 856-0977

EXISTING CONDITIONS/ BOUNDARY PLAN
 OF:
 DEMEREST STREET EXTENSION
 PORTLAND MAINE
 FOR:
 HABITAT FOR HUMANITY OF GREATER
 PORTLAND, MAINE 04104

4A



LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNERS OF THE PARCELS ARE LISTED BELOW AS THEY APPEAR ON CITY OF PORTLAND TAX MAP 48:
2. THE PROPERTY IS SHOWN AS LOTS A-18 THRU A-23 AND LOTS F-1 THRU F-6 ON THE TOWN OF PORTLAND TAX MAP 48 AND IS LOCATED IN THE R-3 ZONE.
3. SPACING AND BULK CRITERIA:
4. TOTAL AREA OF PARCEL: PARCEL 1 - 4.064 AC OR 0.34 ACRES; PARCEL 2 - 2.356 AC OR 0.23 ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. PERFORMED MARCH AND APRIL OF 2004.
6. PLAN REFERENCES:

1. THE PROJECT IS TO BE SERVICED BY INDIVIDUAL WELLS AND SURFACE DISPOSAL SYSTEMS MEETING THE REQUIREMENTS OF THE MAINE STATE PLUMBING CODE.
2. WETLAND INFORMATION PROVIDED BY SEBAGO TECHNICS, INC.
3. THE ENTIRE SITE SHALL BE DEVELOPED AND OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODS OR LAND AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
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 FOR CONSTRUCTION BEST MANAGEMENT PRACTICES CONTRACT FOR THE LANDSCAPE DESIGN GUIDELINES DEVELOPER HAS CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN 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.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CLIFDENLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. MARCH 1993 OR LATEST EDITION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
6. NO CITY OF PORTLAND PUBLIC SERVICES SHALL BE PROVIDED TO THE RAY STREET SUBDIVISION DEVELOPMENT UNTIL THE STREET HAS BEEN ACCEPTED BY THE CITY. HENCE, THE DEVELOPER IS RESPONSIBLE FOR TRASH PICKUP AND SNOW REMOVAL PRIOR TO ITS ACCEPTANCE BY THE CITY.
7. WETLAND DELINEATION WAS PERFORMED AND MAPPED BY SEBAGO TECHNICS, INC.
8. EACH LOT SHALL REQUIRE SUBMISSION OF A MINOR SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE V (SITE PLAN) OF CH 14 OF THE PORTLAND CITY CHARTER. ALL LOTS SHALL BE GRADED AND CONSTRUCTED TO PORTLAND CITY STANDARDS. ANY CHANGES THAT SIGNIFICANTLY DEVIATE FROM THE INTENDED LOT GRADING PLAN MAY ONLY BE APPROVED BY THE PORTLAND PLANNING AUTHORITY.
9. ALL ROADS TO INCLUDE BASE AND PAVEMENT, CURBS, SEWER, WATER AND STORM DRAIN INFRASTRUCTURE, SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES AND/OR UNDER THE SUPERVISION AND APPROVALS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
10. ALL CURBS SHALL BE DESIGNED AND BUILT WITH TYP-DOWNS AT ALL STREET CORNERS, CORNERS, TURN-AROUNDS, AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS TECHNICAL STANDARDS AND GUIDELINES.
11. ALL ELECTRIC TELEPHONE AND CABLE TV SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., BELL ATLANTIC TELEPHONE CO. AND THE WARNER CABLE TV, CO. STANDARDS.
12. ALL WATER MAIN, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
13. THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN SHALL BE RECORDED IN THE INDIVIDUAL LOT DEEDS. EACH DRAINAGE EASEMENT SHALL BE FOR THE PURPOSES OF MAINTENANCE, REPAIR, OR CLEANING OF DITCHES, CHANNELS AND/OR DETENTION PONDS.
14. ALL GRANITE PENETRATION SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS AND GUIDELINES.

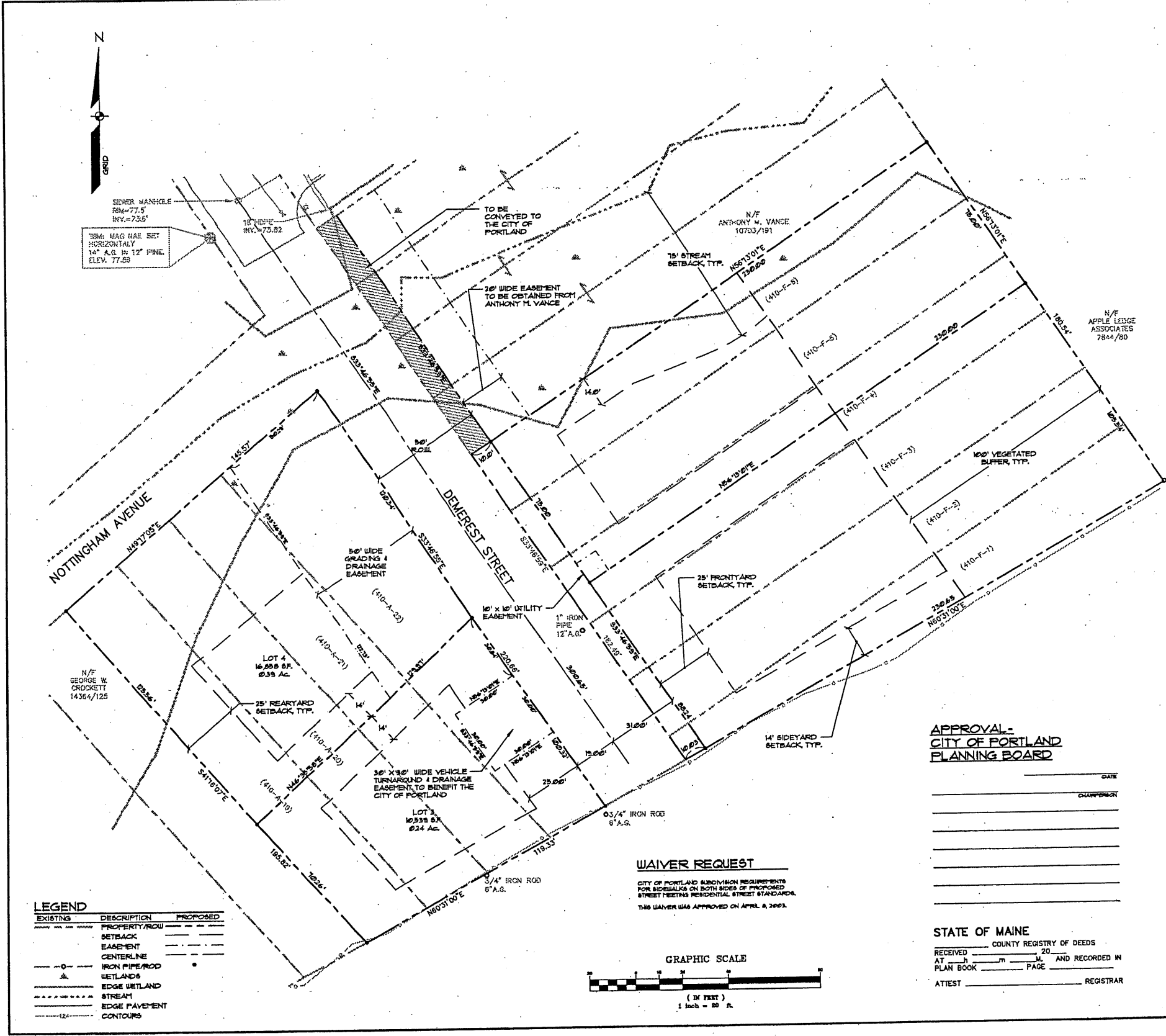
PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND	STATUS:	6-7-05	DATE:
REVISION	BY:	JRS	DATE:
DESIGN	BY:	JRS	DATE:
DRAWN	BY:	JRS	DATE:
CHECKED	BY:	JRS	DATE:
DESIGNED	BY:	JRS	DATE:
FIELD BOOK	NO.:	778	DATE:
PROJECT NO.:	03110		

Sebago Technics
 Registered Engineers You Can Build On
 One Church Street
 Portland, ME 04101-3907
 TEL: (207) 898-0277

PRELIMINARY SUBDIVISION PLAN
 OF:
 DEMEREST STREET EXTENSION
 PORTLAND, MAINE
 FOR:
 HABITAT FOR HUMANITY OF GREATER PORTLAND, MAINE 04104

DATE: 5-24-04
 SCALE: 1"=20'

SHEET 2 OF 6

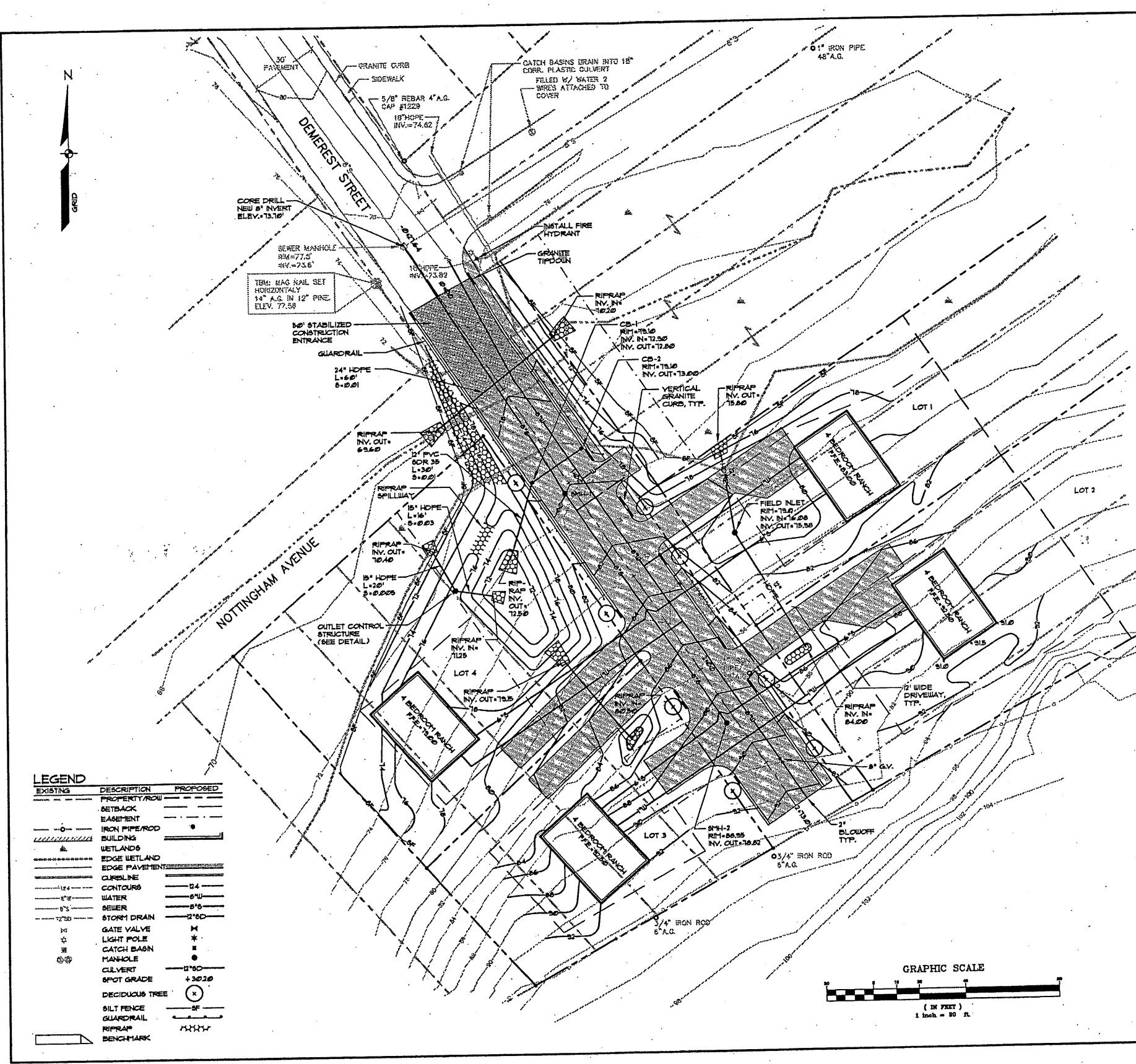


APPROVAL - CITY OF PORTLAND PLANNING BOARD

DATE _____
 CHAIRPERSON _____

STATE OF MAINE
 COUNTY REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ M. AND RECORDED IN
 PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR

031105B



CONSTRUCTION NOTES

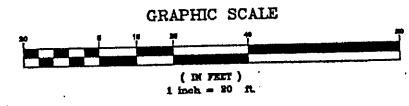
1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE CARE THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
4. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC SPACES DUE TO CONSTRUCTION.
5. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
6. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT F.D.O.T. STANDARDS AND SPECIFICATIONS.
7. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PLANS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (174-8300 EXT. 8024) SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA. A PERMIT TO CONSTRUCT MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PLANS AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
8. CONSTRUCTION DEBRIS SHALL BE CONTAINED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 21.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH TRADE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES PUBLISHED BY THE CLERMONT AND ENVIRONMENTAL PROTECTION DISTRICT AND MAINE DEPARTMENT OF COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, THIRD EDITION OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR ERECTION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS MEMBER UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND RELOCATING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES THAT INCLUDE TOWN OR CITY WATER AND SEWER, DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USGS PUBLIC WORKS SYSTEMS.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 P.S.A. 336-B-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION STANDARDS.
13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
14. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
15. WHEN THE TERM'S "APPROVED EQUALLY" OR "OTHER APPROVED" "EQUAL TO" "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE BILLING AND JUDGMENT OF SEBAGO TECHNICAL, INC.
16. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
17. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUCH FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

GENERAL NOTES

1. EACH LOT SHALL REQUIRE THE SUBMISSION OF A MAJOR SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE V (SITE PLAN) OR CHAPTER 14 OF THE PORTLAND CITY CODE.
2. ALL ROADS, TO INCLUDE BASE AND PAVEMENT, CURBS, SEWER, AND STORM DRAIN IMPROVEMENTS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES AND/OR UNDER THE SUPERVISION AND APPROVAL OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
3. ALL CORNERS SHALL BE DESIGNED AND BUILT WITH TYPED-IN AT ALL STREET CORNERS, CROSSWALKS, TURNAROUNDS, AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS TECHNICAL STANDARDS GUIDELINES.
4. ALL ELECTRIC, TELEPHONE AND CABLE TV SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., VERIZON, AND THE WARNER CABLE TV CO. STANDARDS.
5. ALL WATER MAINS SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	CONTOURS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	GATE VALVE	---
---	LIGHT POLE	---
---	CATCH BASIN	---
---	MANHOLE	---
---	CULVERT	---
---	SPOT GRADE	---
---	DECIDUOUS TREE	---
---	SILT FENCE	---
---	GUARDRAIL	---
---	RIPRAP	---
---	BENCHMARK	---

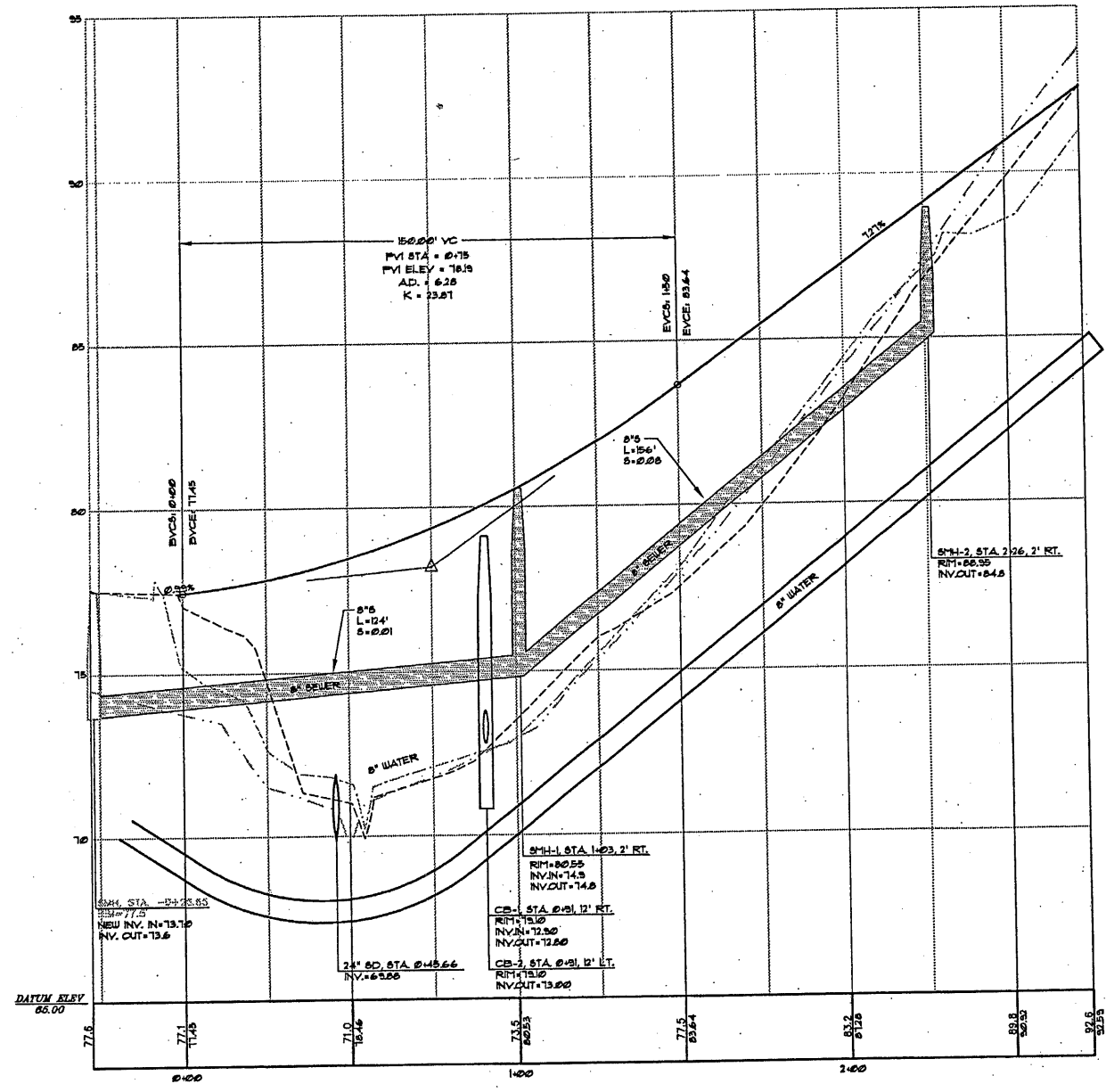


DATE	SCALE
5-25-04	1"=20'

Sebago Technica
 Engineering, Inc. 1000
 1000 Main Street
 Portland, ME 04101
 Tel: (207) 856-0277

GRADING AND UTILITY PLAN
 OF
DEMAREST STREET
 FOR
HABITAT FOR HUMANITY OF GREATER
 PORTLAND, MAINE 04104

4C



PROFILE: DEMEREST STREET EXT.
SCALE: 1"=20' HORIZ.
1"=2' VERT.

REV.	BY:	DATE:	STATUS:
A	JRS	6-7-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND

THIS PLAN SHALL NOT BE MOVED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS TO THIS PLAN SHALL BE AT THE USER'S SOLE RISK, AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC. AUTHORIZED OR OTHERWISE.

Sebago Technics
 Engineering, Inspection, You Can Build On
 One Capitol Street
 Westbrook, ME 04092-1338
 Tel: (603) 882-0271

PROJECT NO.: FIELD BOOK DESIGN CHD DRAWN
 03110 778 BGY JRS ST

PROFILE
 OF:
DEMEREST STREET EXTENSION
 DEMEREST STREET
 PORTLAND, MAINE

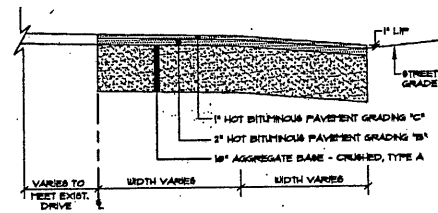
FOR:
HABITAT FOR HUMANITY OF GREATER PORTLAND
 565 CONGRESS STREET
 PORTLAND, MAINE 04104

STA. 0+00 TO STA. 2+73.02

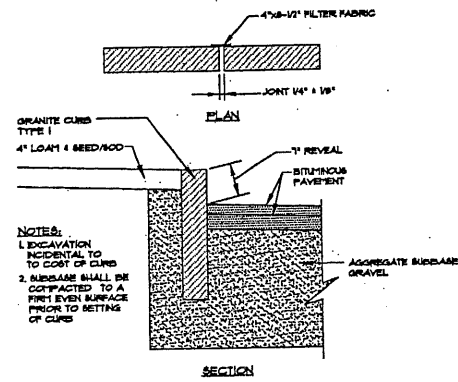
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SHEET 4 OF 6

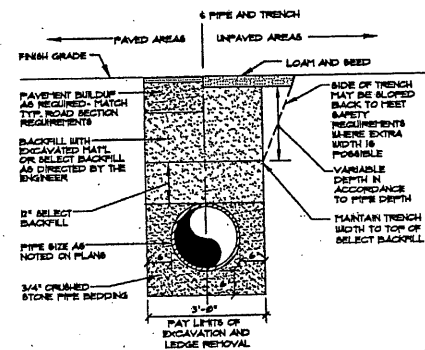
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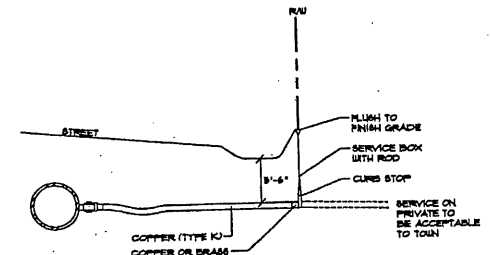
BITUMINOUS DRIVEWAY CONSTRUCTION
NOT TO SCALE



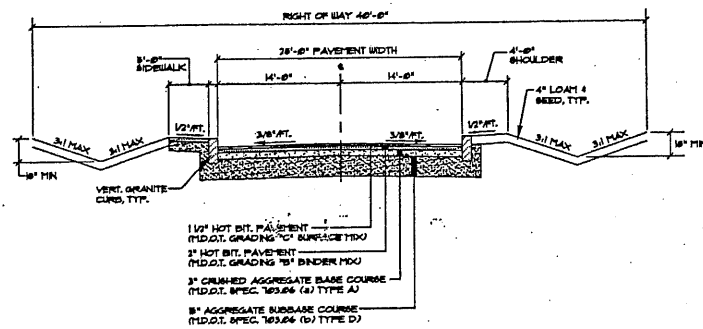
VERTICAL GRANITE CURB
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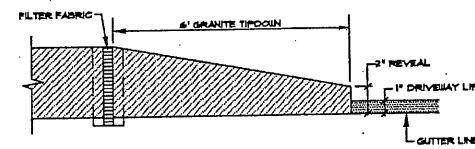
TYP. TRENCH SECTION WITHIN CITY ROW
NOT TO SCALE



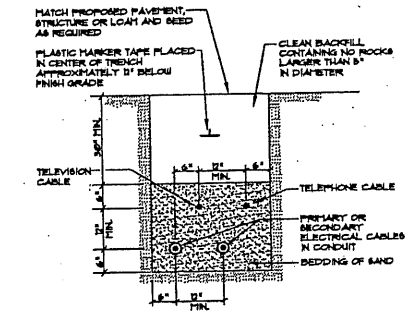
TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



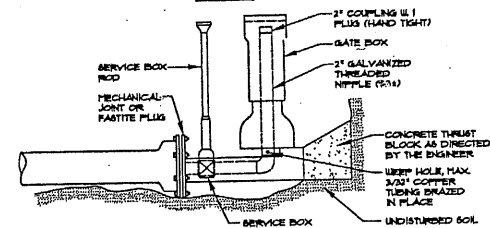
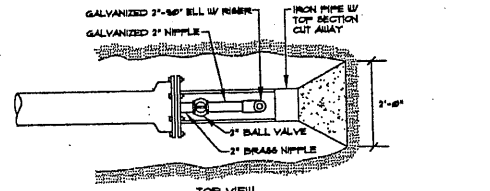
STREET SECTION - PUBLIC ROAD
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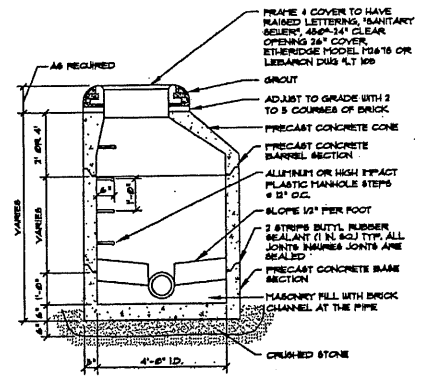
TYPICAL TIPDOWN CURB INSTALLATION
NOT TO SCALE



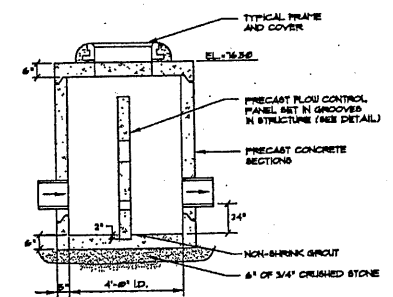
TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE



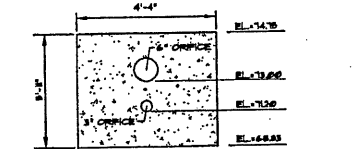
STANDARD 2" BLOW-OFF
NOT TO SCALE



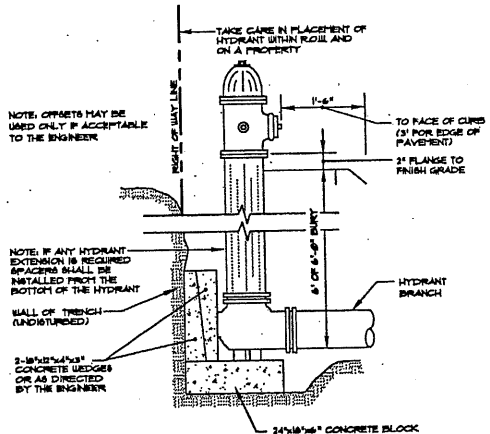
PRECAST MANHOLE
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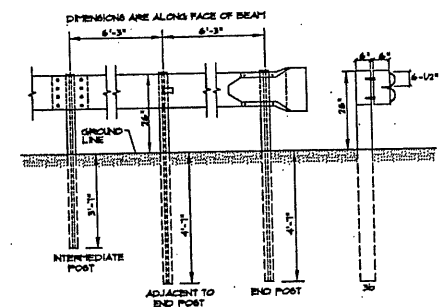
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PRECAST FLOW CONTROL PANEL
NOT TO SCALE



TYP. HYDRANT BLOCKING & REPLACEMENT
NOT TO SCALE



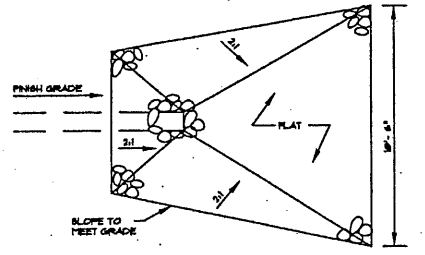
GUARDRAIL TYPE 3b
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PROJECT NO.	03110
FIELD BOOK	778
DESIGN	BOY
CHKD	BOY
DRAWN	BOY
DATE	6-7-05
BY	ARS
STATUS	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND

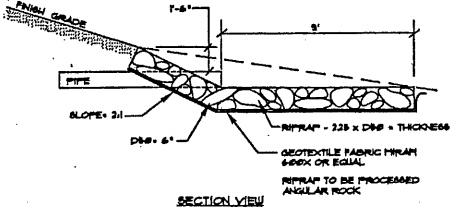
Sebago Technics
Engineering & Construction
1000 Main Street
Portland, ME 04101
Tel: (207) 886-0277

DEMAREST STREET EXTENSION
FOR: **HABITAT FOR HUMANITY OF GREATER PORTLAND**
565 CONGRESS STREET
PORTLAND, MAINE 04104

4E

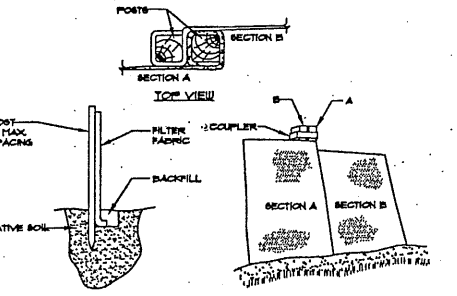


PLAN VIEW



SECTION VIEW

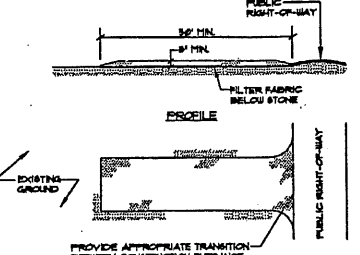
RIPPRAP APRON
NOT TO SCALE



INSTALLATION

1. ENCAVATE A 6" x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOP-N FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOP-N CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRIAM SALT FENCE OR EQUAL.

FILTER BARRIER
NOT TO SCALE

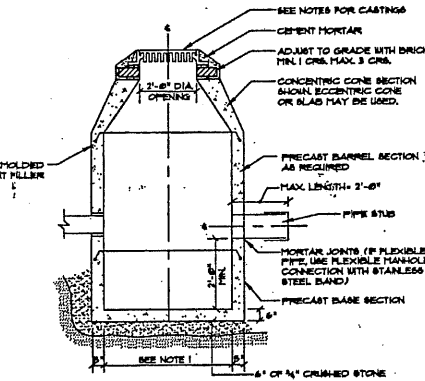


PROFILE

PLAN

- NOTES:
1. STONE SIZE - AASHTO DESIGNATION M45, SIZE NO. 2 (1 1/2" TO 1 3/4") USE CRUSHED STONE.
 2. LENGTH - AS SHOWN ON PLAN, MIN. 60 FEET.
 3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
 4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
 5. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSINGS WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY WEAPONS USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

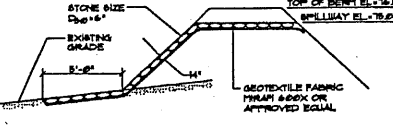
STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



TYPICAL CATCH BASIN
NOT TO SCALE

- NOTES:
1. 4" x 4" (D) TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER (D). PROVIDE SHOP DRAWINGS.
 2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADINGS.
 3. PIPE SIZES AND INVERTS AS NOTED ON PLAN.
 4. CATCH BASIN FRAME AND GRATE TO BE EITHER EDGE PORTLAND 84248, TYPE H OR C OR APPROVED EQUAL.
 5. STONE CHECK DATA MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED AREAS ARE FINISHED WITH AT LEAST 80% TO 90% OF VIGOROUS PERENNIAL VEGETATIVE COVER OF GRASSES.
 6. ALL AREAS SHALL BE SEEDED AND STABILIZED IN ACCORDANCE WITH THE FOLLOWING VEGETATION PLAN.

TYPICAL CATCH BASIN
NOT TO SCALE



SPILLWAY SECTION
NOT TO SCALE

- EMBANKMENT CONSTRUCTION
1. CONSTRUCTION OF COTTON BORROW MATERIAL MEETING FDOT SPECIFICATION.
 2. PLACE BORROW MATERIAL IN 18" LIFTS COMPACTED TO 98% OF THEORETICAL DRY DENSITY.
 3. INSTALL RIPRAP AND EROSION CONTROL MESH WHERE SPECIFIED ON PLAN.
 4. LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.

SPILLWAY SECTION
NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL PLAN

A. PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, FILTER FABRIC FENCING SHALL BE STAKED ACROSS THE SLOPES ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SALT FENCES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN. DETAILS IN THE PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 80% TO 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE INTERSECTION WITH THE PROPOSED ACCESS DRIVE AND THE EXISTING ROADWAY TO AVOID TRACKS OF TMD, DIRT AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND HARVEST BY PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES INCLUDING DATE OF SCHEDULE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL CONFER WITH THE MUNICIPAL STAFF THREE (3) DAYS PRIOR TO THE COMMENCEMENT OF THE WORK. THIS PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE (3) DAYS PRIOR TO THE COMMENCEMENT OF THE WORK. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE. APPROPRIATE TEMPORARY AND PERMANENT VEGETATION MEASURES SHALL BE FOLLOWED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION OF THIS PROJECT.

B. CONSTRUCTION AND POST-CONSTRUCTION PHASE

1. AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT PORTION OF DISTURBED SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION AND SHALL NOT EXCEED 14 DAYS. AREAS THAT WILL NOT BE COMPLETED (COVERED AND/OR FINISH GRADED) PORTION (4) DAYS OF DISTURBANCE SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL MEASURES FOR THE ENTIRE DISTURBANCE PERIOD. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE EROSION CONTROL MESH, NETTING OR FELCH AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON THE DESIGN PLAN. IF FELCH IS USED, IT SHALL BE APPLIED AT THE RATE OF 2 BALS PER 1000 SQUARE FEET. APPLICATION AREA SHALL BE COVERED WITH FELCH TO AVOID ANY VISIBLE SOIL EXPOSURE. FELCH SHALL BE KEPT FROM TO AVOID LOSS DUE TO WIND, FELLING AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRABBED WATERWAYS, ON SLOPES EQUAL TO OR GREATER THAN 3%, AND ANY DISTURBED AREAS WITHIN 100' OF WETLANDS OR STREAMS, TILLS AND NETTING SHALL ALSO BE APPLIED FOR ADDITIONAL WINTER PROTECTION ALONG SLOPES OF GRABBED WATERWAYS AND IN ALL AREAS EQUAL TO OR GREATER THAN 3% SLOPE.

2. IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDINGS BY SEPTEMBER 15TH OF THE YEAR OF CONSTRUCTION, THEN ALL DISTURBED AREAS SHALL BE SEEDED WITH A WINTER COVER CROP OF RYE AT THE RATE OF 1 LB/1000 SQ. FT. TO PROVIDE WINTER PROTECTION. WINTER SEEDINGS SHALL BE COVERED WITH EROSION CONTROL MESH (FELCH AND NETTING) AS DIRECTED BY THE INSPECTING ENGINEER. FELCH SHALL BE APPLIED AT THE RATE OF 2 BALS PER 1000 SQUARE FEET. APPLICATION AREA SHALL BE COVERED WITH FELCH TO AVOID ANY VISIBLE SOIL EXPOSURE. FELCH SHALL BE KEPT FROM TO AVOID LOSS DUE TO WIND, FELLING AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRABBED WATERWAYS, ON SLOPES EQUAL TO OR GREATER THAN 3%, AND ANY DISTURBED AREAS WITHIN 100' OF WETLANDS OR STREAMS, TILLS AND NETTING SHALL ALSO BE APPLIED FOR ADDITIONAL WINTER PROTECTION ALONG SLOPES OF GRABBED WATERWAYS AND IN ALL AREAS EQUAL TO OR GREATER THAN 3% SLOPE.

3. DURING WINTER CONDITIONS, AREAS THAT WILL NOT BE COMPLETED (COVERED AND/OR FINISH GRADED) WITHIN SEVEN (7) DAYS OF DISTURBANCE SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL MEASURES WITHIN SEVEN (7) DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE EROSION CONTROL MESH, NETTING OR FELCH AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON THE DESIGN PLAN. IF FELCH IS USED, IT OR STRAIN FELCH SHALL BE APPLIED TO PROVIDE A MINIMUM UNIFORM FELCH DEPTH OF 4". THE APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH FELCH TO AVOID ANY VISIBLE SOIL EXPOSURE.

4. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDING WITH RYE AT 3 LB/1000 SQ. FT. AND MULCHED, AND RE-USED AS REQUIRED. WINTER SEEDINGS SHALL BE PLACED DOWN GRADIENT FROM STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND INSPECTING ENGINEER.

5. ALL SALT FENCES AND EROSION CONTROL MEASURES SHALL BE MAINTAINED ACCORDING TO THIS PLAN. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM ROADWAY WATER. ALL THE SALT FENCE AND EROSION CONTROL MEASURES SHALL BE MAINTAINED BEFORE AND AFTER ANY RAINFALL OR SNOW EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 80% TO 90% VIGOROUS PERENNIAL VEGETATIVE COVER OF GRASSES.

6. A CONSTRUCTION ENTRANCE SHALL BE BUILT AT THE INTERSECTION OF THE EXISTING ROAD AND THE ACCESS DRIVE. ROADWAY AREAS SHALL BE PERIODICALLY MAINTAINED OR GRABBED BY THE CONTRACTOR DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A MATING TRUCK TO PERIODICALLY OPEN THE PROPOSED ROADWAY CONTROL AS NECESSARY TO REDUCE DIRT DURING THE DRY MONTHS.

7. STONE CHECK DATA MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED AREAS ARE FINISHED WITH AT LEAST 80% TO 90% OF VIGOROUS PERENNIAL VEGETATIVE COVER OF GRASSES.

8. ALL AREAS SHALL BE SEEDED AND STABILIZED IN ACCORDANCE WITH THE FOLLOWING VEGETATION PLAN.

C. VEGETATION PLAN

REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

1. FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND ANCHORED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF ROCKS, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 1" IN DIAMETER, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.
2. SOIL TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE NUTRIENT REQUIREMENTS. SOIL TEST SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14 DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

TEST	APPLICATION RATE
10-10-10 FERTILIZER (N-P-K) 100-100-100 OR EQUAL	10 LB/1000 SQ. FT.
GRASS SEEDS (SEE SCHEDULE)	10 LB/1000 SQ. FT.
CALCIUM MAGNESIUM OXIDE	10 LB/1000 SQ. FT.

3. FOLLOWING SEED BED PREPARATION, SHALE AREAS, FILL AREAS AND BACK SLOPES SHALL BE SEEDED AT A RATE OF 3 LB/1000 SQ. FT. WITH A MIXTURE OF 80% CREEPING BIRD RICEGRASS AND 20% TOP SOY KENTUCKY BLUEGRASS, 90% PERENNIAL RYEGRASS, 10% ANNUAL RYEGRASS AND 5% WHITE DUTCH CLOVER.
4. EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLAN OVER ALL FINISH GRADED AREAS AS SPECIFIED ON THE DESIGN PLAN.
5. ALL HAY BALE AND/OR FILTER FABRIC BARRIERS SHALL REMAIN IN PLACE UNTIL SEEDINGS HAVE BECOME 80%-90% ESTABLISHED AND THEN REMOVED WITHIN 14 DAYS.
6. THE INSPECTING ENGINEER AT HIS/HER DISCRETION MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AND/OR SUPPLEMENTAL VEGETATIVE PROVISIONS TO MAINTAIN STABILITY OF DISTURBED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY SUPPLEMENTAL MEASURES AS DIRECTED BY THE INSPECTING ENGINEER. FAILURE TO COMPLY WITH THE ENGINEER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

D. CONSTRUCTION SCHEDULE

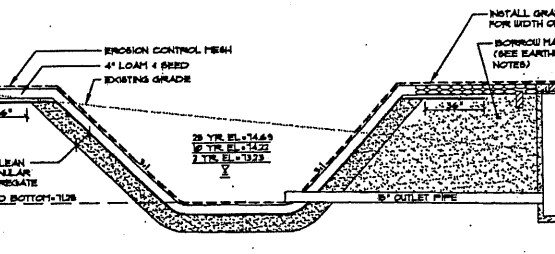
ESTIMATED CONSTRUCTION TIME	3 MONTHS
1. EROSION CONTROL MEASURES PLACED.	WEEK 1 - WEEK 3
2. SITE CLEARING AND GRUBBING.	WEEK 2 - WEEK 3
3. CONSTRUCTION OF ROAD SUBBASE FOR ACCESS.	WEEK 3 - WEEK 5
4. STORMWATER MANAGEMENT AREA CONSTRUCTION.	WEEK 1 - WEEK 3
5. UTILITY IMPROVEMENTS AND ROADWAY CONSTRUCTION.	WEEK 1 - WEEK 24
6. FELCH SPREAD FOR SPRINGS/OUTLET EROSION CONTROL.	----- OF CONSTRUCTION YEAR
7. START FINAL SEEDINGS ON PREPARED AREAS (DURING GROUNDWORK).	WEEK 3
8. WEEKLY MONITORING OF VEGETATIVE GROWTH.	WEEK 10
9. RE-SEEDING OF AREAS, IF NEEDED.	WEEK 10
10. REMOVAL OF EROSION CONTROL DEVICES.	UPON FINAL PROJECT COMPLETION

* NOTE CONSTRUCTION ON INDIVIDUAL LOTS MAY BEGIN ONCE THE ROADWAY BLANK HAS BEEN SUFFICIENTLY CONSTRUCTED TO ALLOW VEHICLE ACCESS TO THE LOTS. NOTE CONSTRUCTION MAY CONTINUE BEYOND THE ESTIMATED COMPLETION DATE FOR ROADWAY CONSTRUCTION. DISTURBED AREAS ON INDIVIDUAL LOTS SHALL ALSO BE SUBJECT TO THE EROSION & SEDIMENTATION CONTROL MEASURES CONTAINED HEREIN.

* DATES ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE ENGINEER, DEPENDING ON CONSTRUCTION PROGRESS.

E. INSPECTIONS/MONITORING MAINTENANCE MEASURES

INSPECTIONS/MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS AS NEEDED TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PROVIDE THE MUNICIPALITY WITH WRITTEN DOCUMENTATION (INCLUDING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK) TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA PERIODICALLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEASURES A MINIMUM OF 80%-90% OF AREAS VEGETATED WITH VIGOROUS GROUND SEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH WRITTEN FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.



TYPICAL CONSTRUCTION SECTION AT DETENTION POND
NOT TO SCALE

NO.	DATE	BY	REVISION	STATUS
1	8-7-05	JRS	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND	
2				
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
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15				
16				
17				
18				
19				
20				

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

Sebago Technics
 Engineering & Construction Services
 585 Congress Street
 Portland, Maine 04101
 Tel: (207) 888-1277

PROJECT NO.	0310
FIELD BOOK	778
DESIGN	BOY
CHD	JRS
DRAWN	BOY

DETAILS OF: **DEMAREST STREET EXTENSION**
 DEMAREST STREET
 PORTLAND, MAINE

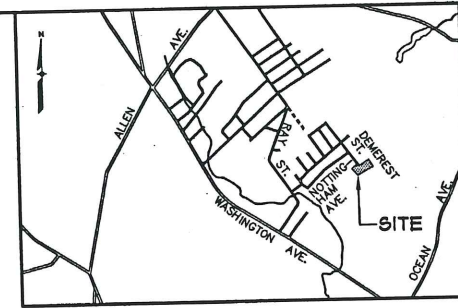
FOR: **HABITAT FOR HUMANITY OF GREATER PORTLAND**
 585 CONGRESS STREET
 PORTLAND, MAINE 04104

DATE	SCALE
7-16-04	AS NOTED

SHEET 6 OF 6

031002

HA



LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNERS OF THE PARCELS ARE LISTED AS THEY APPEAR ON CITY OF PORTLAND TAX MAP 48.
- THE PROPERTY IS SHOWN AS LOTS A-19 THRU A-22 AND LOTS F-1 THRU F-4 ON THE TOUR OF PORTLAND TAX MAP 48 AND IS LOCATED IN THE R-3 ZONE.
- SPACE AND BULK CRITERIA:
R-3 ZONE
MIN LOT SIZE: 6,500 SF
MIN STREET FRONTAGE: 100 FEET
MIN FRONT YARD: 25 FEET
MIN SIDE YARD: 8 FEET
1 1/2 STORY - 8 FEET
2 STORY - 14 FEET
MIN REAR YARD: 25 FEET
MAX BUILDING HEIGHT: 35 FEET
MAX BUILDING COVERAGE: 25 %
- TOTAL AREA OF PARCEL: PARCEL 1 - 4,064 SF OR 0.34 ACRES
PARCEL 2 - 7,156 SF OR 0.63 ACRES
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNIC, INC. PERFORMED MARCH AND APRIL OF 2004.
- PLAN REFERENCES:
A. PLAN OF "RAY GARDENS" PORTLAND, MAINE OWNED BY J.W. WILBUR, SEPTEMBER 1, 1941, PURCHASED FROM ARTHUR L. PARSONS/PORTLAND DRAIN BY ALLIET C.E. BOSTON, MAINE AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 15, PAGE 193.
B. RECORDING PLAN "HEARANT HILL", PORTLAND, MAINE FOR ANASTOS I. LOHES, INC. BY ROYAL SURVEY CO. LAST REVISED APRIL 1, 1998 AND RECORDED IN CORD PLAN BOOK 15, PAGE 56.
C. AMENDED RECORDING PLAN "APPLE LEDGE", PORTLAND, MAINE BY DELICIA ASSOCIATES INC. LAST AMENDED FEBRUARY 1990 AND RECORDED IN CORD PLAN BOOK 15, PAGE 57B.
- THE PROJECT IS TO BE SERVICED BY INDIVIDUAL WELLS AND SUBSURFACE DISPOSAL SYSTEMS MEETING THE REQUIREMENTS OF THE MAINE STATE PLUMBING CODE.
- WETLAND INFORMATION PROVIDED BY SEBAGO TECHNIC, INC.
- THE ENTIRE SITE SHALL BE DEVELOPED AND OR MAINTAINED AS DEPICED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODS OR LAND AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
- 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 ANTI-CUTTING SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPER CONTRACTOR FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN 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.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION MARCH 1993 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- NO CITY OF PORTLAND PUBLIC SERVICES SHALL BE PROVIDED TO THE RAY STREET SUBDIVISION DEVELOPMENT UNTIL THE STREET HAS BEEN ACCEPTED BY THE CITY. HENCE, THE DEVELOPER IS RESPONSIBLE FOR TRASH PICKUP AND SNOW REMOVAL PRIOR TO ITS ACCEPTANCE BY THE CITY.
- WETLAND DELINEATION WAS PERFORMED AND MAPPED BY SEBAGO TECHNIC, INC.
- EACH LOT SHALL REQUIRE SUBMISSION OF A MINOR SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE V (SITE PLAN) OR C.I.M. OF THE PORTLAND CITY CODE. ALL LOTS SHALL BE GRADED AND CONSTRUCTED TO GENERALLY CONFORM TO THE LOT GRADING PLAN AS SHOWN IN THIS PLAN SET. ANY CHANGES TO THE LOT GRADING PLAN SHALL BE APPROVED BY THE PORTLAND PLANNING AUTHORITY.
- ALL ROADS TO INCLUDE BASE AND PAVEMENT, CURBS, SEWERS, AND STORM DRAIN INFRASTRUCTURE, SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES AND/OR UNDER THE SUPERVISION AND APPROVALS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
- ALL CURBING SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL STREET CORNERS, CIRCULAR TURN-AROUNDS, AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS TECHNICAL STANDARDS AND GUIDELINES.
- ALL ELECTRIC, TELEPHONE AND CABLE TV SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., BELL ATLANTIC TELEPHONE CO. AND THE WARNER CABLE TV CO. STANDARDS.
- ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
- THE DRAINAGE EASEMENTS SHOWN ON THIS PLAN SHALL BE RECORDED IN THE INDIVIDUAL LOT DEEDS. EACH DRAINAGE EASEMENT SHALL BE FOR THE PURPOSES OF MAINTENANCE REPAIR, OR CLEANING OF DITCHES, CHANNELS AND/OR DETENTION PONDS.
- ALL GRANITE MONUMENTATION SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS AND GUIDELINES.

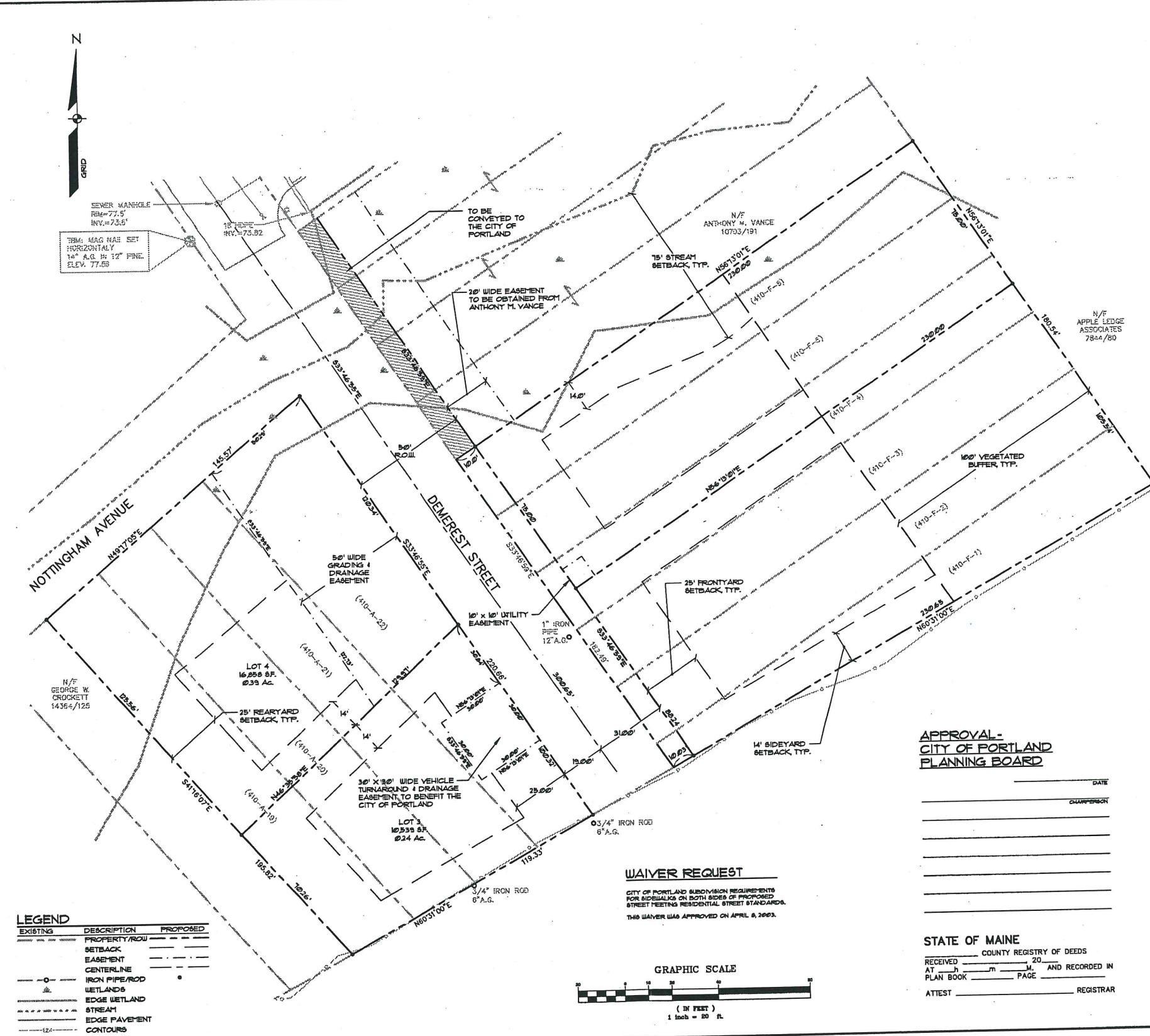
Sebago Technics
Engineering Department
1000 Congress Street
Portland, ME 04108-0377
Tel: (207) 898-0277

PROJECT NO.	FIELD BOOK	DESIGN	CHD	DRWN	BOY
03110	778				

PRELIMINARY SUBDIVISION PLAN
OF
DEMAREST STREET EXTENSION
PORTLAND, MAINE
FOR:
HABITAT FOR HUMANITY OF GREATER
PORTLAND, MAINE 04104

DATE	SCALE
5-24-04	1"=20'

SHEET 2 OF 6

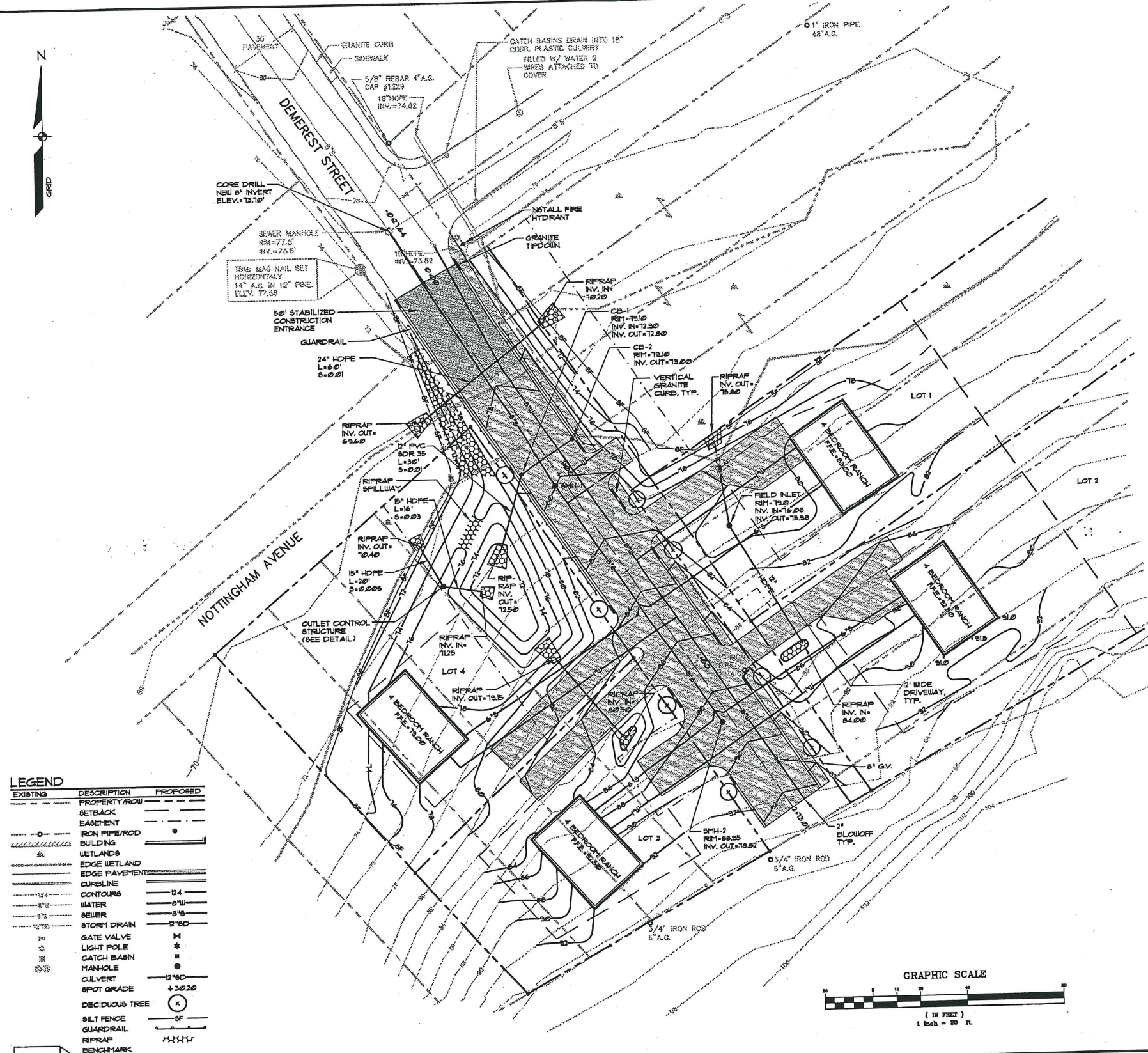


APPROVAL -
CITY OF PORTLAND
PLANNING BOARD

DATE _____
CHAIRPERSON _____

STATE OF MAINE
_____, COUNTY REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTRAR

48



CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
4. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
5. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND PLANT AND SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
6. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS, AND/OR CURRENT PDOT STANDARDS AND SPECIFICATIONS.
7. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (7:00 A.M. EST). SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
8. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES POLISHED BY THE CLIFDENLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1995 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT HIS NAME (UNM-DIG) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
11. CONTRACTOR SHALL BE ADVISED THAT HIS SAFE ONLY NOTICES ITS MEMBER UTILITIES ABOUT THE DIG WHEN NOTIFIED, HIS SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS GAS PUBLIC WORKS SYSTEMS.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 M.R.S.A. 13A-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CROSS LOT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
14. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
15. WHERE THE TERMS "APPROVED EQUAL," "OTHER APPROVED," "EQUAL TO," "ACCEPTABLE," OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULES AND JUDGMENT OF SEBAGO TECHNICS, INC.
16. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
17. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD CONDITION AND CONSTRUCTION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

GENERAL NOTES

1. EACH LOT SHALL REQUIRE THE SUBMISSION OF A MINOR SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE V (SITE PLAN) OF CHAPTER 14 OF THE PORTLAND CITY CODE.
2. ALL ROADS TO INCLUDE BASE AND PAVEMENT, CURBS, SEWER, AND STORM DRAIN INFRASTRUCTURE SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES AND/OR UNDER THE SUPERVISION AND APPROVALS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
3. ALL CURBS SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL STREET CORNERS, CROSSWALKS, TURNAROUNDS, AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS TECHNICAL STANDARDS GUIDELINES.
4. ALL ELECTRIC, TELEPHONE AND CABLE TV SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL PLANS POWER CO., VERIZON, AND THE WARNER CABLE TV CO. STANDARDS.
5. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	BETBACK	---
---	EASEMENT	---
○	IRON PIPE/ROD	○
▭	BUILDING	▭
▲	WETLANDS	▲
-----	EDGE WETLAND	-----
-----	EDGE PAVEMENT	-----
---	CURBLINE	---
---	CONTOURS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
○	GATE VALVE	○
○	LIGHT POLE	○
○	CATCH BASIN	○
○	MANHOLE	○
○	CULVERT	○
○	SPOT GRADE	○
○	DECIDUOUS TREE	○
---	SILT FENCE	---
---	GUARDRAIL	---
---	RIPRAP	---
---	BENCHMARK	---

Sebago Technics
 Engineering Experts You Can Build On
 One Democrat Street - 139
 Portland, Maine 04101
 Tel: (207) 856-0277

PROJECT NO: FIELD BOOK DESIGN CHD DRAWN
 03110 778 03110 778

GRADING AND UTILITY PLAN
 OF:
DEMAREST STREET EXTENSION
 PORTLAND, MAINE

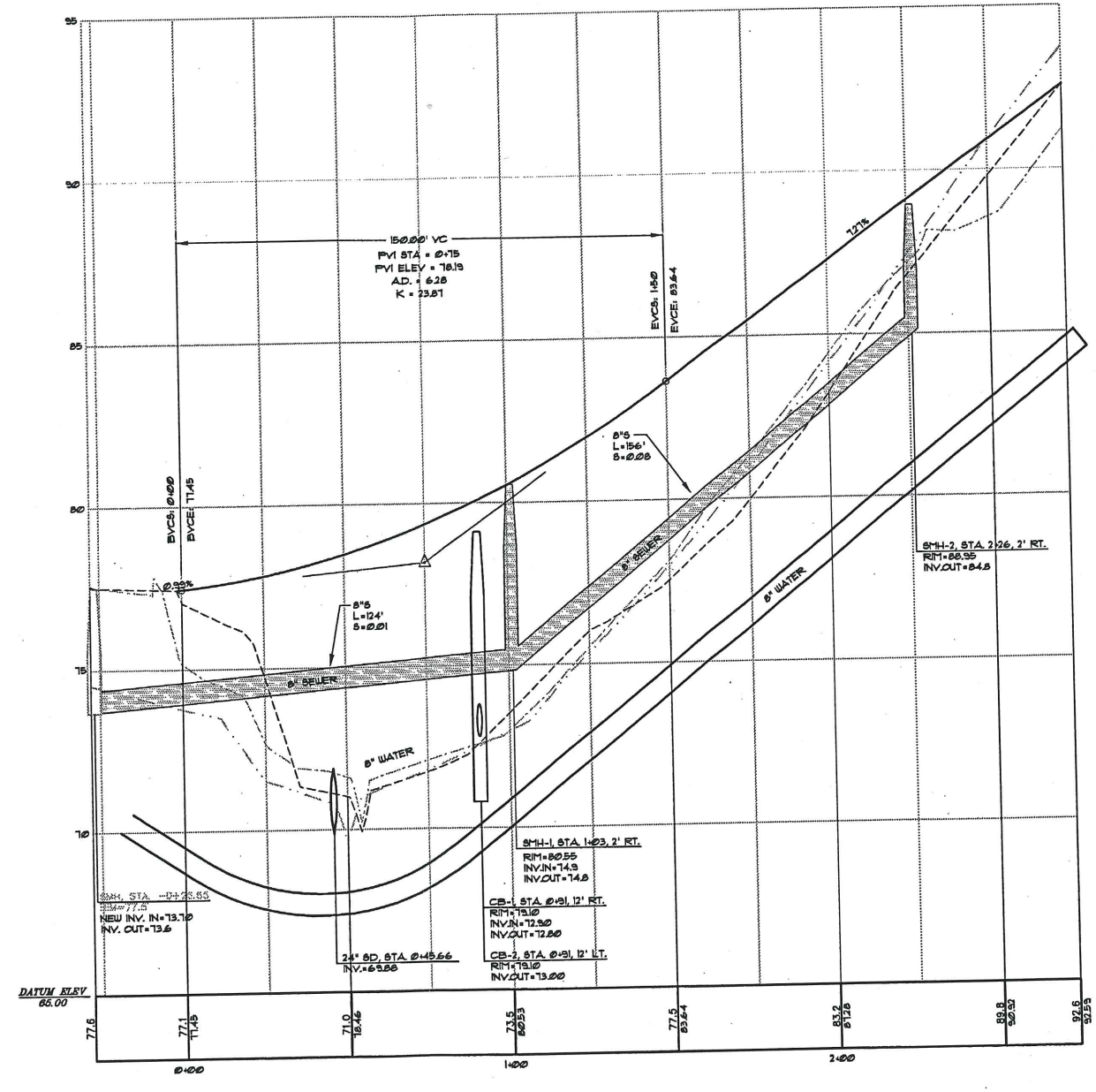
HABITAT FOR HUMANITY OF GREATER PORTLAND
 565 COLLETT STREET
 PORTLAND, MAINE 04104

DATE: 5-25-04 SCALE: 1"=20'

SHEET 3 OF 6

DATE:	5-25-04	SCALE:	1"=20'
PROJECT NO:	03110	FIELD BOOK:	778
DESIGN:	CHD	DRAWN:	JRS
BY:	JRS	BY:	JRS
STATUS:	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND		

4C



PROFILE: DEMEREST STREET EXT.
SCALE: 1"=20' HORIZ.
1"=2' VERT.

PROJECT NO.	03110	DATE	6-7-05	STATUS	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND
DESIGNER	BCY	DRAWN	JRS	CHKD	JRS
DESIGN	778	DESIGN	778	DESIGN	778

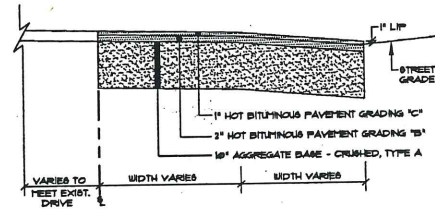
Sebago Technics
Engineering Engineers You Can Build On
One Osborne Street, Suite 1318
Portland, ME 04103
Tel: (207) 886-0277

PROFILE OF:
DEMAREST STREET EXTENSION
PORTLAND, MAINE
FOR:
HABITAT FOR HUMANITY OF GREATER PORTLAND
PORTLAND, MAINE 04104

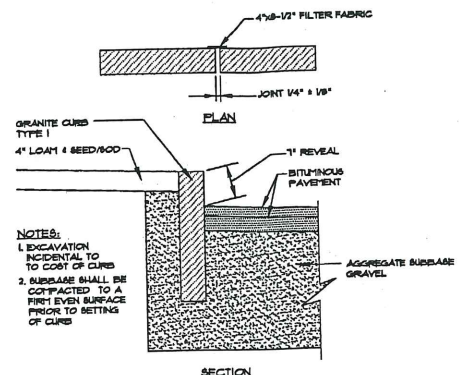
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03110PR

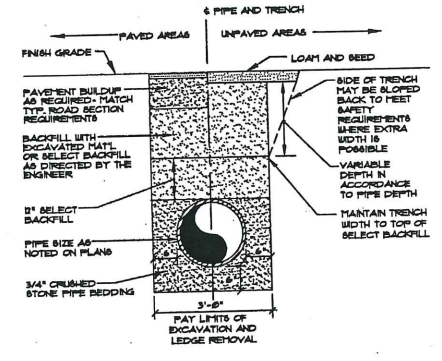
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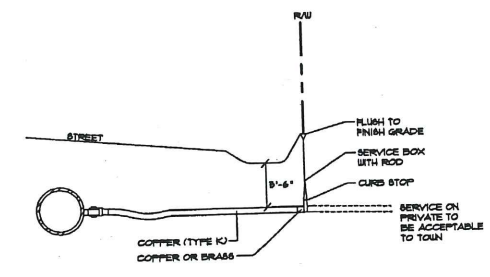
BITUMINOUS DRIVEWAY CONSTRUCTION
NOT TO SCALE



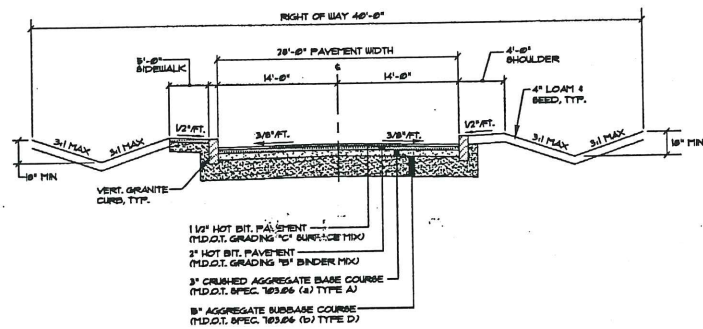
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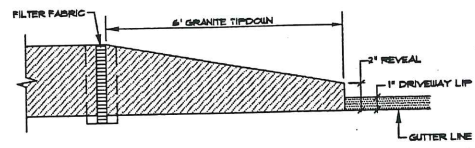
TYP. TRENCH SECTION WITHIN CITY ROW.
NOT TO SCALE



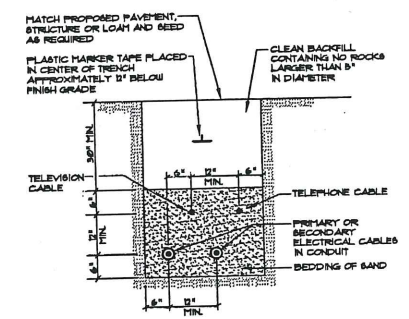
TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



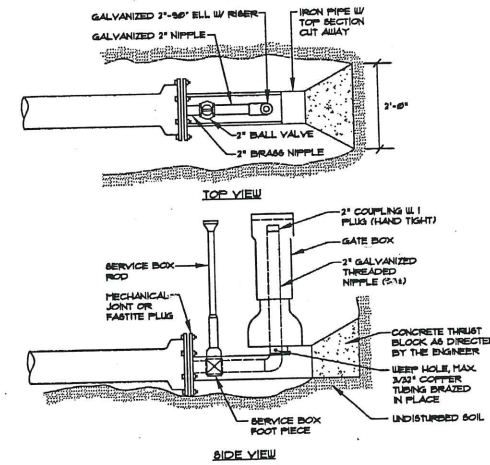
STREET SECTION - PUBLIC ROAD
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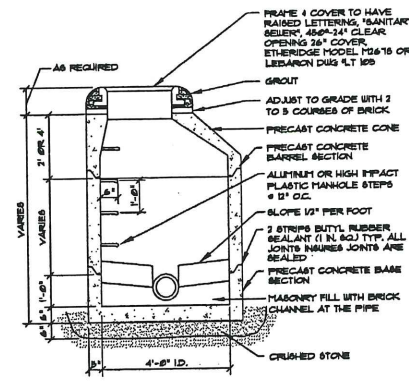
TYPICAL TIPDOWN CURB INSTALLATION
NOT TO SCALE



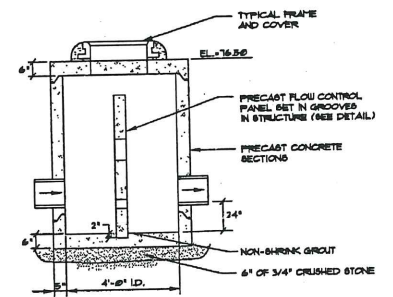
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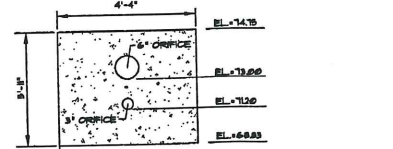
STANDARD 2" BLOW-OFF
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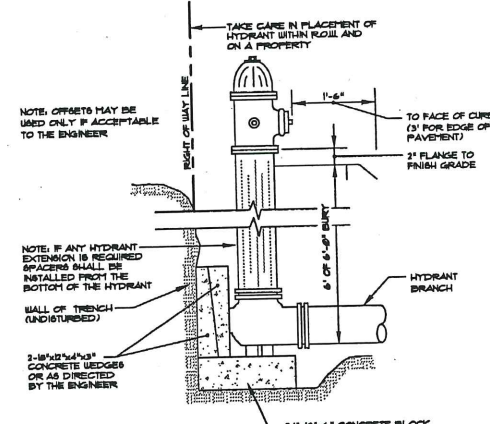
PRECAST MANHOLE
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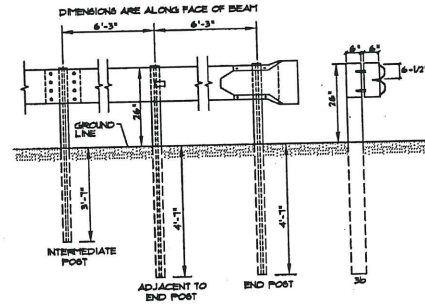
OUTLET STRUCTURE DETAIL
NOT TO SCALE



PRECAST FLOW CONTROL PANEL
NOT TO SCALE



TYP. HYDRANT BLOCKING & REPLACEMENT
NOT TO SCALE



GUARDRAIL TYPE 3b
NOT TO SCALE

PROJECT NO.	03110
FIELD BOOK	778
DESIGN	BOY
CHD	JRS
DRAWN	BOY
BY	JRS
DATE	6-7-05
STATUS	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND

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DETAILS OF:
DEMAREST STREET EXTENSION
FOR PORTLAND, MAINE
HABITAT FOR HUMANITY OF GREATER PORTLAND
565 CONGRESS STREET
PORTLAND, MAINE 04104

4E

EROSION AND SEDIMENTATION CONTROL PLAN

A. PRE-CONSTRUCTION PHASE

1. PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, FILTER FABRIC FENCING WILL BE STAKED ACROSS THE SLOPE(S) ON THE CONTOUR, AT OR JUST BELOW THE LIMITS OF CLEARINGS OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SILT FENCES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN (DETAILS IN THE PLAN SET). THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

2. PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE INTERSECTION WITH THE PROPOSED ACCESS DRIVE AND THE EXISTING ROADWAY TO AVOID TRACKING OF MUD, DIRT AND DEBRIS FROM THE SITE.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THESE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES. THESE MEASURES SHALL BE FOLLOWED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION OF THIS PROJECT.

B. CONSTRUCTION AND POST-CONSTRUCTION PHASE

1. (A) AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF PERENNIAL SOIL NECESSARY FOR PROGRESSIVE AND PRESENT CONTINUATION AND SHALL NOT EXPOSE AREAS THAT WILL NOT BE COMPLETED (COVERED AND/OR FINISHED) WITHIN FORTY-FIVE (45) DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL MEASURES WITHIN FORTY-FIVE (45) DAYS OF DISTURBANCE, TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE ANDHON ENGINEER AND AS SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, HAY OR STRAW MULCH SHALL BE APPLIED AT THE RATE OF 3 LBS/1000 SQ. FEET. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS, (IE, ROADWAY DITCHES) IN SLOPES WHICH EXCEED 8% AND ANY DISTURBED AREAS WITHIN 100' OF WETLANDS OR STREAMS.

2. (B) IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY SEPTEMBER 31ST OF THE YEAR OF CONSTRUCTION, THEN ALL DISTURBED AREAS SHALL BE SEEDED WITH A WINTER COVER CROP OF RYE AT THE RATE OF 3 LBS/1000 SQ. FT. TO PROVIDE WINTER PROTECTION. WINTER SEEDINGS SHALL BE COVERED WITH EROSION CONTROL FESH (MULCH AND NETTING) HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL ANY DISTURBED AREAS WITHIN 100' OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE APPLIED FOR ADDITIONAL WINTER PROTECTION ALONG SIDE SLOPES OF GRASSED WATERWAYS AND IN ALL AREAS EQUAL TO OR GREATER THAN 8% SLOPE.

3. (C) DURING WINTER CONDITIONS, AREAS THAT WILL NOT BE COMPLETED (COVERED AND/OR FINISHED) WITHIN SEVEN (7) DAYS OF DISTURBANCE SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL MEASURES WITHIN SEVEN (7) DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE EROSION CONTROL FESH, NETTING OR MULCH AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, HAY OR STRAW MULCH SHALL BE APPLIED TO PROVIDE WINTER PROTECTION. MULCH SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE.

4. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDED WITH RYE AT 3 LBS/1000 SQ. FT. AND MULCHED, AND RE-USED AS REQUIRED. SILTATION FENCING SHALL BE PLACED DOWN GRADIENT FROM STOCKPILED LOAN. LOAN SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND INSPECTING ENGINEER.

5. ALL SILT FENCES AND EROSION CONTROL MEASURES SHALL BE INSTALLED ACCORDING TO THIS PLAN. THESE SHALL BE MAINTAINED DURING CONSTRUCTION AND AFTER ANY MANUAL EVENT. MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER OF GRASSES.

6. A CONSTRUCTION ENTRANCE SHALL BE BUILT AT THE INTERSECTION OF THE EXISTING ROAD AND THE ACCESS DRIVE. ROADWAY AREAS SHALL BE PERIODICALLY SEED OR MULCHED TO AVOID TRACKING OF MUD, DIRT OR DEBRIS FROM THE CONSTRUCTION AREA. DURING CONSTRUCTION, DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS.

7. STONE CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SLOPES ARE ESTABLISHED WITH AT LEAST 85% TO 90% OF VIGOROUS PERENNIAL GROUND.

8. ALL AREAS SHALL BE SEEDING AND STABILIZED IN ACCORDANCE WITH THE FOLLOWING VEGETATION PLAN.

9. VEGETATION PLAN VEGETATION MEASURES SHALL COINCIDE WITH COMPLETION OF CONSTRUCTION OF THE ROADWAY IMPROVEMENTS. DISTURBED AREAS SHALL ALSO BE SEEDING AND STABILIZED PRIOR TO ANY DISTURBANCE. FINAL SEEDING REQUIREMENTS IN SECTION B(1)(A) ABOVE. IF FINAL SEEDING CANNOT BE ACCOMPLISHED BY SEPTEMBER 31ST THEN ALL DISTURBED AREAS SHALL BE SEEDING WITH A WINTER COVER CROP OF RYE AT THE RATE OF 3 LBS/1000 SQ. FT. TO PROVIDE WINTER PROTECTION. SEEDING AREAS SHALL BE COVERED WITH EROSION CONTROL FESH. SEE WINTER PROTECTION REQUIREMENTS IN SECTION B (B) ABOVE.

REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

1. FOUR INCHES OF LOAM WILL BE APPLIED OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 1/4" DIAMETER, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

2. SOIL TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOIL TEST SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14 DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

TEST APPLICATION RATE
 NITRIFERTILIZER 100 LBS/1000 SQ. FT.
 (N-P2O5-K2O) OR EQUAL
 GROUND LIMESTONE (80% CALCIUM + MAGNESIUM OXIDE) 100 LBS/1000 SQ. FT.

3. FOLLOWING NEED BED PREPARATION, GRADE AREAS, FILL AREAS AND BACK SLOPES SHALL BE SEED AT A RATE OF 3 LBS/1000 SQ. FT. WITH A MIXTURE OF 50% CREEPING RED FESCUE, 5% RED TOP, 24% KENTUCKY BLUEGRASS, 10% PERENNIAL RYEGRASS, 20% ANNUAL RYEGRASS AND 5% WHITE DUTCH CLOVER.

4. EROSION CONTROL FESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISH SEEDING AREAS AS SPECIFIED ON THE DESIGN PLANS.

5. ALL HAY BALE AND/OR FILTER FABRIC BARRIERS WILL BE MAINTAINED IN PLACE UNTIL SEEDING HAVE BECOME ESTABLISHED AND THEN REMOVED WITHIN 10 DAYS.

6. THE INSPECTING ENGINEER AT HIS/HER DISCRETION, MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AND/OR SUPPLEMENTAL VEGETATIVE PROVISIONS TO MAINTAIN STABILITY OF EARTHWORKS AND FINISH GRADED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY SUPPLEMENTAL MEASURES AS DIRECTED BY THE INSPECTING ENGINEER. FAILURE TO COMPLY WITH THE ENGINEER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

7. CONSTRUCTION SCHEDULE
 SITE IMPROVEMENTS WILL MOST LIKELY BEGIN IN SPRING 2005 DEPENDING UPON FINAL PROJECT APPROVAL. THE FOLLOWING SCHEDULE IS ANTICIPATED FOR THE CONSTRUCTION OF THE ROADWAY IMPROVEMENTS.

SCHEDULE	ESTIMATED CONSTRUCTION TIME	MONTHS
1.	EROSION CONTROL MEASURES PLACED.	WEEK 1 - WEEK 2
2.	SITE CLEANING AND GRUBBING.	WEEK 2 - WEEK 3
3.	CONSTRUCTION OF ROAD SUBGRADE FOR ACCESS.	WEEK 3 - WEEK 10
4.	STORMWATER MANAGEMENT AREA CONSTRUCTION.	WEEK 1 - WEEK 5
5.	UTILITY IMPROVEMENTS AND ROADWAY CONSTRUCTION.	WEEK 1 - WEEK 24

1. MULCH SPREAD FOR SPRING/SUMMER EROSION CONTROL.

2. START FINAL SEEDINGS ON PREPARED AREAS (DURING GROUNDING SEASONS).

3. WEEKLY MONITORING OF VEGETATIVE GROWTH.

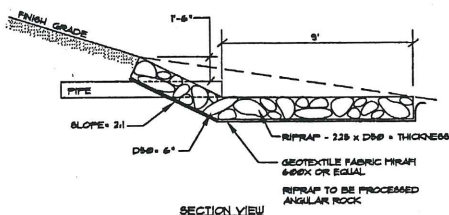
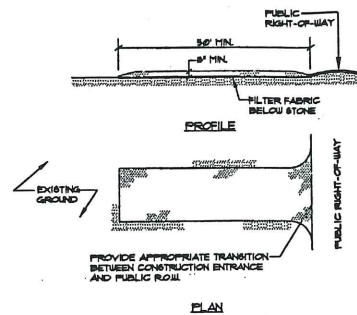
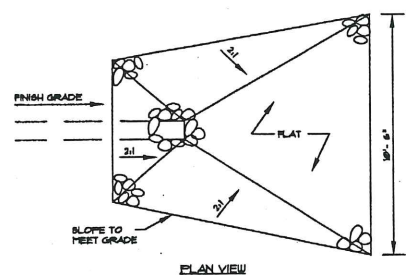
4. RE-SEEDING OF AREAS, IF NEEDED.

5. REMOVAL OF EROSION CONTROL DEVICES.

6. HOME CONSTRUCTION ON INDIVIDUAL LOTS MAY BEGIN ONCE THE ROADWAY BASE HAS BEEN SUFFICIENTLY CONSTRUCTED TO ALLOW VEHICLE ACCESS TO THE LOTS. HOME CONSTRUCTION THAT CONTAINS DISTURBED AREAS ON INDIVIDUAL LOTS SHALL ALSO BE SUBJECT TO THE EROSION & SEDIMENTATION CONTROL PROVISIONS CONTAINED HEREIN.

7. DATES ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE ENGINEER, DEPENDING ON CONSTRUCTION PROGRESS.

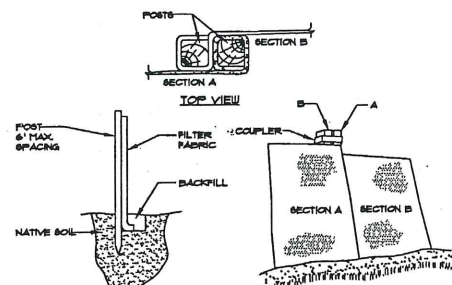
8. INSPECTION/MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS AS NEEDED TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PROVIDE THE MUNICIPALITY WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING, THE CONTRACTOR SHALL INSPECT THE WORK AREA BI-MONTHLY UNTIL THE SEEDING HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 80%-90% OF AREAS WITHIN 100' OF WETLANDS OR STREAMS SHALL BE COVERED BY VEGETATION. INSPECTIONS SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.



RIPPRAP APRON NOT TO SCALE

- NOTES:**
1. STONE SIZE- ASHBY DESIGNATION M43, SIZE NO. 3 (1 1/2" TO 1 1/4") USE CRUSHED STONE.
 2. LENGTH- AS SHOWN ON PLANS, MIN. 80 FEET.
 3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
 4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
 5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

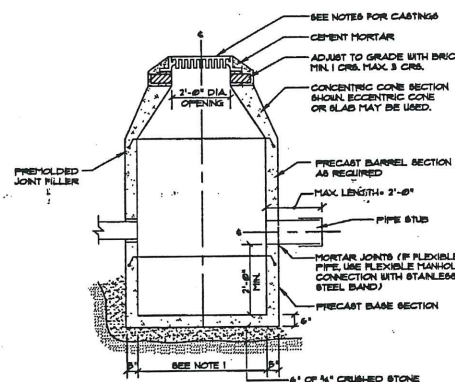
STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE



INSTALLATION:

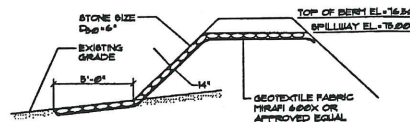
1. EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE RIPPRAP SILT FENCE OR EQUAL.

FILTER BARRIER NOT TO SCALE



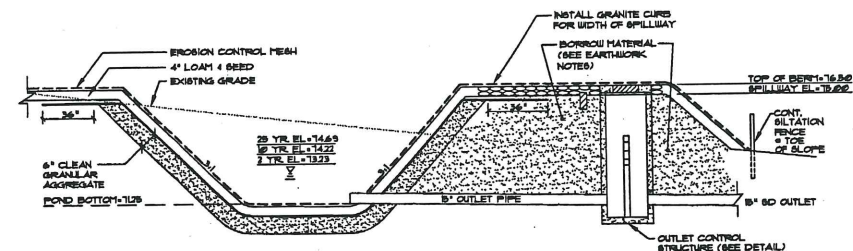
- NOTES:**
1. 4" O.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
 2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
 3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
 4. CATCH BASIN FRAME AND GRATE TO BE ETHERIDGE FOAMDRY 84248, TYPE H OR C OR APPROVED EQUAL.
 5. DRAINAGE MANHOLE FRAME AND COVER TO BE ETHERIDGE FOAMDRY M2488 OR APPROVED EQUAL. COVER SHALL BE MARKED "DRAIN".

TYPICAL CATCH BASIN NOT TO SCALE



- EMBANKMENT CONSTRUCTION**
1. CONSTRUCTION OF COTTON BORROW MATERIAL MEETING M2027 SPECIFICATION.
 2. PLACE BORROW MATERIAL IN 6" LIFTS COMPACTED TO 98% OF THEORETICAL DRY DENSITY.
 3. INSTALL RIPPRAP AND EROSION CONTROL FESH WHERE SPECIFIED ON PLANS.
 4. LOAM, SEED, AND STABILIZE IN ACCORDANCE WITH SEDIMENTATION AND EROSION CONTROL PLAN.

SPILLWAY SECTION NOT TO SCALE



TYPICAL CONSTRUCTION SECTION AT DETENTION POND NOT TO SCALE

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 200 Elm Street
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 Tel: (207) 856-0777

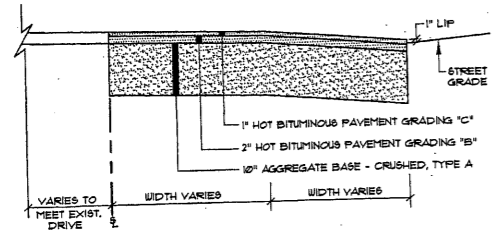
PROJECT NO: 03110
 FIELD BOOK: 778
 DESIGN: BJC
 DRAWN: BJC

DETAILS OF: DEMAREST STREET EXTENSION
 DEMAREST STREET
 PORTLAND, MAINE

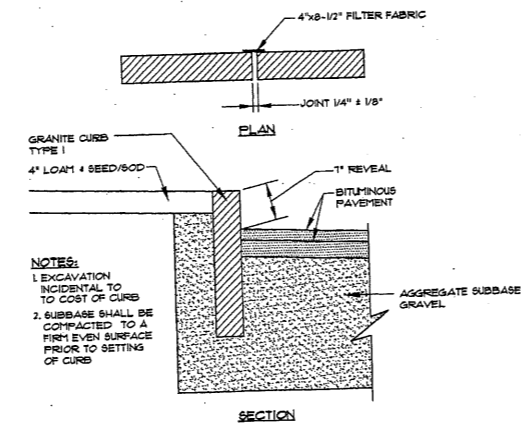
FOR: HABITAT FOR HUMANITY OF GREATER PORTLAND
 565 CONGRESS STREET
 PORTLAND, MAINE 04104

DATE: 7-16-04
 SCALE: AS NOTED

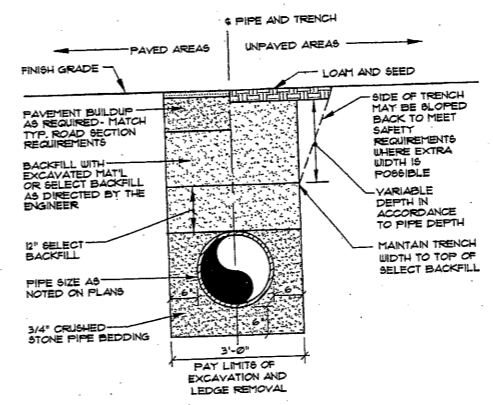
SHEET 6 OF 6



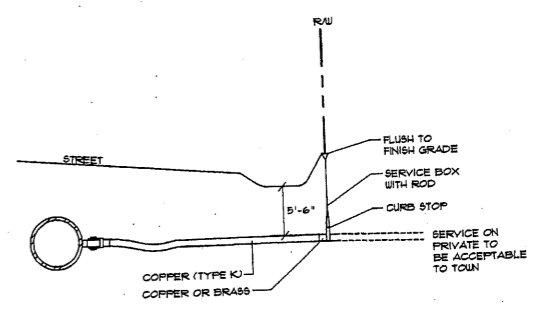
BITUMINOUS DRIVEWAY CONSTRUCTION
NOT TO SCALE



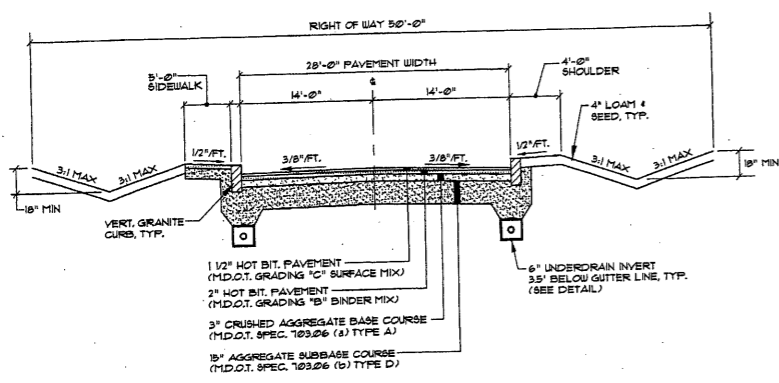
VERTICAL GRANITE CURB
NOT TO SCALE



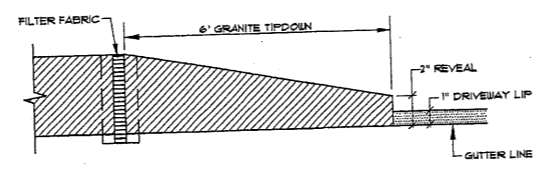
TYP. TRENCH SECTION WITHIN CITY ROW
NOT TO SCALE



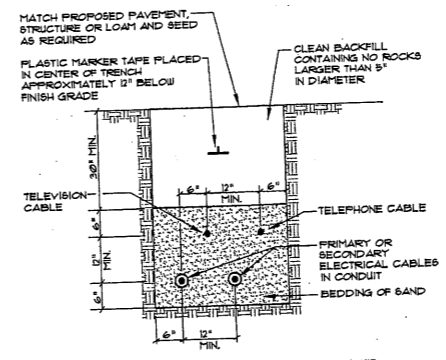
TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



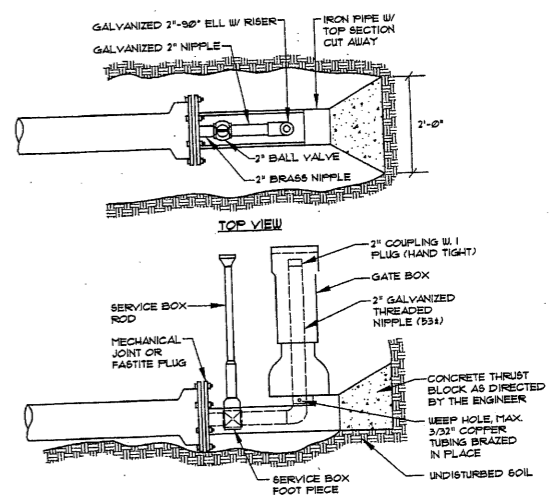
STREET SECTION - PUBLIC ROAD
NOT TO SCALE



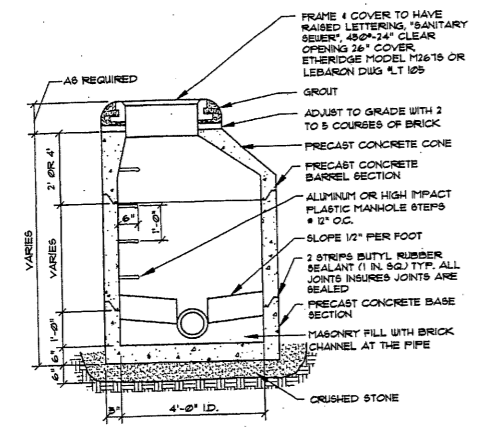
TYPICAL TIPDOWN CURB INSTALLATION
NOT TO SCALE



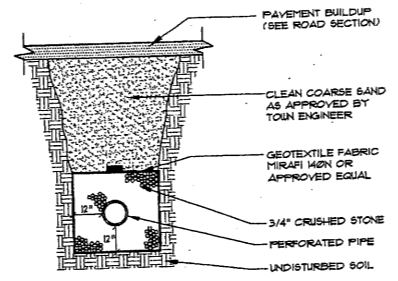
TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE



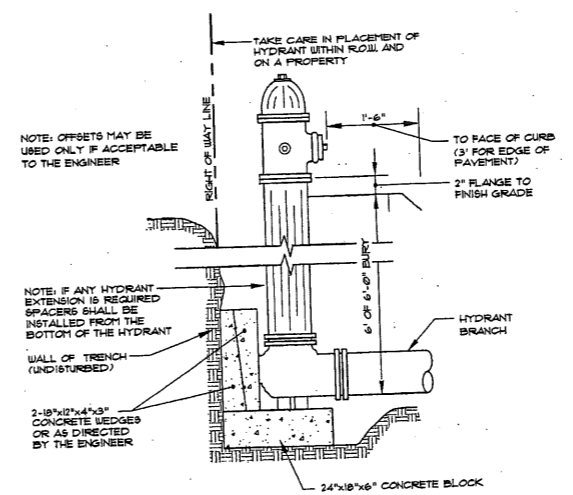
STANDARD 2" BLOW-OFF
NOT TO SCALE



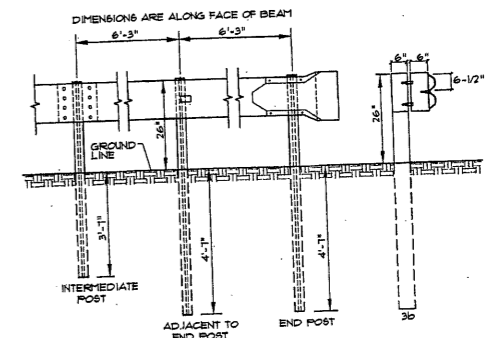
PRECAST MANHOLE
NOT TO SCALE



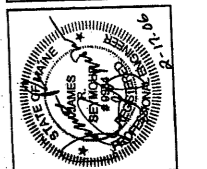
TYP. PERFORATED UNDERDRAIN TRENCH SECTION
NOT TO SCALE



TYP. HYDRANT BLOCKING & REPLACEMENT
NOT TO SCALE



GUARDRAIL TYPE 3b
NOT TO SCALE

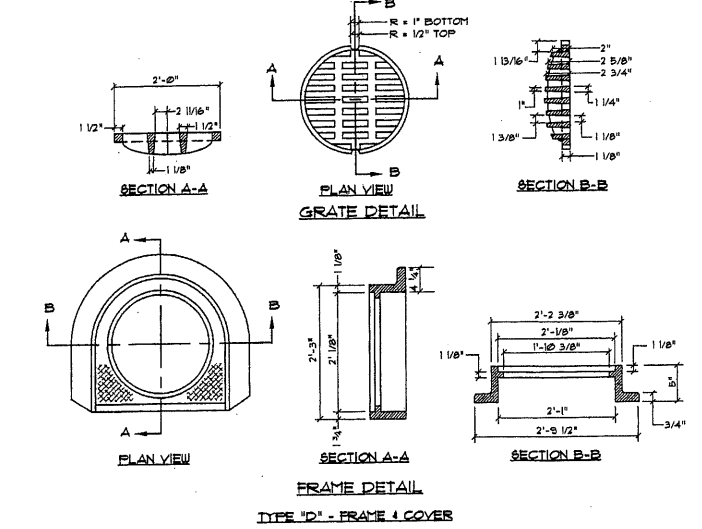
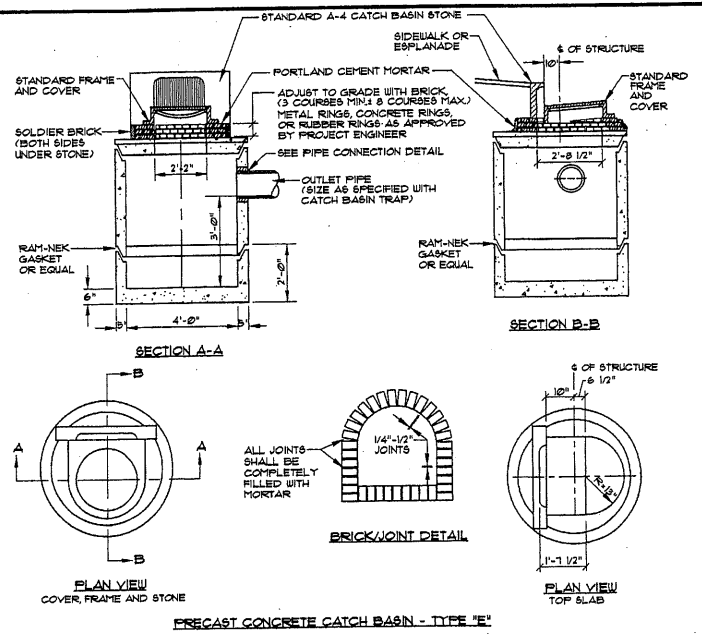


PROJECT NO.	03110
FIELD BOOK	778
DESIGN	JRS
CHKD	BCY
DRAWN	BCY
DATE	01-09-06
REV.	6-7-05
BY	JRS
STATUS	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND
DATE	01-09-06
BY	JRS
STATUS	FINAL PLAN SUBMISSION

Sebago Technics
Engineers & Surveyors You Can Build On
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Waterville, ME 04901-1339
Tel (207) 856-0277

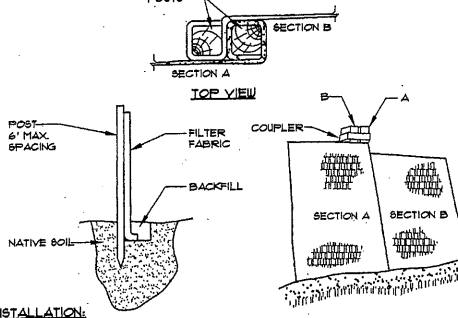
DETAILS OF
DEMAREST STREET EXTENSION
FOR
HABITAT FOR HUMANITY OF GREATER PORTLAND

DATE	7-16-04
SCALE	AS NOTED

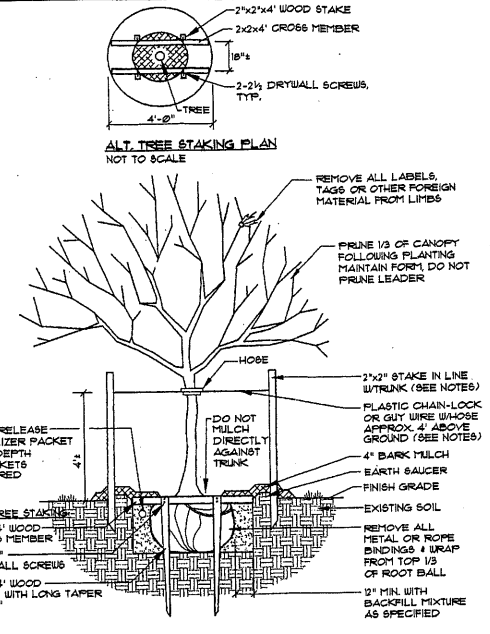


- NOTES:**
1. 4'-0" ID. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER ID. PROVIDE SHOP DRAWINGS FOR APPROVAL.
 2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADINGS.
 3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
 4. CATCH BASIN FRAME AND GRATE TO ACCOMMODATE 3" MIN. GRATE (H-20 LOADINGS & BICYCLE SAFETY). PROVIDE SHOP DRAWINGS FOR ENGINEER'S / OWNER REPRESENTATIVE'S APPROVAL.

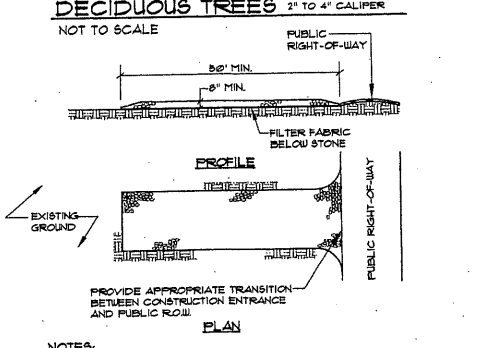
CATCH BASIN W/ GRANITE HEADSTONE



- INSTALLATION:**
1. EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
 2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
 3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
 4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
 5. JOIN SECTION AS SHOWN ABOVE.
 6. BARRIER SHALL BE MIRAF SILT FENCE OR EQUAL.
- FILTER BARRIER**
NOT TO SCALE

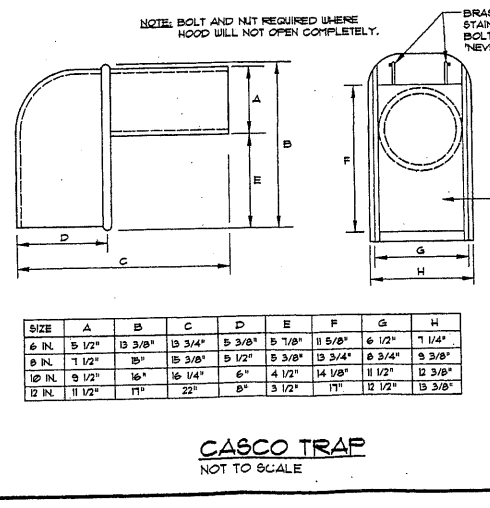


- NOTES:**
1. INSTALL STAKES AND GUYTS TO TREES IF THE FOLLOWING APPLY:
 2. THE TREE IS OF SUBSTANTIAL SIZE.
 3. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
 4. IF STAKES AND GUYTS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.



- NOTES:**
1. STONE SIZE - AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
 2. LENGTH - AS SHOWN ON PLANS, MIN. 50 FEET.
 3. THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
 4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
 5. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE



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 3/4"	13 3/4"	8 3/4"	9 3/8"
10 IN.	9 1/2"	16 1/2"	16 1/4"	6"	4 1/2"	14 1/8"	11 1/2"	12 3/8"
12 IN.	11 1/2"	17 1/2"	17"	6 1/2"	3 1/2"	17"	12 1/2"	13 3/8"

EROSION AND SEDIMENTATION CONTROL PLAN

A. PRE-CONSTRUCTION PHASE

REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

1. FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 1" IN DIAMETER, AND WITHOUT WEEDS, ROOTS OR OTHER CORROSIONABLE MATERIAL.
2. SOIL TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE NUTRIENT REQUIREMENTS. SOIL TEST SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14 DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:
 NITROGEN: 15-20 LB/1000 SF
 PHOSPHORUS: 10-15 LB/1000 SF
 POTASSIUM: 10-15 LB/1000 SF
 GROUND LIMESTONE (80%): 150 LB/1000 SF
 GYPSUM + MAGNESIUM OXIDE: 150 LB/1000 SF
3. FOLLOWING SEED BED PREPARATION, GRADE AREAS, FILL AREAS AND BACK SLOPES SHALL BE SEED AT A RATE OF 5 LBS/1000 SF WITH A MIXTURE OF 35% PERENNIAL RYEGRASS, 45% RED TOP, 24% KENTUCKY BLUEGRASS, 20% PERENNIAL RYEGRASS, 20% ANNUAL RYEGRASS AND 5% WHITE DUTCH CLOVER.
4. EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISH SEEDING AREAS AS SPECIFIED ON THE DESIGN PLANS.
5. ALL HAY BALE AND/OR FILTER FABRIC BARRIERS WILL REMAIN IN PLACE UNTIL SEEDINGS HAVE BECOME 85%-90% ESTABLISHED AND THEN REMOVED WITHIN 10 DAYS.
6. THE INSPECTING ENGINEER AT HIS/HER DISCRETION, MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AND/OR SUPPLEMENTAL VEGETATIVE PROVISIONS TO MAINTAIN STABILITY OF EARTHWORKS AND FINISH GRADED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY SUPPLEMENTAL MEASURES AS DIRECTED BY THE INSPECTING ENGINEER. FAILURE TO COMPLY WITH THE ENGINEER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

B. CONSTRUCTION AND POST-CONSTRUCTION PHASE

1. ALL AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION AND SHALL NOT EXCEED 14 DAYS. AREAS THAT WILL NOT BE COMPLETED TO FINISH GRADE OR FINISH GRADED WITHIN FOURTEEN (14) DAYS OF DISTURBANCE SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL MEASURES WITHIN FOURTEEN (14) DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, HAY OR STRAW MULCH SHALL BE APPLIED AT THE RATE OF 3 BALES PER 1000 SQUARE FEET. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND OR WETTING SHALL BE APPLIED IN THE BASE OF ALL GRASSED WATERWAYS (I.E. ROADWAY DITCHES) AND IN SLOPES WHICH EXCEED 15% AND ANY DISTURBED AREAS WITHIN 100' OF WETLANDS OR STREAMS.

2. IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY SEPTEMBER 31ST OF THE YEAR OF CONSTRUCTION, THEN ALL DISTURBED AREAS SHALL BE SEED WITH A WINTER COVER CROP OF RYE AT THE RATE OF 3 LBS/1000 SF. TO PROVIDE WINTER PROTECTION UNTIL SEEDINGS SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING). HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL ANY DISTURBED AREAS WITHIN 100' OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE APPLIED FOR ADDITIONAL WINTER PROTECTION ALONG SIDE SLOPES OF GRASSED WATERWAYS AND IN ALL AREAS EQUAL TO OR GREATER THAN 8% SLOPE.

3. DURING WINTER CONDITIONS, AREAS THAT WILL NOT BE COMPLETED (COVERED AND/OR FINISH GRADED) WITHIN SEVEN (7) DAYS OF DISTURBANCE SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL MEASURES WITHIN SEVEN (7) DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL MEASURES SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON THE DESIGN PLANS. IF MULCH IS USED, HAY OR STRAW MULCH SHALL BE APPLIED TO PROVIDE A MINIMUM UNIFORM MULCH DEPTH OF 4". THE APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE.

4. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDING WITH RYE AT 3 LBS/1000 SF AND MULCHED, AND RESEED AS REQUIRED. SILTATION LOAM SHALL BE FILLED DOWN GRADIENT FROM STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND INSPECTING ENGINEER.

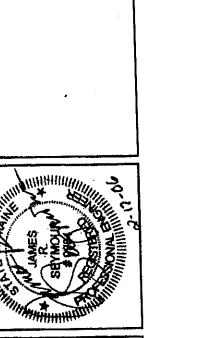
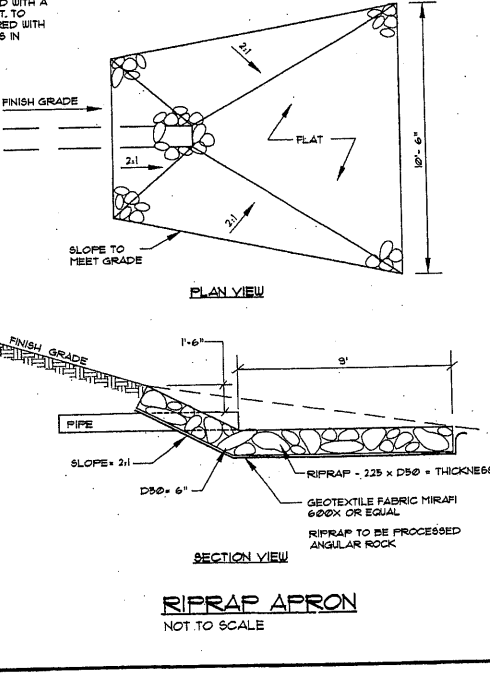
5. ALL SILT FENCES AND EROSION CONTROL MEASURES SHALL BE INSTALLED ACCORDING TO THIS PLAN. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE SILT FENCES AND EROSION CONTROL MEASURES SHALL BE INSPECTED BEFORE AND AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER OF GRASSES.

6. ALL AREAS SHALL BE SEEDING AND STABILIZED IN ACCORDANCE WITH THE FOLLOWING VEGETATION PLAN.

C. VEGETATION PLAN

REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

1. INSPECTING/MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS AS NEEDED TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PROVIDE THE MUNICIPALITY WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-MONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 85%-90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.



NO.	DATE	DESCRIPTION
1	01-09-06	FINAL PLAN SUBMISSION TO THE CITY OF PORTLAND
2	11-18-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND
3	6-7-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND

DESIGNED BY: JRS
CHECKED BY: JRS
DRAWN BY: JRS
SCALE: AS NOTED

Sebago Technics
Engineering Experience You Can Build On
One Onset Street, Westbrook, ME 04092
Tel: (207) 858-0277

PROJECT NO.: FIELD BOOK DESIGN CHD DRAWN
03110 778 BGY JRS

DETAILS OF: DEMEREST STREET EXTENSION
DEMEREST STREET
PORTLAND, MAINE

HABITAT FOR HUMANITY OF GREATER PORTLAND
565 CONGRESS STREET
PORTLAND, MAINE 04104

DATE: 7-16-04
SCALE: AS NOTED

SHEET 6 OF 6

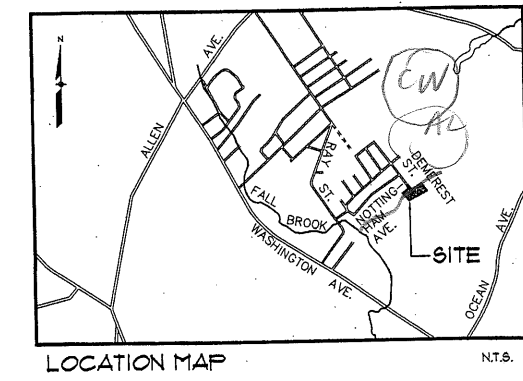
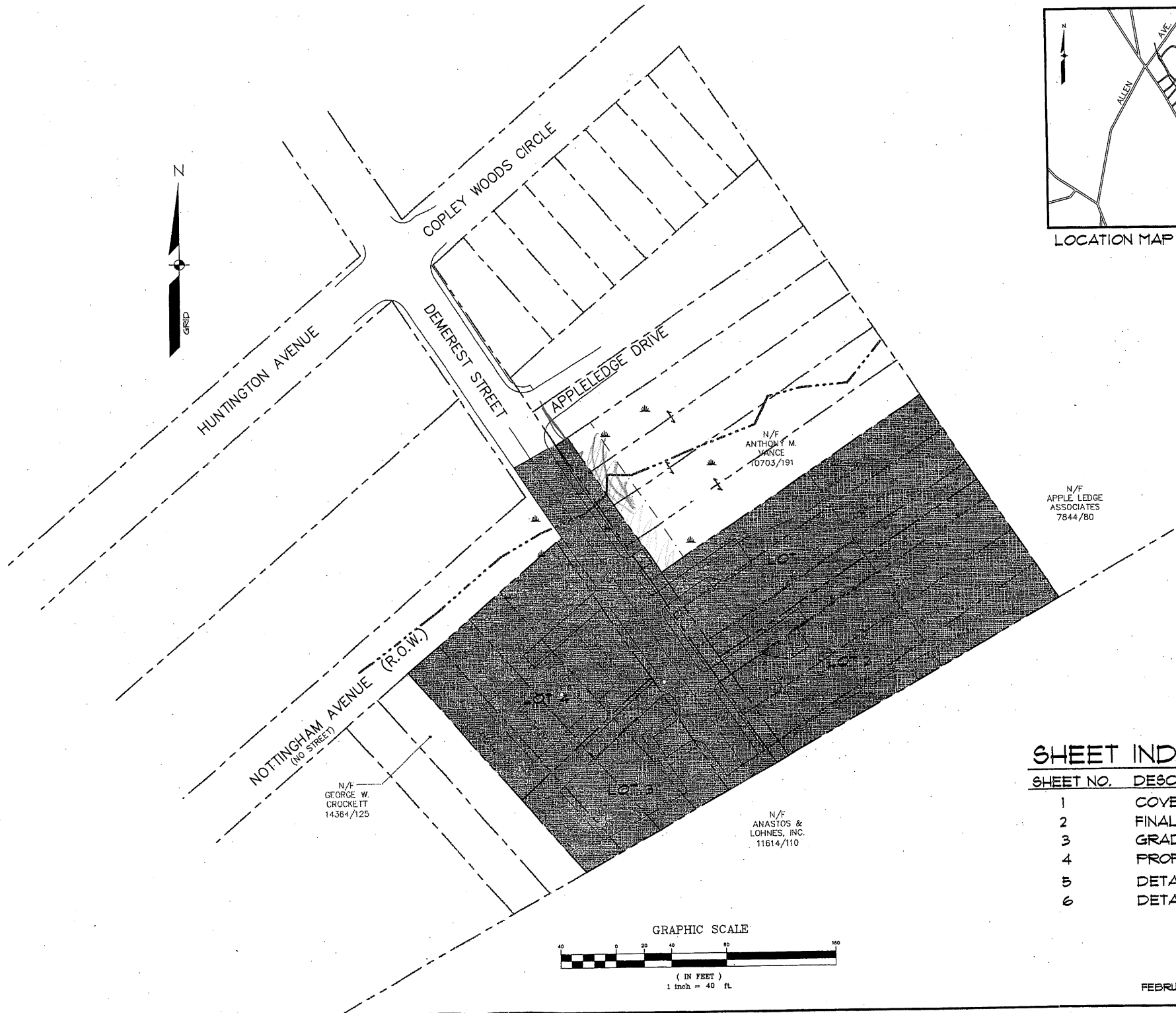
DEMEREST STREET EXTENSION

FINAL SUBDIVISION PLAN
PORTLAND, MAINE

APPLICANT:
HABITAT FOR HUMANITY OF
GREATER PORTLAND/
PORTLAND WEST
565 CONGRESS STREET
PORTLAND, ME 04104

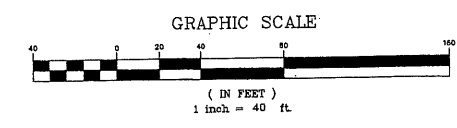
SURVEYOR, ENGINEER &
WETLAND SPECIALIST

Sebago Technics
Engineering Expertise You Can Build On
One Chobot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

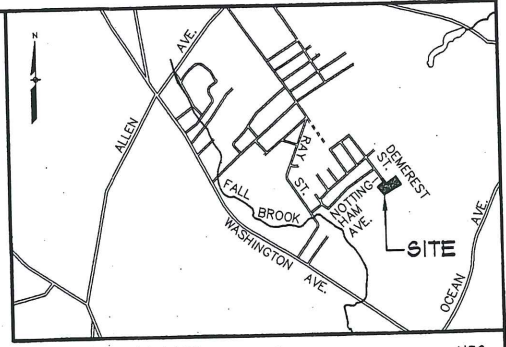
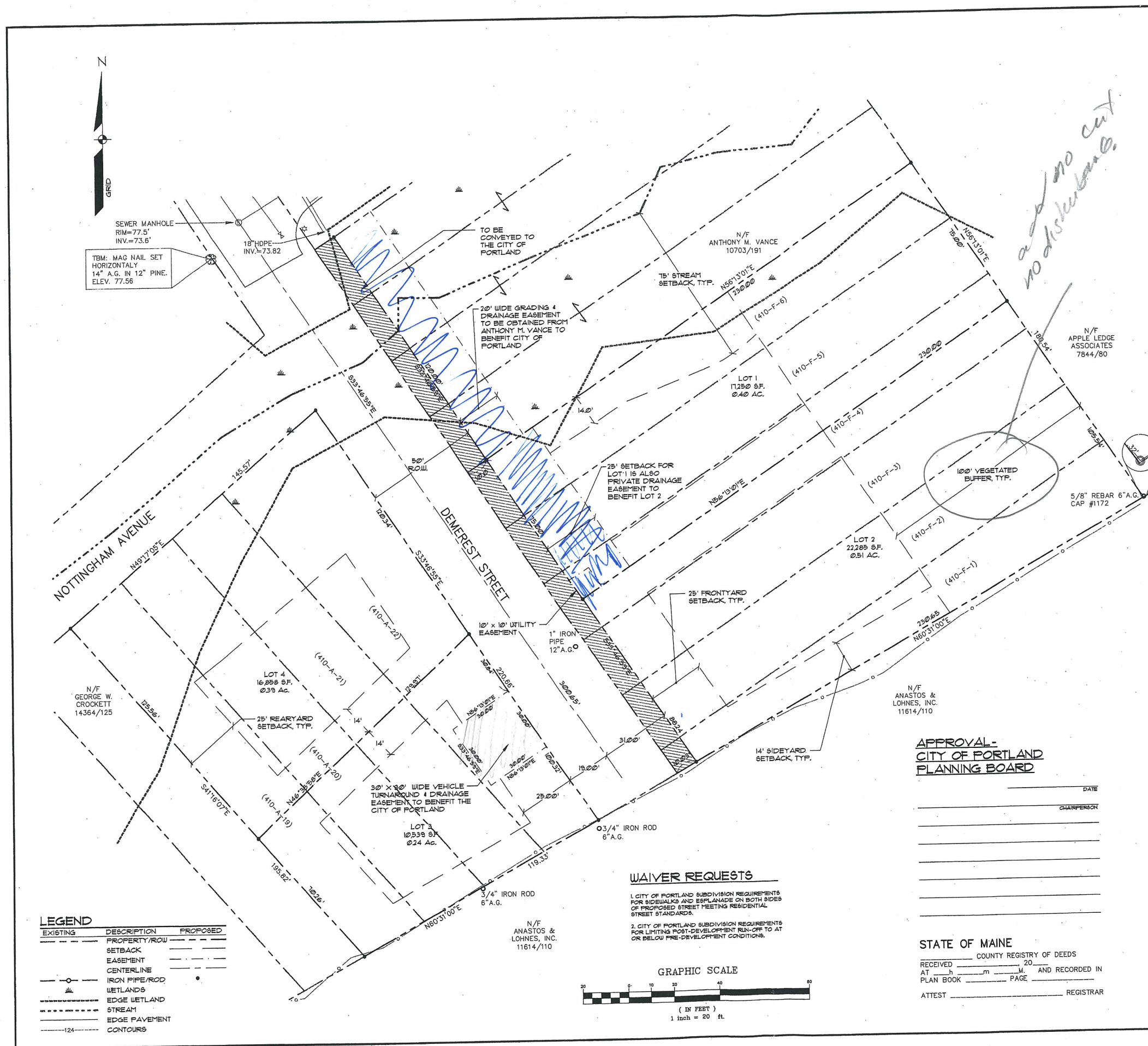


SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FINAL SUBDIVISION PLAN
3	GRADING AND UTILITY PLAN
4	PROFILE: DEMEREST ST. STA. 2+00 TO STA. 2+75
5	DETAILS
6	DETAILS



FEBRUARY 17, 2006



GENERAL NOTES:

- THE RECORD OWNERS OF THE PARCELS ARE LISTED BELOW AS THEY APPEAR ON CITY OF PORTLAND TAX MAP 410:
 - BLOCK A LOTS 18-22, CARL SHAW ENTERPRISES, INC. CORD BOOK 1242, PAGE 241
 - BLOCK F LOT 2, ORLANDO CIRIACO HEIRS. CORD BOOK 2169, PAGE 408
 - BLOCK F LOT 3, MARY ELIZABETH WORKS CORD BOOK 439, PAGE 231
 - BLOCK F LOTS 4-6, CARL SHAW ENTERPRISES, INC. CORD BOOK 1242, PAGE 241
 - BLOCK F LOT 6, CARL SHAW ENTERPRISES, INC. CORD BOOK 1242, PAGE 241
- THE PROPERTY IS SHOWN AS LOTS A-18 THRU A-22 AND LOTS F-2 THRU F-6 ON THE TOWN OF PORTLAND TAX MAP 410 AND IS LOCATED IN THE R-3 ZONE.
- SPACE AND BULK CRITERIA:

R-3 ZONE	6,500 SF.
MIN. LOT SIZE	50 FEET
MIN. STREET FRONTAGE	25 FEET
MIN. FRONT YARD	1 STORY - 8 FEET
MIN. SIDE YARD	2 STORY - 8 FEET
	1 1/2 STORY - 14 FEET
	2 STORY - 16 FEET
MIN. REAR YARD	25 FEET
MAX. BUILDING HEIGHT	30 FEET
MAX. BUILDING COVERAGE	25 %
- TOTAL AREA OF PARCELS:

PARCEL 1 - 4164 SF. OR 0.94 ACRES
PARCEL 2 - 21396 SF. OR 0.63 ACRES
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. PERFORMED MARCH AND APRIL OF 2004.
- PLAN REFERENCES:
 - A. PLAN OF "RAY GARDENS" PORTLAND, MAINE OWNED BY J. W. WILBUR, SEPTEMBER 1, 1914, PURCHASED FROM ARTHUR L. FARNSWORTH, DRAIN BY ALL ELLIOT CO., BOSTON, MASS., AND RECORDED IN GUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12, PAGE 123.
 - B. RECORDING PLAT "THE ASANT HILL", PORTLAND, MAINE FOR ANASTOS & LOHNES, INC. BY RIVER SURVEY CO. LAST REVISED APRIL 7, 1995 AND RECORDED IN CORD PLAN BOOK 199, PAGE 122.
 - C. AMENDED RECORDING PLAT "APPLE LEDGE", PORTLAND, MAINE BY DELUCA ASSOCIATES INC. LAST AMENDED FEBRUARY 1990 AND RECORDED IN CORD PLAN BOOK 182, PAGE 325.

- THE PROJECT IS TO BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.
- THE ENTIRE SITE SHALL BE DEVELOPED AND OR MAINTAINED AS DEPICTED ON THE SITE PLAN APPROVED BY THE PLANNING AUTHORITY OR PLANNING BOARD. ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING WITHOUT LIMITATION TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODS OR LAWN AREAS, ACCESS, SIDE, LOCATION, AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
- 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 STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPERS MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN 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.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES" PUBLISHED BY THE GUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- NO CITY OF PORTLAND PUBLIC SERVICES SHALL BE PROVIDED TO THE DEMEREST STREET EXTENSION UNTIL THE STREET HAS BEEN ACCEPTED BY THE CITY. HENCE, THE DEVELOPER IS RESPONSIBLE FOR TRASH PICKUP AND SNOW REMOVAL, PRIOR TO ITS ACCEPTANCE BY THE CITY.
- WETLAND DELINEATION WAS PERFORMED AND MAPPED BY SEBAGO TECHNICS, INC.
- EACH LOT SHALL REQUIRE SUBMISSION OF A MINOR SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE V (SITE PLAN) OF CH. 14 OF THE PORTLAND CITY CODE. ALL LOTS SHALL BE GRADED AND CONSTRUCTED TO GENERALLY CONFORM TO THE LOT GRADING PLAN AS SHOWN IN THIS PLAN SET. ANY CHANGES THAT SIGNIFICANTLY DEVIATE FROM THE INTENDED LOT GRADING PLAN MAY ONLY BE APPROVED BY THE PORTLAND PLANNING AUTHORITY.
- ALL ROADS, TO INCLUDE BASE AND PAVEMENT, CURBS, SEWER, AND STORM DRAIN INFRASTRUCTURE, SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES AND/OR UNDER THE SUPERVISION AND APPROVALS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
- ALL CURBS SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL STREET CORNERS, CROSSWALKS, TURN-AROUNDS, AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS TECHNICAL STANDARDS AND GUIDELINES.
- ALL ELECTRIC TELEPHONE AND CABLE TV SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., BELL ATLANTIC TELEPHONE CO. AND TIME WARNER CABLE TV CO. STANDARDS.
- ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
- THE DRAINAGE EASEMENT SHOWN ON THIS PLAN SHALL BE FOR THE PURPOSES OF MAINTENANCE REPAIR, OR CLEANING OF DITCHES, CHANNELS AND/OR PIPES.
- ALL GRANITE MONUMENTATION SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS AND GUIDELINES.
- A MAINE DEP PERMIT BY RULE FOR A STREAM CROSSING HAS BEEN FILED AND APPROVED FOR CONSTRUCTION WITHIN THE ALLOWED TIME FRAME AS REQUIRED UNDER AUTHORITY OF THE MAINE DEP WITH THE SERVICES OF A CERTIFIED DEP SITE CONTRACTOR FOR EROSION CONTROL AND BEST MANAGEMENT PRACTICES.
- THE OWNER SHALL BE RESPONSIBLE FOR LOCATING AND REPAIRING A SEWER PIPE 648' WITHIN DEMEREST STREET TO MEET CITY OF PORTLAND STANDARDS, UPON REPAIR THE EXISTING PORTION OF DEMEREST STREET MAY BE CONSIDERED FOR CITY ACCEPTANCE.
- BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS REFERENCED HORIZONTALLY TO NORTH AMERICAN DATUM OF 1983 (NAD83) MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE AND VERTICALLY TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). COORDINATES WERE DETERMINED BY STATIC GPS POSITIONING TECHNIQUES FROM A BASE STATION LOCATED AT THE OFFICE OF SEBAGO TECHNICS INC. WESTBROOK, MAINE, ESTABLISHED FROM CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS). VERTICAL INFORMATION SHOWN HEREON WAS DERIVED FROM THE GEOID-83 MODEL OF THE U.S. AND HAS NOT BEEN VERIFIED AGAINST LOCAL VERTICAL CONTROL.

APPROVAL - CITY OF PORTLAND PLANNING BOARD

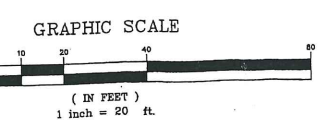
DATE _____
 CHAIRPERSON _____

STATE OF MAINE

RECEIVED _____ COUNTY REGISTRY OF DEEDS
 AT _____ h _____ m _____ AND RECORDED IN
 PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTRAR

WAIVER REQUESTS

- CITY OF PORTLAND SUBDIVISION REQUIREMENTS FOR SIDEWALKS AND ESPLANADE ON BOTH SIDES OF PROPOSED STREET MEETING RESIDENTIAL STREET STANDARDS.
- CITY OF PORTLAND SUBDIVISION REQUIREMENTS FOR LIMITING POST-DEVELOPMENT RUN-OFF TO AT OR BELOW PRE-DEVELOPMENT CONDITIONS.



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	IRON PIPE/ROD	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	STREAM	---
---	EDGE PAVEMENT	---
---	CONTOURS	---

James H. Miller

SEBAGO TECHNICS, INC.
 ENGINEERING EXPERTISE YOU CAN BUILD ON.
 ONE CHURCH ST. SUITE 400
 PORTLAND, MAINE 04101
 TEL: (207) 856-0277
 FAX: (207) 856-0277

PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN
 03110 778 BGY JRS BGT

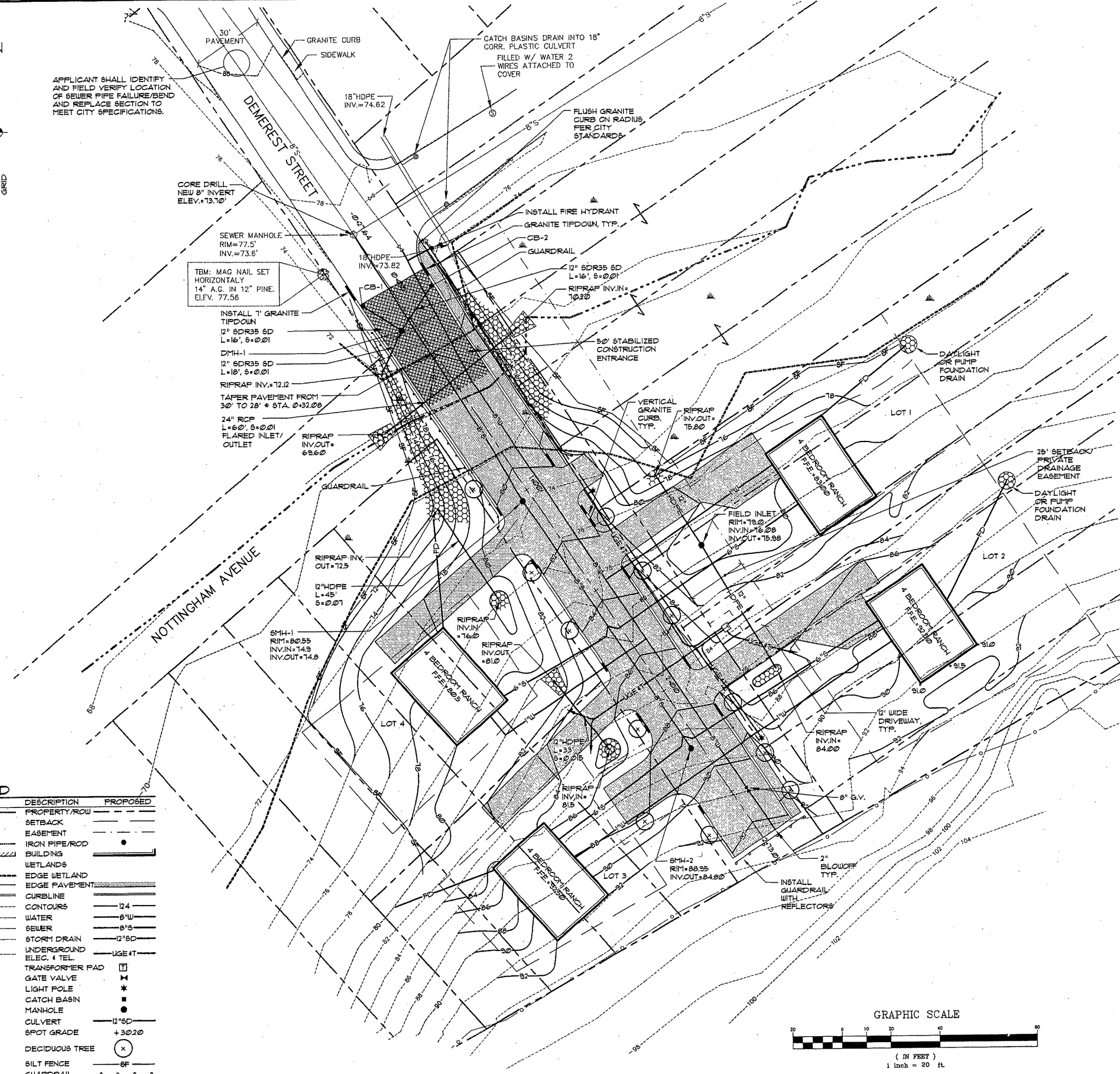
FINAL SUBDIVISION PLAN OF DEMEREST STREET EXTENSION
 FOR HUMANITY OF GREATER PORTLAND/PORTLAND WEST
 565 CONGRESS STREET, PORTLAND, MAINE 04104

DATE: 5-24-04 SCALE: 1"=20'

SHEET 2 OF 6



APPLICANT SHALL IDENTIFY AND FIELD VERIFY LOCATION OF SEWER PIPE FAILURE/BEND AND REPLACE SECTION TO MEET CITY SPECIFICATIONS.



CONSTRUCTION NOTES

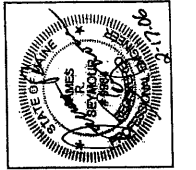
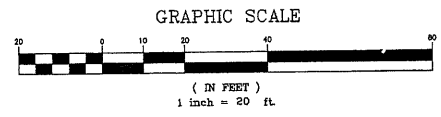
- ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
- CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
- CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
- METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (814-8300 EXT. 8822) SHOULD THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA. A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
- CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES" PUBLISHED BY THE FISHERLAND COUNTY AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
- CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SHALL LOCAL UTILITIES, AS WELL AS ALL PUBLIC WORKS SYSTEMS.
- CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 FRSA 336-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
- ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
- NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNICS, INC.
- THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

GENERAL NOTES

- EACH LOT SHALL REQUIRE THE SUBMISSION OF A MINOR SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE V (SITE PLAN) OF CHAPTER 14 OF THE PORTLAND CITY CODE.
- ALL ROADS, TO INCLUDE BASE AND PAVEMENT CURBS, SEWER, AND STORM DRAIN INFRASTRUCTURE SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES AND/OR UNDER THE SUPERVISION AND APPROVALS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
- ALL CURBSHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL STREET CORNERS, CROSSWALKS, TURNAROUNDS, AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS, TECHNICAL STANDARDS GUIDELINES.
- ALL ELECTRIC, TELEPHONE AND CABLE TV SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRALINE POWER CO., VERIZON, AND THE WARNER CABLE TV, CO. STANDARDS.
- ALL WATER MAINS SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY ROW	---
---	SETBACK	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	CONTOURS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	UNDERGROUND ELEC. & TEL.	---
---	TRANSFORMER PAD	---
---	GATE VALVE	---
---	LIGHT POLE	---
---	CATCH BASIN	---
---	MANHOLE	---
---	CULVERT	---
---	SPOT GRADE	---
---	DECIDUOUS TREE	---
---	SILT FENCE	---
---	GUARDRAIL	---
---	RIPRAP	---
---	BENCHMARK	---



01-09-06	FINAL PLAN SUBMISSION	TO THE CITY OF PORTLAND
11-19-05	PRELIMINARY SUBMISSION	TO THE CITY OF PORTLAND
05-27-05	STATUS:	
REV:	DATE:	BY:
C	JRS	
B	JRS	
A	JRS	

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK, AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

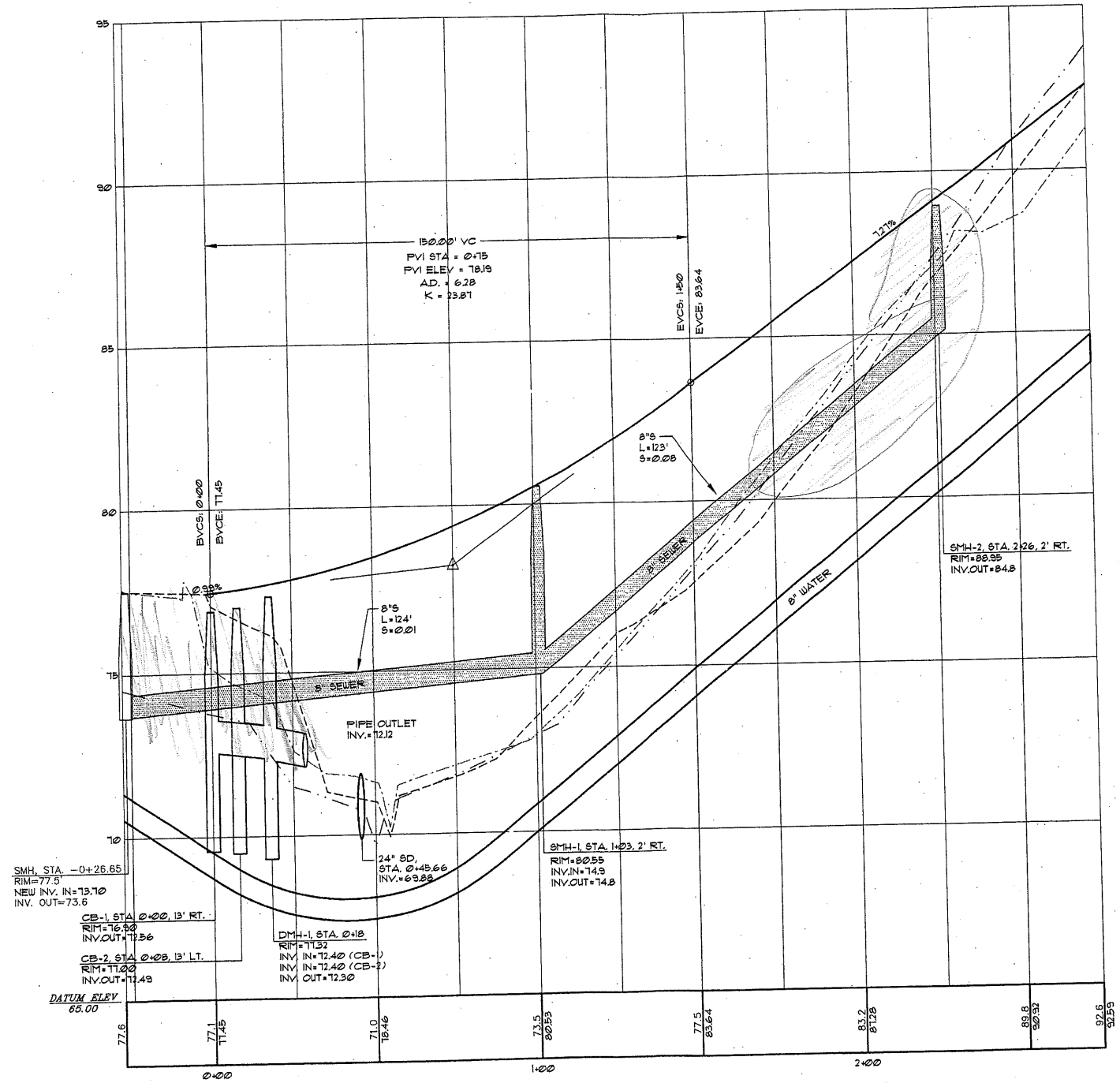
Sebago Technics
 Engineering Excellence You Can Build On
 1000 Congress Street
 Westbrook, ME 04095-1339
 Tel: (207) 856-0277

PROJECT NO: FIELD BOOK DESIGN CHD DRAWN
 03110 776 BGY JRS BGY

GRADING AND UTILITY PLAN
 OF:
DEMAREST STREET EXTENSION
 DEMAREST STREET
 PORTLAND, MAINE
 FOR:
HABITAT FOR HUMANITY OF GREATER PORTLAND
 565 CONGRESS STREET
 PORTLAND, MAINE 04104

DATE: 5-25-04 SCALE: 1"=20'

SHEET 3 OF 6



PROFILE: DEMEREST STREET EXT.
 SCALE: 1"=20' HORIZ.
 1"=2' VERT.



REV.	BY	DATE	STATUS
C	JRS	01-09-06	FINAL PLAN SUBMISSION
B	JRS	11-18-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND
A	JRS	06-07-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND

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Sebago Technics
 Engineering Expertise You Can Build On
 One Church Street
 Portland, Maine 04101
 Tel: (207) 856-0277

PROJECT NO. 03110
 FIELD BOOK 778
 DESIGN BGY
 CHKD JRS
 DRAWN ST

PROFILE OF: DEMEREST STREET EXTENSION
 STA. 0+00 TO STA. 2+73.02
 DEMEREST STREET
 PORTLAND, MAINE
 FOR HABITAT FOR HUMANITY OF GREATER PORTLAND
 565 CONGRESS STREET
 PORTLAND, MAINE 04104

DATE	SCALE
5-24-04	1"=20'

DEMEREST STREET EXTENSION

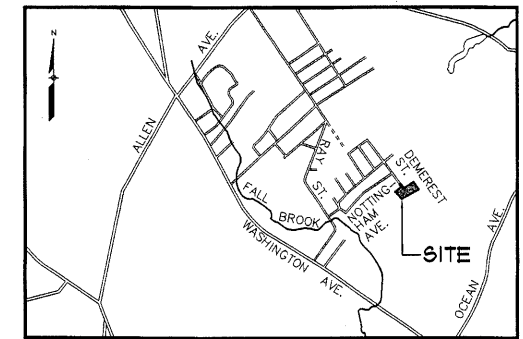
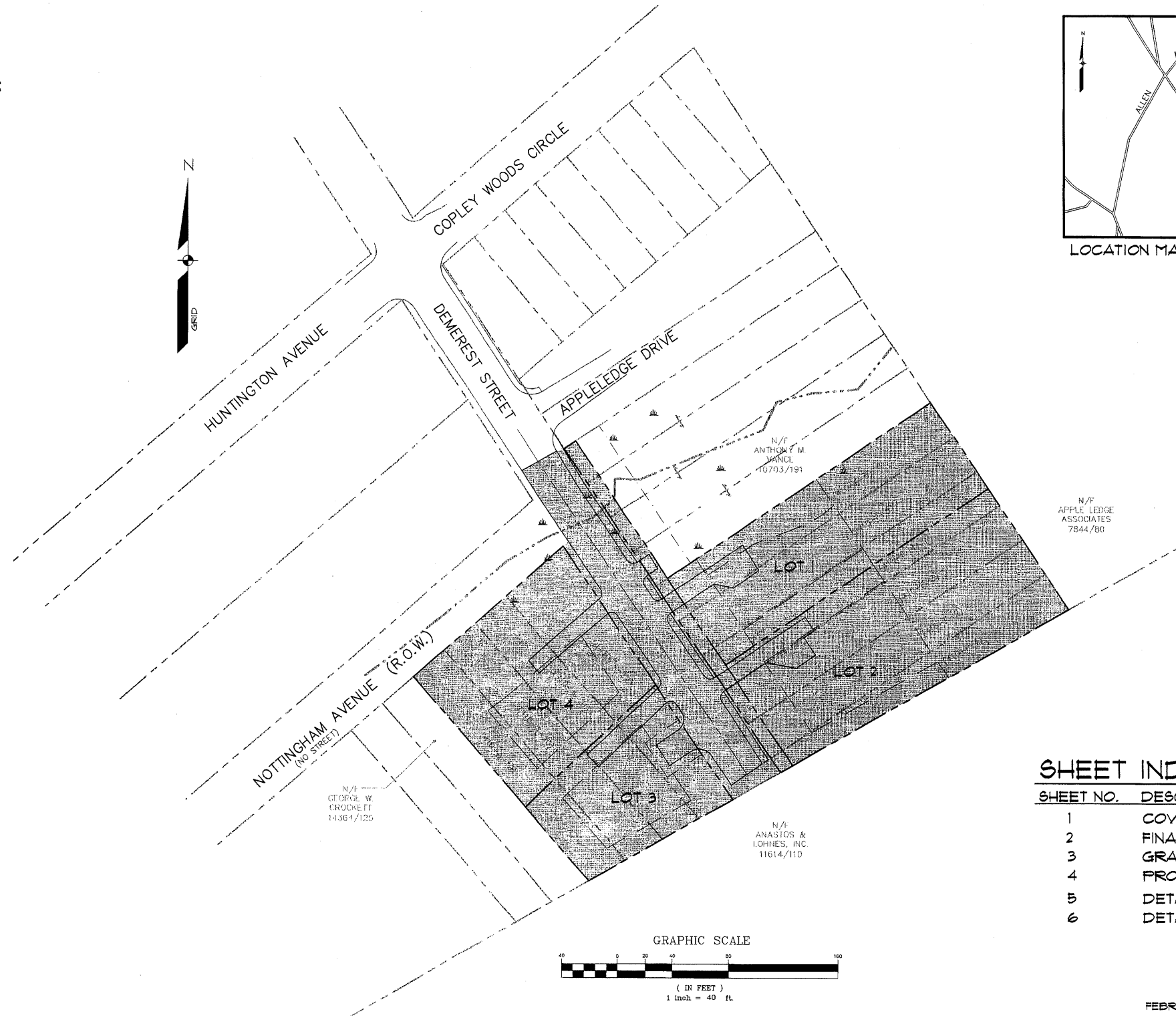
FINAL SUBDIVISION PLAN
PORTLAND, MAINE

APPLICANT:
HABITAT FOR HUMANITY OF
GREATER PORTLAND/
PORTLAND WEST
565 CONGRESS STREET
PORTLAND, ME 04104

SURVEYOR, ENGINEER &
WETLAND SPECIALIST

Sebago Technics

Engineering Expertise You Can Build On
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277



LOCATION MAP

N.T.S.

SHEET INDEX

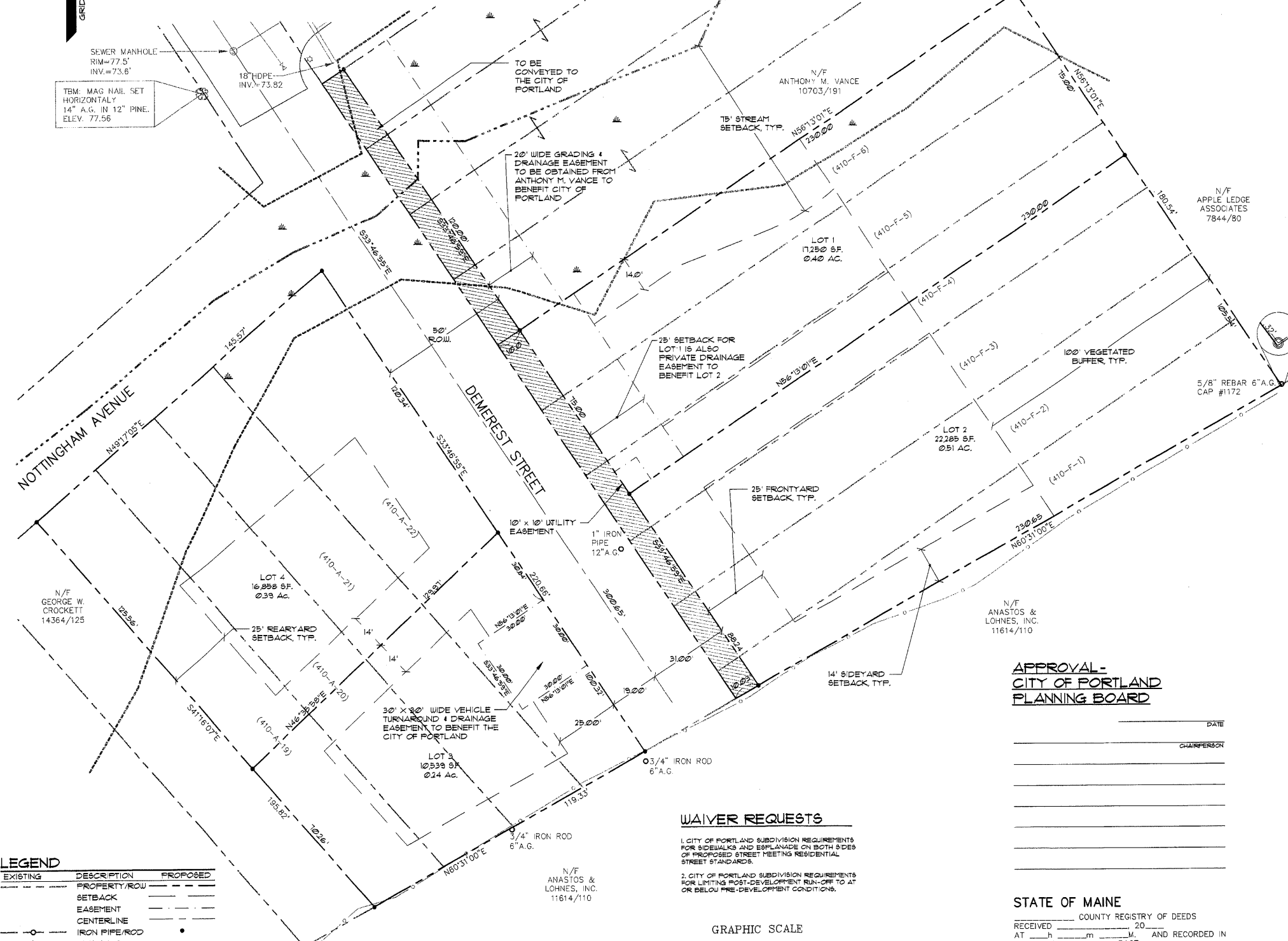
SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FINAL SUBDIVISION PLAN
3	GRADING AND UTILITY PLAN
4	PROFILE: DEMEREST ST. STA. 0+00 TO STA. 2+13
5	DETAILS
6	DETAILS

FEBRUARY 17, 2006



SEWER MANHOLE
RIM=77.5'
INV.=73.6'

TBM: MAG NAR. SET
HORIZONTALLY
14" A.G. IN 12" PINE.
ELEV. 77.56



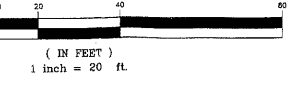
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	IRON PIPE/ROD	---
---	WETLANDS	---
---	EDGE WETLAND	---
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---	EDGE PAVEMENT	---
---	CONTOURS	---

WAIVER REQUESTS

- CITY OF PORTLAND SUBDIVISION REQUIREMENTS FOR SIDEWALKS AND ESPALANDE ON BOTH SIDES OF PROPOSED STREET MEETING RESIDENTIAL STREET STANDARDS.
- CITY OF PORTLAND SUBDIVISION REQUIREMENTS FOR LIMITING POST-DEVELOPMENT RUN-OFF TO AT OR BELOW PRE-DEVELOPMENT CONDITIONS.

GRAPHIC SCALE



**APPROVAL -
CITY OF PORTLAND
PLANNING BOARD**

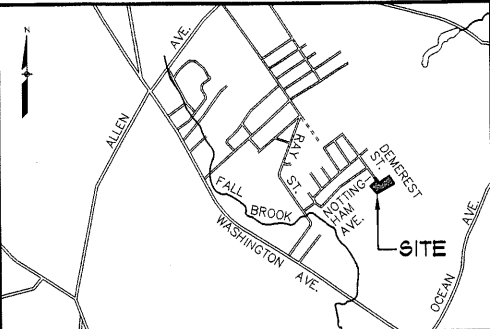
DATE _____

CHAIRPERSON _____

STATE OF MAINE

RECEIVED _____ COUNTY REGISTRY OF DEEDS
AT _____ h _____ m _____ P.M. AND RECORDED IN
PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTRAR

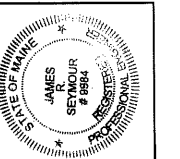


LOCATION MAP

GENERAL NOTES:

- THE RECORD OWNERS OF THE PARCELS ARE LISTED BELOW AS THEY APPEAR ON CITY OF PORTLAND TAX MAP 410.
 - BLOCK A LOTS 18-21, CARL SHAW ENTERPRISES, INC. CORD BOOK 1241, PAGE 247
 - BLOCK F LOT 2, ORLANDO CIRIACO HEIRS, CORD BOOK 2169, PAGE 409
 - BLOCK F LOT 3, MARY ELIZABETH WORK, CORD BOOK 4301, PAGE 231
 - BLOCK F LOTS 4&5, CARL SHAW ENTERPRISES, INC. CORD BOOK 1241, PAGE 251
 - BLOCK F LOT 6, CARL SHAW ENTERPRISES, INC. CORD BOOK 1241, PAGE 241
- THE PROPERTY IS SHOWN AS LOTS A-19 THRU A-22 AND LOTS F-1 THRU F-6 ON THE TOWN OF PORTLAND TAX MAP 410 AND IS LOCATED IN THE R-3 ZONE.
- SPACE AND BULK CRITERIA:
 - R-3 ZONE:
 - MIN. LOT AREA: 6,900 SF.
 - MIN. STREET FRONTAGE: 50 FEET
 - MIN. FRONT YARD: 25 FEET
 - MIN. SIDE YARD:
 - 1 STORY - 5 FEET
 - 1 1/2 STORY - 8 FEET
 - 2 STORY - 14 FEET
 - 2 1/2 STORY - 16 FEET
 - MIN. REAR YARD: 25 FEET
 - MAX. BUILDING HEIGHT: 35 FEET
 - MAX. BUILDING COVERAGE: 25 %
- TOTAL AREA OF PARCEL: PARCEL 1 - 4,164 SF. OR 0.94 ACRES
PARCEL 2 - 2,739 SF. OR 0.63 ACRES
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. PERFORMED MARCH AND APRIL OF 2004.
- PLAN REFERENCES:
 - A. PLAN OF "RAY GARDENS" PORTLAND, MAINE OWNED BY J. W. WILBUR SEPTEMBER 1, 1914, PURCHASED FROM ARTHUR L. FARNSWORTH DRAIN BY AL ELIOT CO. BOSTON, MASS. AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12, PAGE 03.
 - B. RECORDING PLAT "PHEASANT HILL", PORTLAND, MAINE FOR ANASTOS & LOHNES, INC. BY ROYAL RIVER SURVEY CO. LAST REVISED APRIL 7, 1999 AND RECORDED IN CORD PLAN BOOK 192, PAGE 126.
 - C. AMENDED RECORDING PLAT "APPLE LEDGE", PORTLAND, MAINE BY DELUCA ASSOCIATES INC. LAST AMENDED FEBRUARY 1990 AND RECORDED IN CORD PLAN BOOK 191, PAGE 325.
- THE PROJECT IS TO BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.
- THE ENTIRE SITE SHALL BE DEVELOPED AND OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
- 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 STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN 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.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. MARCH OR LATEST EDITION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- NO CITY OF PORTLAND PUBLIC SERVICES SHALL BE PROVIDED TO THE DEMEREST STREET EXTENSION UNTIL THE STREET HAS BEEN ACCEPTED BY THE CITY. HENCE, THE DEVELOPER IS RESPONSIBLE FOR TRASH PICKUP AND SNOW REMOVAL PRIOR TO ITS ACCEPTANCE BY THE CITY.
- WETLAND DELINEATION WAS PERFORMED AND MAPPED BY SEBAGO TECHNICS, INC.
- EACH LOT SHALL REQUIRE SUBMISSION OF A MINOR SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE V (SITE PLAN) OF CH. 14 OF THE PORTLAND CITY CODE. ALL LOTS SHALL BE GRADED AND CONSTRUCTED TO GENERALLY CONFORM TO THE LOT GRADING PLAN AS SHOWN IN THIS PLAN SET. ANY CHANGES THAT SIGNIFICANTLY DEVIATE FROM THE INTENDED LOT GRADING PLAN MAY ONLY BE APPROVED BY THE PORTLAND PLANNING AUTHORITY.
- ALL ROADS TO INCLUDE BASE AND PAVEMENT, CURBS, SEWER AND STORM DRAIN INFRASTRUCTURE SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES AND/OR UNDER THE SUPERVISION AND APPROVALS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
- ALL CURBS SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL STREET CORNERS. CROSSWALKS, BURN-AREAS AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS TECHNICAL STANDARDS AND GUIDELINES.
- ALL ELECTRIC TELEPHONE AND CABLE T.V. SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO. BELL ATLANTIC TELEPHONE CO. AND THE WARNER CABLE T.V. CO. STANDARDS.
- ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
- THE DRAINAGE EASEMENT SHOWN ON THIS PLAN SHALL BE RECORDED IN THE INDIVIDUAL LOT DEEDS. THE DRAINAGE EASEMENT SHALL BE FOR THE PURPOSES OF MAINTENANCE, REPAIR, OR CLEANING OF DITCHES, CHANNELS AND/OR PIPES.
- ALL GRANITE MONUMENTATION SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS AND GUIDELINES.
- A MAINE DEP PERMIT BY RULE FOR A STREAM CROSSING HAS BEEN FILED AND APPROVED FOR CONSTRUCTION WITHIN THE ALLOWED TIME FRAME AS REQUIRED UNDER AUTHORITY OF THE MAINE DEP WITH THE SERVICES OF A CERTIFIED DEP SITE CONTRACTOR FOR EROSION CONTROL AND BEST MANAGEMENT PRACTICES.
- THE OWNER SHALL BE RESPONSIBLE FOR LOCATING AND REPAIRING A SEWER PIPE 348" WITHIN DEMEREST STREET TO MEET CITY OF PORTLAND STANDARDS. IRON REPAIR THE EXISTING PORTION OF DEMEREST STREET MAY BE CONSIDERED FOR CITY ACCEPTANCE.
- BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS REFERENCED HORIZONTALLY TO NORTH AMERICAN DATUM OF 1983 (NAD83) MAINE STATE PLANE COORDINATE SYSTEM (BEST ZONE) AND VERTICALLY TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). COORDINATES WERE DETERMINED BY STATIC GPS POSITIONING TECHNIQUES FROM A BASE STATION LOCATED AT THE OFFICE OF SEBAGO TECHNICS INC. WESTBROOK, MAINE. ESTABLISHED FROM CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS). VERTICAL INFORMATION SHOWN HEREON WAS DERIVED FROM THE GEOID-98 MODEL OF THE U.S. AND HAS NOT BEEN VERIFIED AGAINST LOCAL VERTICAL CONTROL.

James A. Miller



REV.	BY:	DATE:	STATUS:
C	JRS	01-09-06	FINAL PLAN SUBMISSION
B	JRS	11-18-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND
A	JRS	06-07-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND

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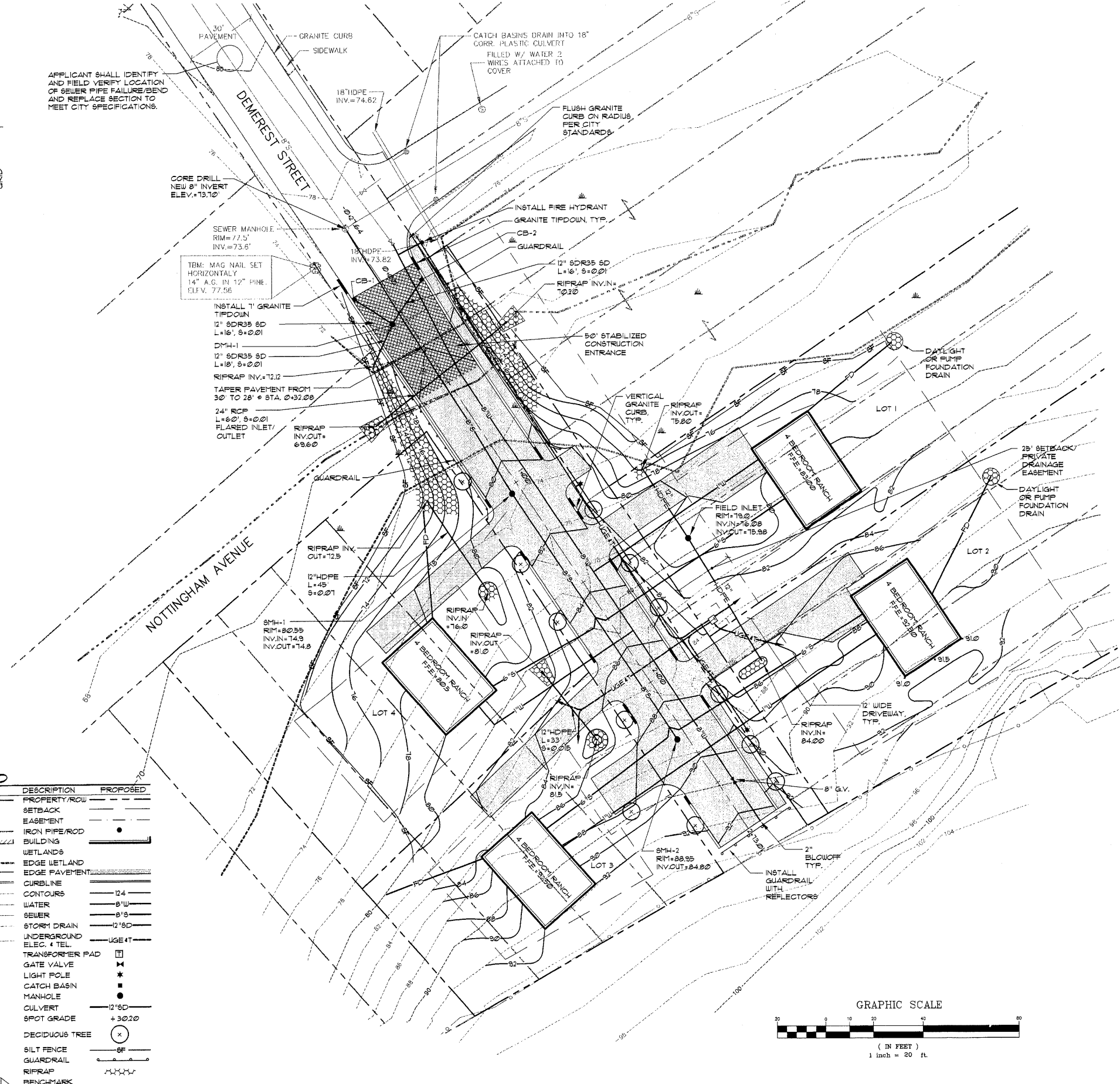
Sebago Technics
Engineering Experience You Can Build On
One Chubb Street
Westbrook, Me. 04098-1339
Tel (207) 856-0277

PROJECT NO.	03110
FIELD BOOK	778
DESIGN	BCY
CHKD	JRS
DRAWN	BCY

**FINAL SUBDIVISION PLAN
OF
DEMESTRE STREET EXTENSION**
DEMESTRE STREET
PORTLAND, MAINE
FOR:
**HABITAT FOR HUMANITY OF GREATER
PORTLAND/PORTLAND WEST**
PORTLAND, MAINE 04104



APPLICANT SHALL IDENTIFY AND FIELD VERIFY LOCATION OF SEWER PIPE FAILURE/BEND AND REPLACE SECTION TO MEET CITY SPECIFICATIONS.



CONSTRUCTION NOTES

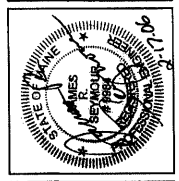
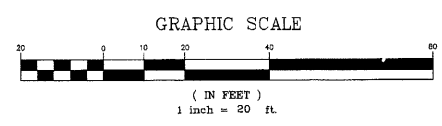
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2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
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5. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
6. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
7. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (8:30 AM EST). BEFORE THE IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
8. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS MEMBER UTILITIES ABOUT THE DIG LINES NOTIFIED DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR WATER AND SEWER UTILITIES AND SHALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 M.R.S.A. 336(2)-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
14. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
15. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNICS, INC.
16. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
17. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

GENERAL NOTES

1. EACH LOT SHALL REQUIRE THE SUBMISSION OF A MINOR SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE V (SITE PLAN) OF CHAPTER 14 OF THE PORTLAND CITY CODE.
2. ALL ROADS TO INCLUDE BASE AND PAVEMENT, CURBING, SEWER, AND STORM DRAIN INFRASTRUCTURE SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES AND/OR UNDER THE SUPERVISION AND APPROVALS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
3. ALL CURBING SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL STREET CORNERS, CROSSWALKS, TURNAROUNDS, AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS TECHNICAL STANDARDS GUIDELINES.
4. ALL ELECTRIC, TELEPHONE AND CABLE TV SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO. VERTICAL AND THE WARNER CABLE TV CO. STANDARDS.
5. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY ROW	---
---	SETBACK	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	CONTOURS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	UNDERGROUND ELEC. & TEL	---
---	TRANSFORMER PAD	---
---	GATE VALVE	---
---	LIGHT POLE	---
---	CATCH BASIN	---
---	MANHOLE	---
---	CULVERT	---
---	SPOT GRADE	---
---	DECIDUOUS TREE	---
---	SILT FENCE	---
---	GUARDRAIL	---
---	RIPRAP	---
---	BENCHMARK	---

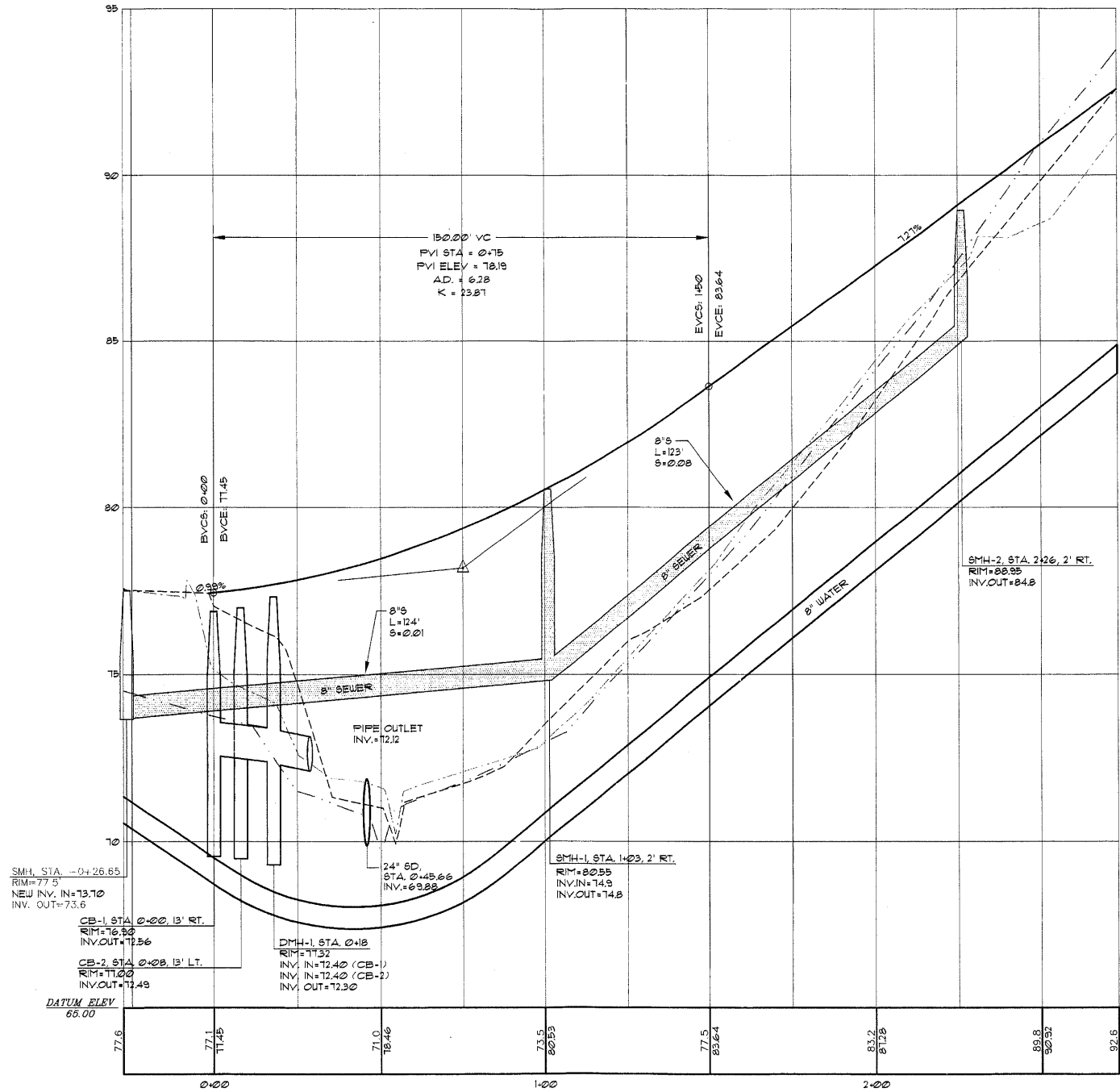


DATE	01-09-06	FINAL PLAN SUBMISSION
DATE	11-18-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND
DATE	06-07-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND
DATE	06-07-05	STATUS:

Sebago Technics
 Engineering Experience You Can Build On
 One Chubb Street
 Westbrook, ME 04090-1339
 Tel (207) 866-8277

PROJECT NO: FIELD BOOK DESIGN CHKO DRAWN
 03110 778 BGY JRS BGY

GRADING AND UTILITY PLAN
 OF
DEMAREST STREET EXTENSION
 DEMAREST STREET
 PORTLAND, MAINE
 FOR
HABITAT FOR HUMANITY OF GREATER PORTLAND
 565 CONGRESS STREET
 PORTLAND, MAINE 04104



PROFILE: DEMEREST STREET EXT.
 SCALE: 1"=20' HORIZ.
 1"=2' VERT.



REV:	BY:	DATE:	STATUS:
C	JRS	01-09-06	FINAL PLAN SUBMISSION
B	JRS	11-18-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND
A	JRS	6-7-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND

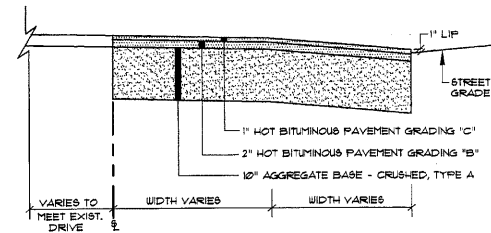
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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 Engineering Expertise You Can Build On
 One Chestnut Street
 Portland, ME 04101
 Tel: (207) 852-0277

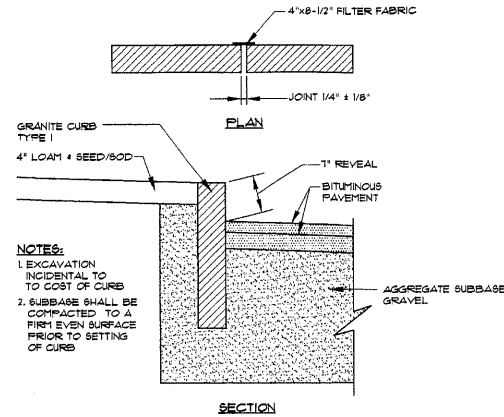
PROJECT NO:	03110
FIELD:	778
DESIGN:	BCY
CHKD:	JRS
DRAWN:	ST

PROFILE OF:
 DEMEREST STREET EXTENSION
 DEMEREST STREET
 PORTLAND, MAINE
 FOR:
 HABITAT FOR HUMANITY OF GREATER PORTLAND
 565 CONGRESS STREET
 PORTLAND, MAINE 04104

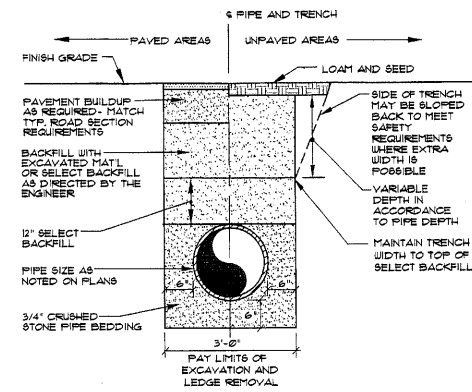
DATE	SCALE
5-24-04	1"=20'



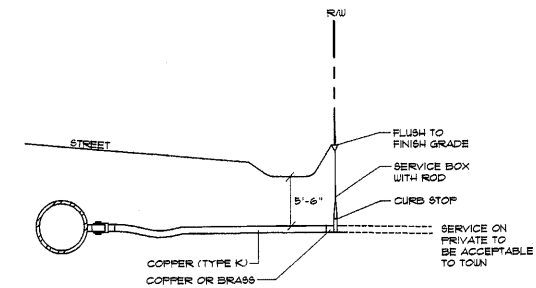
BITUMINOUS DRIVEWAY CONSTRUCTION
NOT TO SCALE



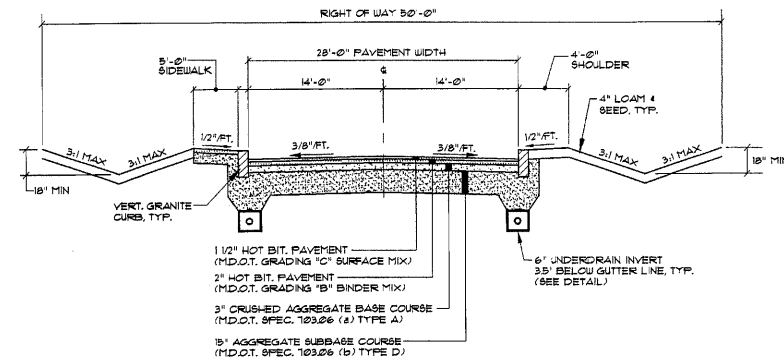
VERTICAL GRANITE CURB
NOT TO SCALE



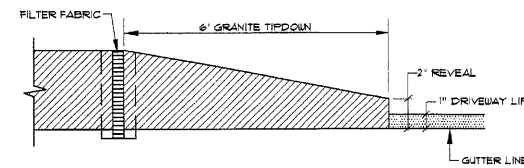
TYP. TRENCH SECTION WITHIN CITY ROW
NOT TO SCALE



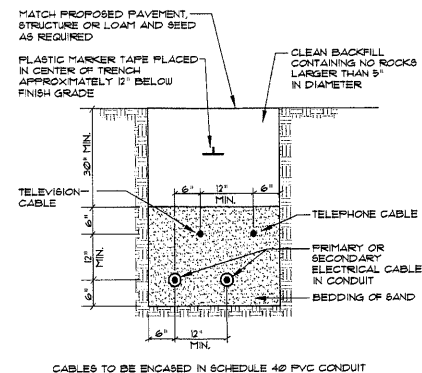
TYPICAL WATER SERVICE CONNECTION
NOT TO SCALE



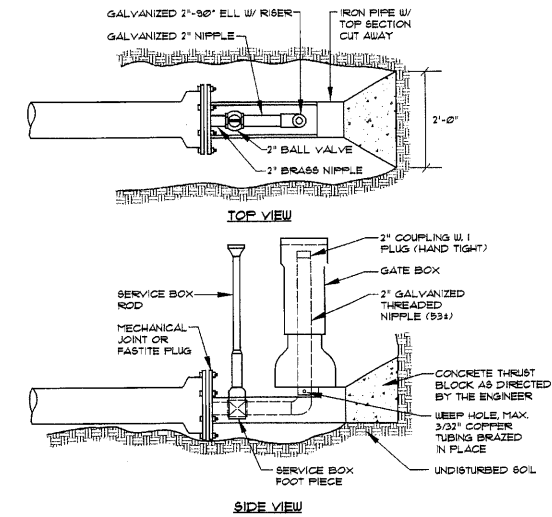
STREET SECTION - PUBLIC ROAD
NOT TO SCALE



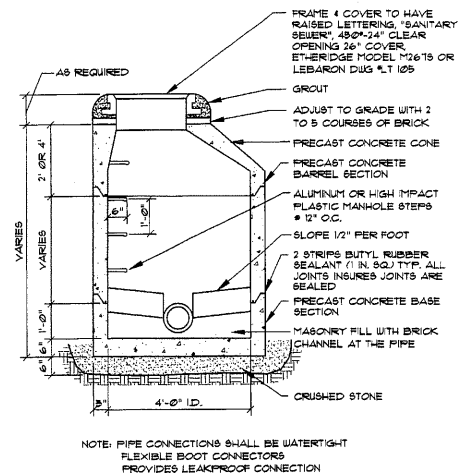
TYPICAL TIPDOWN CURB INSTALLATION
NOT TO SCALE



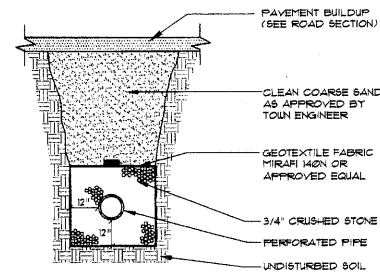
TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE



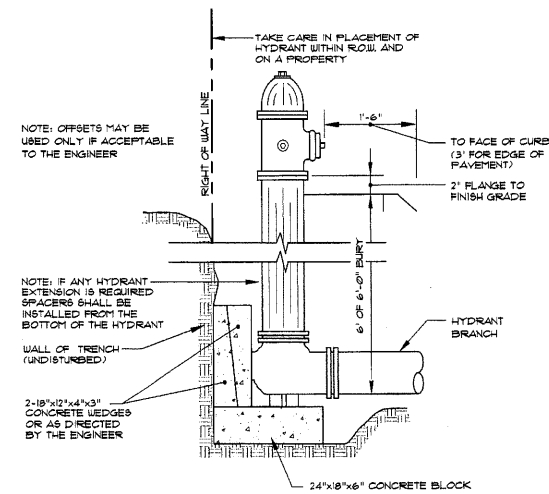
STANDARD 2" BLOW-OFF
NOT TO SCALE



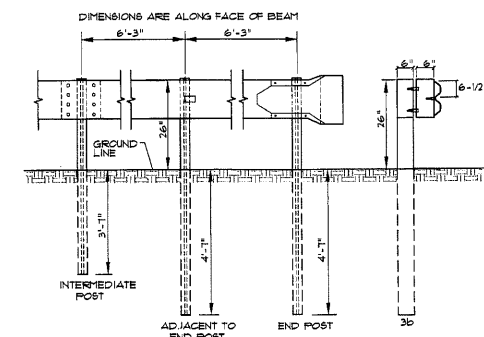
PRECAST MANHOLE
NOT TO SCALE



TYP. PERFORATED UNDERDRAIN TRENCH SECTION
NOT TO SCALE



TYP. HYDRANT BLOCKING & REPLACEMENT
NOT TO SCALE



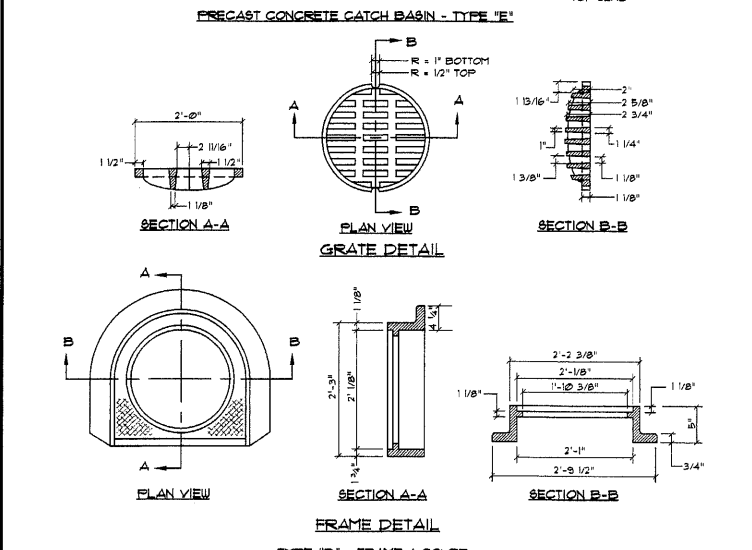
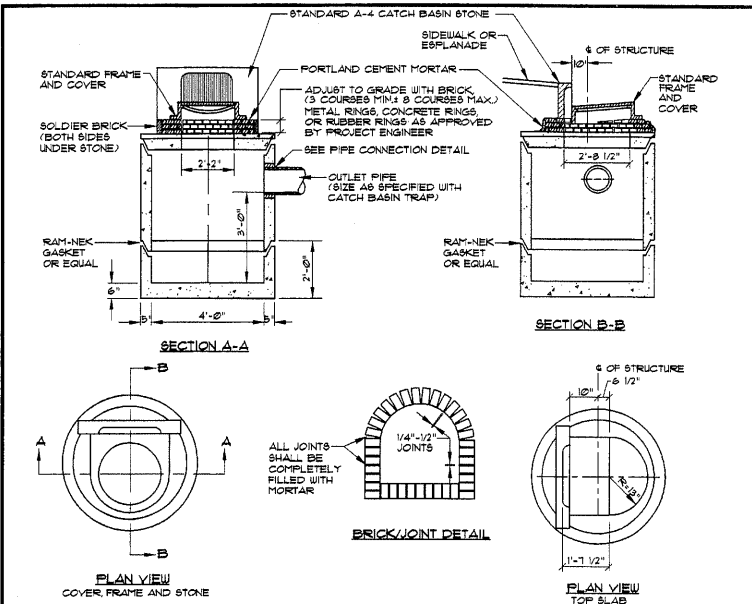
GUARDRAIL TYPE 3B
NOT TO SCALE



PROJECT NO.	03110	FIELD BOOK	DESIGN	CHKD	DRAWN
DATE	7-16-04	SCALE	AS NOTED		

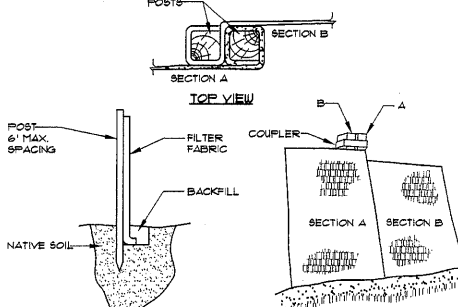
Sebago Technics
Engineering Expertise You Can Build On
One Orchard Street
Portland, ME 04103
Tel: (207) 856-0277

DETAILS OF:
DEMEREST STREET EXTENSION
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PORTLAND, MAINE
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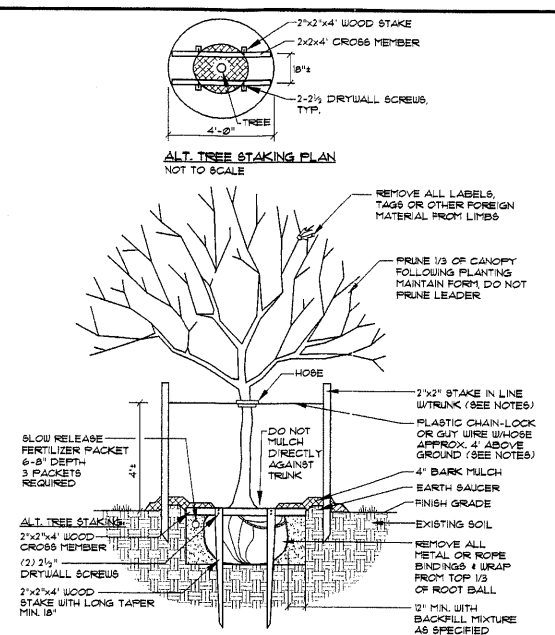
NOTES:
 1. 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS FOR APPROVAL.
 2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
 3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
 4. CATCH BASIN FRAME AND GRATE TO ACCOMMODATE 2 MIN. GRATE (H-20 LOADING & BICYCLE SAFE). PROVIDE SHOP DRAWINGS FOR ENGINEER'S / OWNER REPRESENTATIVE'S APPROVAL.

CATCH BASIN W/ GRANITE HEADSTONE
 NOT TO SCALE



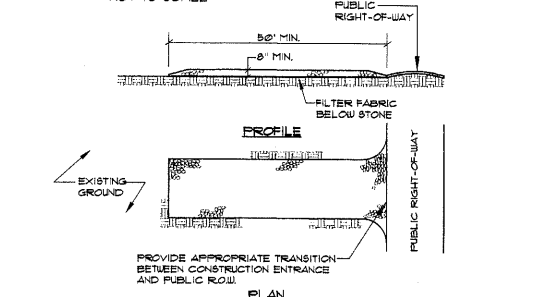
INSTALLATION:
 1. EXCAVATE A 6' x 6' TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
 2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
 3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2' OF FABRIC IS LYING ON THE TRENCH BOTTOM.
 4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
 5. JOIN SECTION AS SHOWN ABOVE.
 6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

FILTER BARRIER
 NOT TO SCALE



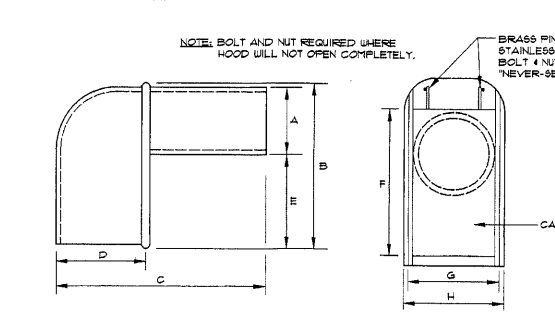
NOTES:
 1. THE TREE IS OF SUBSTANTIAL SIZE.
 2. THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
 3. THE PLANTING LOCATION IS COMPOSED OF SAND OR OTHER LOOSE TEXTURED SOILS.
 4. IF STAKES AND GUYTS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

DECIDUOUS TREES
 NOT TO SCALE



NOTES:
 1. STONE SIZE - AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2\"/>

STABILIZED CONSTRUCTION ENTRANCE
 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"	6 3/4"	8 3/8"
10 IN.	9 1/2"	16"	16 1/4"	6"	4 1/2"	14 1/8"	11 1/2"	10 3/8"
12 IN.	11 1/2"	17"	17"	8"	3 1/2"	15 1/2"	13 3/8"	

CASCO TRAP
 NOT TO SCALE

EROSION AND SEDIMENTATION CONTROL PLAN

A. PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, FILTER FABRIC FENCING WILL BE STAKED ACROSS THE SLOPE(S) ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SILT FENCES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN & DETAILS IN THE PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED AT THE INTERSECTION WITH THE PROPOSED ACCESS DRIVE AND THE EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

THE FOLLOWING EROSION CONTROL MEASURES SHALL BE FOLLOWED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION OF THIS PROJECT.

B. CONSTRUCTION AND POST-CONSTRUCTION PHASE

1. AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION. EXPOSED AREAS SHALL BE COVERED WITHIN FOURTEEN (14) DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL MEASURES WITHIN FOURTEEN (14) DAYS OF DISTURBANCE SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON DESIGN. MULCH SHALL BE APPLIED AT THE RATE OF 2 BALES PER 1000 SQUARE FEET. APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE. MULCH SHALL BE KEPT MOIST TO AVOID LOSS DUE TO WIND. MULCH AND NETTING SHALL BE APPLIED IN THE BASE OF EXCAVATIONS (TRENCHES, ROADWAY DITCHES) AND IN SLOPES WHICH EXCEED 15% AND ANY DISTURBED AREAS WITHIN 100' OF WETLANDS OR STREAMS.

2. IF DISTURBED AREAS DO NOT RECEIVE FINAL SEEDING BY SEPTEMBER 30TH OF THE YEAR OF CONSTRUCTION, THEN ALL DISTURBED AREAS SHALL BE SEEDING WITH WINTER COVER CROP OF RYE AT THE RATE OF 3 LBS./1000 SF. TO PROVIDE WINTER PROTECTION. WINTER SEEDINGS SHALL BE COVERED WITH EROSION CONTROL MESH (MULCH AND NETTING) HEAVY GRADE MATS SHALL BE USED IN THE BASE OF ALL GRASSED WATERWAYS, ON SLOPES EQUAL TO OR GREATER THAN 15%, AND ANY DISTURBED AREAS WITHIN 100' OF WETLANDS OR STREAMS. MULCH AND NETTING SHALL ALSO BE APPLIED FOR ADDITIONAL WINTER PROTECTION ALONG SIDE SLOPES OF GRASSED WATERWAYS AND IN ALL AREAS EQUAL TO OR GREATER THAN 8% SLOPE.

3. DURING WINTER CONDITIONS, AREAS THAT WILL NOT BE COMPLETED (COVERED AND/OR FINISH GRADED) WITHIN SEVEN (7) DAYS OF DISTURBANCE SHALL BE COVERED WITH TEMPORARY EROSION CONTROL MEASURES WITHIN SEVEN (7) DAYS OF DISTURBANCE. TEMPORARY EROSION CONTROL SHALL INCLUDE EROSION CONTROL MESH, NETTING OR MULCH AS DIRECTED BY THE INSPECTING ENGINEER AND AS SHOWN ON THE PLANS. IF MULCH IS USED HAY OR STRAW MULCH SHALL BE APPLIED TO PROVIDE A MINIMUM UNIFORM MULCH DEPTH OF 4". THE APPLICATION AREA SHALL BE SUFFICIENTLY COVERED WITH MULCH TO AVOID ANY VISIBLE SOIL EXPOSURE.

4. ALL TOPSOIL SHALL BE COLLECTED, STOCKPILED, SEEDING WITH RYE AT 3 LBS./1000 SF. AND MULCHED, AND RE-USED AS REQUIRED. SILTATION FENCING SHALL BE PLACED DOWN GRAD ENT PROX STOCKPILED LOAM. LOAM SHALL BE STOCKPILED AT LOCATIONS DESIGNATED BY THE OWNER AND INSPECTING ENGINEER.

5. ALL SILT FENCES AND EROSION CONTROL MEASURES SHALL BE INSTALLED ACCORDING TO THIS PLAN. THESE SHALL BE MAINTAINED DURING DEVELOPMENT TO REMOVE SEDIMENT FROM RUNOFF WATER. ALL THE SILT FENCES AND EROSION CONTROL MEASURES SHALL BE INSPECTED BEFORE AND AFTER ANY RAINFALL OR RUNOFF EVENT, MAINTAINED AND CLEANED UNTIL ALL AREAS HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER OF GRASSES.

6. A CONSTRUCTION ENTRANCE SHALL BE BUILT AT THE INTERSECTION OF THE EXISTING ROAD AND THE ACCESS DRIVE. ROADWAY AREAS SHALL BE PERIODICALLY SUPT OR WASHED TO AVOID TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS.

7. STONE CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SHOULDS ARE ESTABLISHED WITH AT LEAST 85% TO 90% OF VIGOROUS PERENNIAL GROWTH.

8. ALL AREAS SHALL BE SEEDING AND STABILIZED IN ACCORDANCE WITH THE FOLLOWING VEGETATION PLAN.

C. VEGETATION PLAN

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF CONSTRUCTION OF THE ROADWAY IMPROVEMENTS. DISTURBED AREAS SHALL ALSO BE MULCHED AND ANCHORED PRIOR TO ANY STORM EVENT. SEE MULCHING REQUIREMENTS IN SECTION B(1A) ABOVE. IF FINAL SEEDING CANNOT BE ACCOMPLISHED BY SEPTEMBER 30TH, THEN ALL DISTURBED AREAS SHALL BE SEEDING WITH A WINTER COVER CROP OF RYE AT THE RATE OF 3 LBS./1000 SF. FT. TO PROVIDE WINTER PROTECTION. SEEDING AREAS SHALL BE COVERED WITH EROSION CONTROL MESH. SEE WINTER PROTECTION REQUIREMENTS IN SECTION B (7B) ABOVE.

1. FOUR INCHES OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 1" IN DIAMETER AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

2. SOIL TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOIL TEST SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14 DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P2O5-K2O OR EQUAL)	18 LBS./1000 SF
GROUND LIMESTONE (50% CALCULUM + MAGNESIUM OXIDE)	126 LBS./1000 SF

3. FOLLOWING SEED BED PREPARATION, SHOULDS AREAS, FILL AREAS AND BACK SLOPES SHALL BE SEEDING AT A RATE OF 3 LBS./1000 SF. WITH A MIXTURE OF 35% CREeping RED FESCUE, 6% RED TOP, 24% KENTUCKY BLUEGRASS, 12% PERENNIAL RYEGRASS, 20% ANNUAL RYEGRASS AND 5% WHITE DUTCH CLOVER.

4. EROSION CONTROL MESH SHALL BE APPLIED IN ACCORDANCE WITH THE PLANS OVER ALL FINISH SEEDING AREAS AS SPECIFIED ON THE DESIGN PLAN.

5. ALL HAY BALE AND/OR FILTER FABRIC BARRIERS WILL REMAIN IN PLACE UNTIL SEEDINGS HAVE BECOME 85%-90% ESTABLISHED AND THEN REMOVED WITHIN 10 DAYS.

6. THE INSPECTING ENGINEER AT HIS/HER DISCRETION MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES AND/OR SUPPLEMENTAL VEGETATIVE PROVISIONS TO MAINTAIN STABILITY OF EARTHWORKS AND FINISH GRADED AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ANY SUPPLEMENTAL MEASURES AS DIRECTED BY THE INSPECTING ENGINEER. FAILURE TO COMPLY WITH THE ENGINEER'S DIRECTIONS WILL RESULT IN DISCONTINUATION OF CONSTRUCTION ACTIVITIES.

D. CONSTRUCTION SCHEDULE

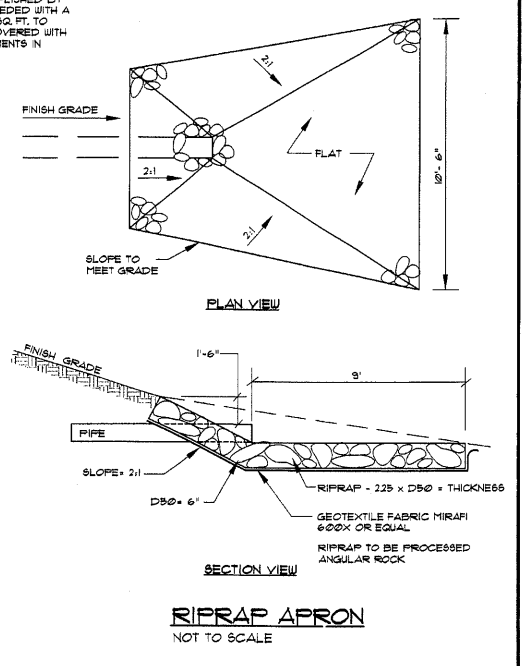
SITE IMPROVEMENTS WILL MOST LIKELY BEGIN IN SPRING 2006 DEPENDING UPON FINAL PROJECT APPROVAL. THE FOLLOWING SCHEDULE IS ANTICIPATED FOR THE CONSTRUCTION OF THE ROADWAY IMPROVEMENTS.

SCHEDULE	ESTIMATED CONSTRUCTION TIME	EROSION CONTROL MEASURES PLACED
1.	9 MONTHS	WEEK 1 - WEEK 2
2.	WEEK 2 - WEEK 5	WEEK 5 - WEEK 13
3.	WEEK 1 - WEEK 9	WEEK 10
4.	WEEK 1 - WEEK 24	WEEK 8
5.	SPRING OF CONSTRUCTION YEAR	WEEK 10
6.	WEEK 10	UPON FINAL PROJECT COMPLETION

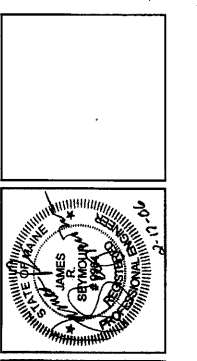
1. HOME CONSTRUCTION ON INDIVIDUAL LOTS MAY BEGIN ONCE THE ROADWAY BASE HAS BEEN SUFFICIENTLY CONSTRUCTED TO ALLOW VEHICLE ACCESS TO THE LOTS. HOME CONSTRUCTION MAY CONTINUE BEYOND THE ESTIMATED COMPLETION DATE FOR ROADWAY CONSTRUCTION. DISTURBED AREAS ON INDIVIDUAL LOTS SHALL ALSO BE SUBJECT TO THE EROSION & SEDIMENTATION CONTROL PROVISIONS CONTAINED HEREIN.

2. DATES ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE ENGINEER, DEPENDING ON CONSTRUCTION PROGRESS.

E. INSPECTIONS/MONITORING MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS AS NEEDED TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE MUNICIPALITY WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMI-MONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 85%-90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.



RIPRAP APRON
 NOT TO SCALE



REV.	DATE	BY	STATUS
1	01-09-06	JRS	FINAL PLAN SUBMISSION
2	01-16-06	JRS	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND
3	01-17-06	JRS	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND
4	01-17-06	JRS	STATUS

PROJECT NO. 03110
 FIELD BOOK DESIGN CHKD DRAWN
 03110 JRS BGY

Sebago Technics
 Engineering Experience You Can Build On
 One Cabot Street
 Westbrook, Me 04092-1339
 Tel: (207) 688-0277

PROJECT NO. 03110
 FIELD BOOK DESIGN CHKD DRAWN
 03110 JRS BGY

DETAILS OF:
 DEMEREST STREET EXTENSION
 DEMEREST STREET
 PORTLAND, MAINE

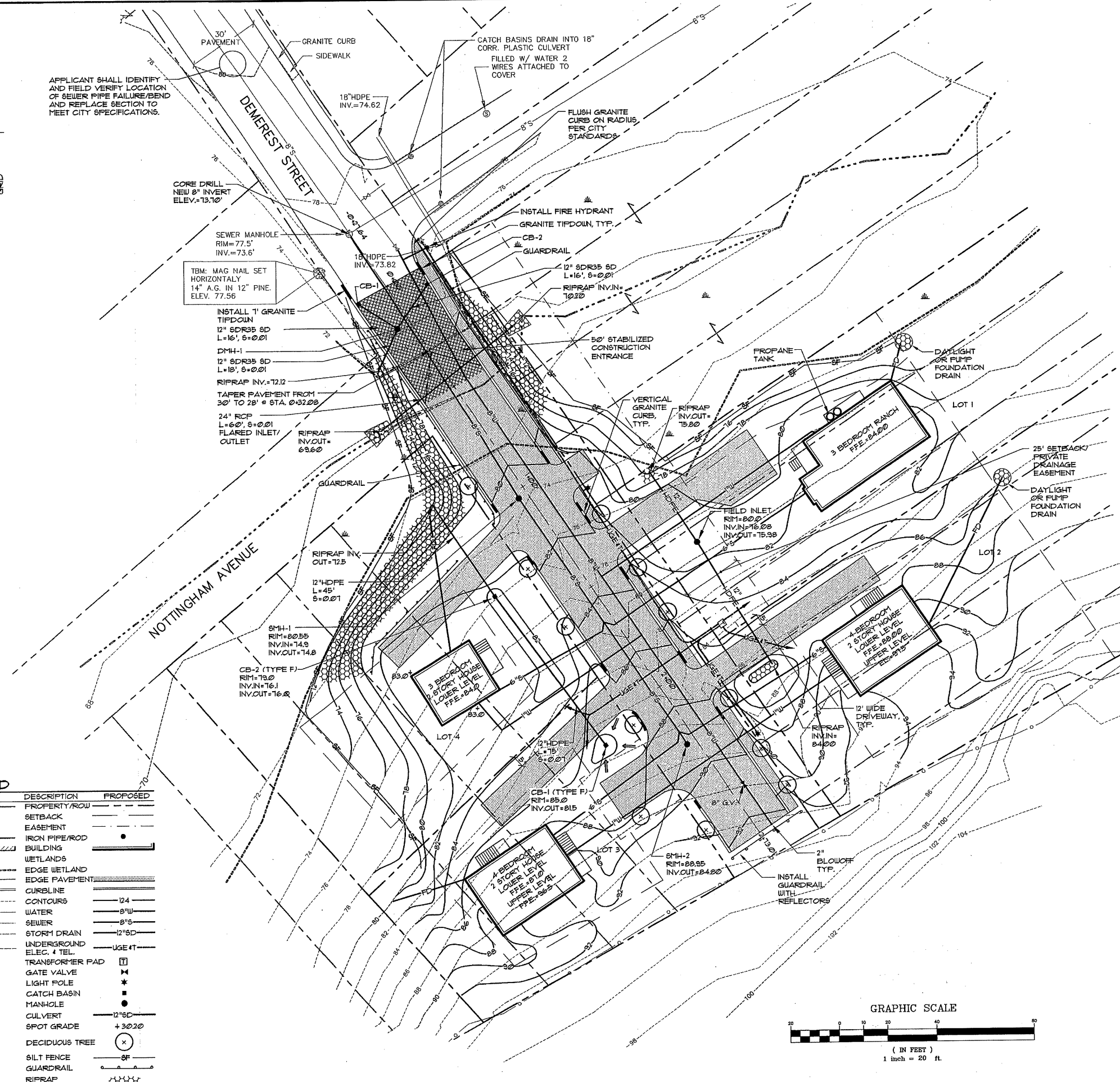
FOR:
 HABITAT FOR HUMANITY OF GREATER PORTLAND
 565 CONGRESS STREET
 PORTLAND, MAINE 04104

DATE: 7-16-04
 SCALE: AS NOTED

SHEET 6 OF 6



APPLICANT SHALL IDENTIFY AND FIELD VERIFY LOCATION OF SEWER PIPE FAILURE/BEND AND REPLACE SECTION TO MEET CITY SPECIFICATIONS.



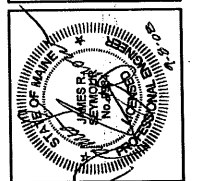
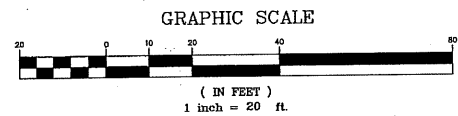
CONSTRUCTION NOTES

- 1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK...
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL...
4. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS...
5. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY...
6. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT P.D.O.T. STANDARDS AND SPECIFICATIONS.
7. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION...
8. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-205-6847) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SHALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 336.0-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
14. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
15. WHERE THE TERMS "APPROVED EQUAL," "OTHER APPROVED," "EQUAL TO," "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNICS, INC.
16. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
17. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

GENERAL NOTES

- 1. EACH LOT SHALL REQUIRE THE SUBMISSION OF A MINOR SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE V (SITE PLAN) OF CHAPTER 14 OF THE PORTLAND CITY CODE.
2. ALL ROADS, TO INCLUDE BASE AND PAVEMENT, CURBING, SEWER, AND STORM DRAIN INFRASTRUCTURE SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES AND/OR UNDER THE SUPERVISION AND APPROVALS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
3. ALL CURBING SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL STREET CORNERS, CROSSWALKS, TURNAROUNDS, AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS, TECHNICAL STANDARDS GUIDELINES.
4. ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO. VERTICAL AND TIE WARNER CABLE T.V. CO. STANDARDS.
5. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.

LEGEND table with columns: EXISTING, DESCRIPTION, PROPOSED. Includes symbols for property lines, easements, iron pipes, buildings, wetlands, curbs, contours, water/sewer/storm drains, underground utilities, transformer pads, valves, poles, catch basins, manholes, culverts, spot grades, trees, silt fences, guardrails, riprap, and benchmarks.



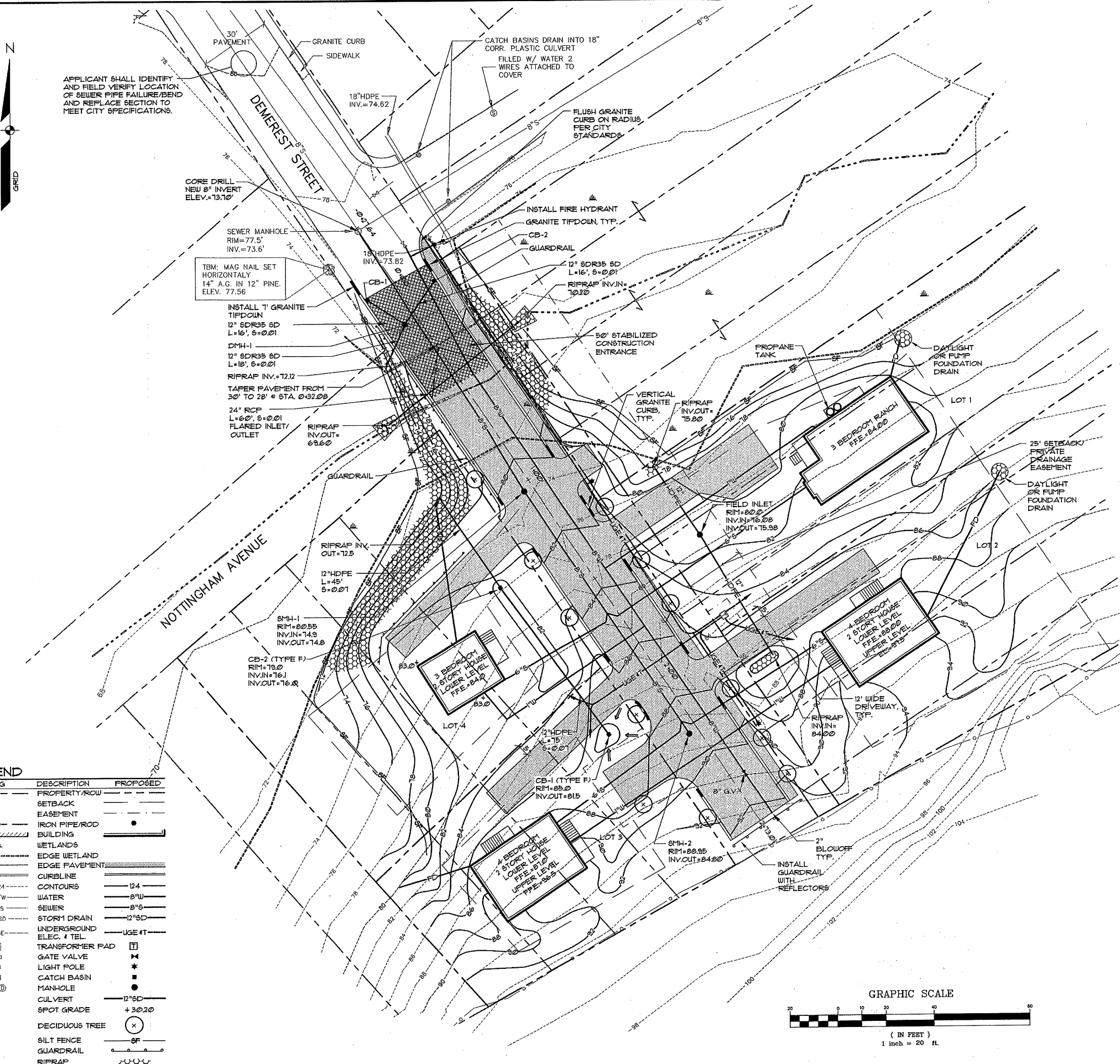
Revision table with columns: REV, DATE, DESCRIPTION. Includes entries for 05/08/08, 07-07-08, 01-29-08, 01-09-08, 11-18-05, and 6-7-05.

Sebago Technics logo and contact information: One Church Hill, Portland, ME 04108-1338. Tel: (207) 856-0277. Project No. 03110, Field Book, Design, Check, Drawn, 775, 775, 775, 775.

GRADING AND UTILITY PLAN OF: DEMEREST STREET EXTENSION, PORTLAND, MAINE. FOR: HABITAT FOR HUMANITY OF GREATER PORTLAND, MAINE 04104.



APPLICANT SHALL IDENTIFY AND FIELD VERIFY LOCATION OF SEWER PIPE FAILURE/BEND AND REPLACE SECTION TO MEET CITY SPECIFICATIONS.



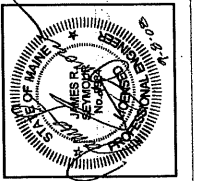
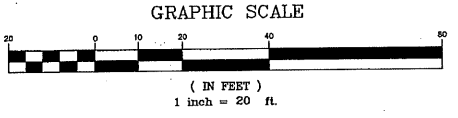
CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
4. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
5. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
6. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
7. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (8:00 AM) BY E-MAIL OR BY MAIL. IMPROVEMENTS BE OF SIGNIFICANT CONCERN OR IN A SENSITIVE AREA, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
8. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES" PUBLISHED BY THE PORTLAND CITY AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
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GENERAL NOTES

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3. ALL CURBING SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL STREET CORNERS, CROSSINGS, TURNAROUNDS, AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS, TECHNICAL STANDARDS GUIDELINES.
4. ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO. VERIZON, AND THE WARNER CABLE T.V. CO. STANDARDS.
5. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
—○—	IRON PIPE/ROD	—○—
▒	BUILDING	▒
▒	WETLANDS	▒
▒	EDGE WETLAND	▒
▒	EDGE PAVEMENT	▒
---	CURBLINE	---
---	CONTOURS	---
---	8"W	---
---	8"S	---
---	12"SD	---
---	UNDERGROUND	---
---	U-GE #1	---
□	TRANSFORMER PAD	□
×	GATE VALVE	×
*	LIGHT POLE	*
□	CATCH BASIN	□
○	MANHOLE	○
---	CULVERT	---
---	SPOT GRADE	---
○	DECIDUOUS TREE	○
---	SILT FENCE	---
---	GUARDRAIL	---
---	RIFRAP	---
---	BENCHMARK	---



JRS	09/08/08	REGRADED LOT 4
JRS	07-07-08	ADDED CB-1 & CB-2 PER CITY OF PORTLAND
JRS	01-29-08	REVISED DRIVEWAY LOCATION, LOTS 2&3
JRS	01-03-08	REVISED LOT GRADING PER CLIENT
JRS	01-09-06	FINAL PLAN SUBMISSION
JRS	11-18-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND
JRS	6-7-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND
REV:	BY:	DATE:
REV:	BY:	DATE:
REV:	BY:	DATE:

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 Engineering Experience You Can Build On
 One Chestnut Street
 Westbrook, ME 04090-1399
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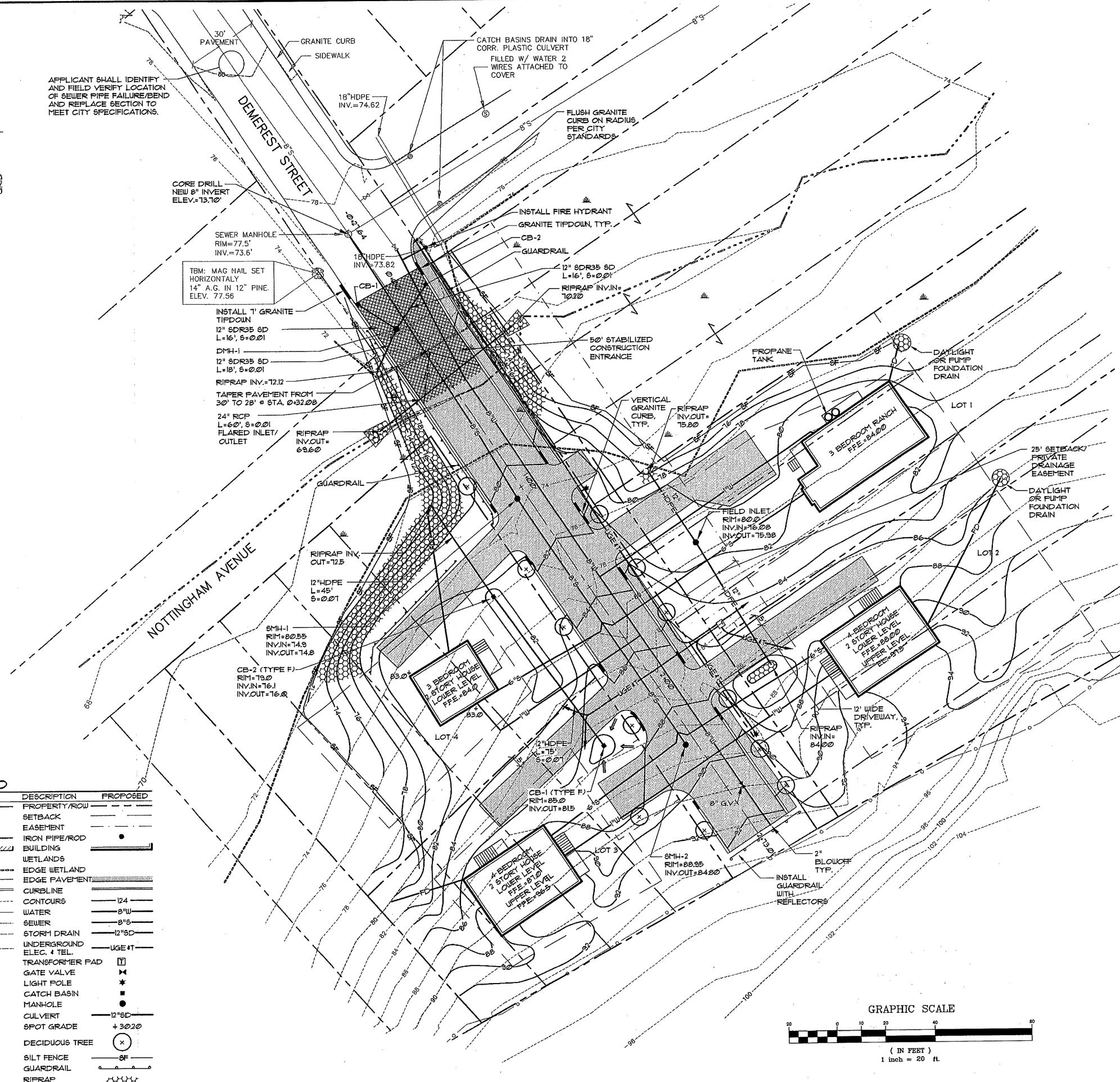
PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
03110	775	JRS	BCY	BCY

GRADING AND UTILITY PLAN
 OF
 DEMEREST STREET EXTENSION
 PORTLAND, MAINE
 FOR:
 HABITAT FOR HUMANITY OF GREATER
 PORTLAND, MAINE 04104
 T&E Model

DATE	SCALE
5-25-04	1" = 20'



APPLICANT SHALL IDENTIFY AND FIELD VERIFY LOCATION OF SEWER PIPE FAILURE/BEND AND REPLACE SECTION TO MEET CITY SPECIFICATIONS.



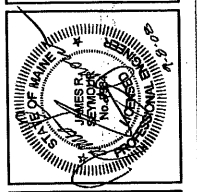
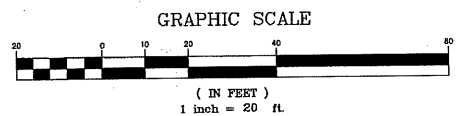
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3. ALL CURBS SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL STREET CORNERS, CROSSWALKS, TURNAROUNDS, AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS, TECHNICAL STANDARDS GUIDELINES.
4. ALL ELECTRIC, TELEPHONE AND CABLE TV SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO. VERIZON, AND THE WABER CABLE TV, CO. STANDARDS.
5. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.

LEGEND table with columns for EXISTING, DESCRIPTION, and PROPOSED. Includes symbols for property lines, easements, iron pipes, buildings, wetlands, curbs, contours, water/sewer lines, storm drains, underground utilities, transformer pads, valves, poles, catch basins, manholes, culverts, spot grades, trees, silt fences, guardrails, and riprap.



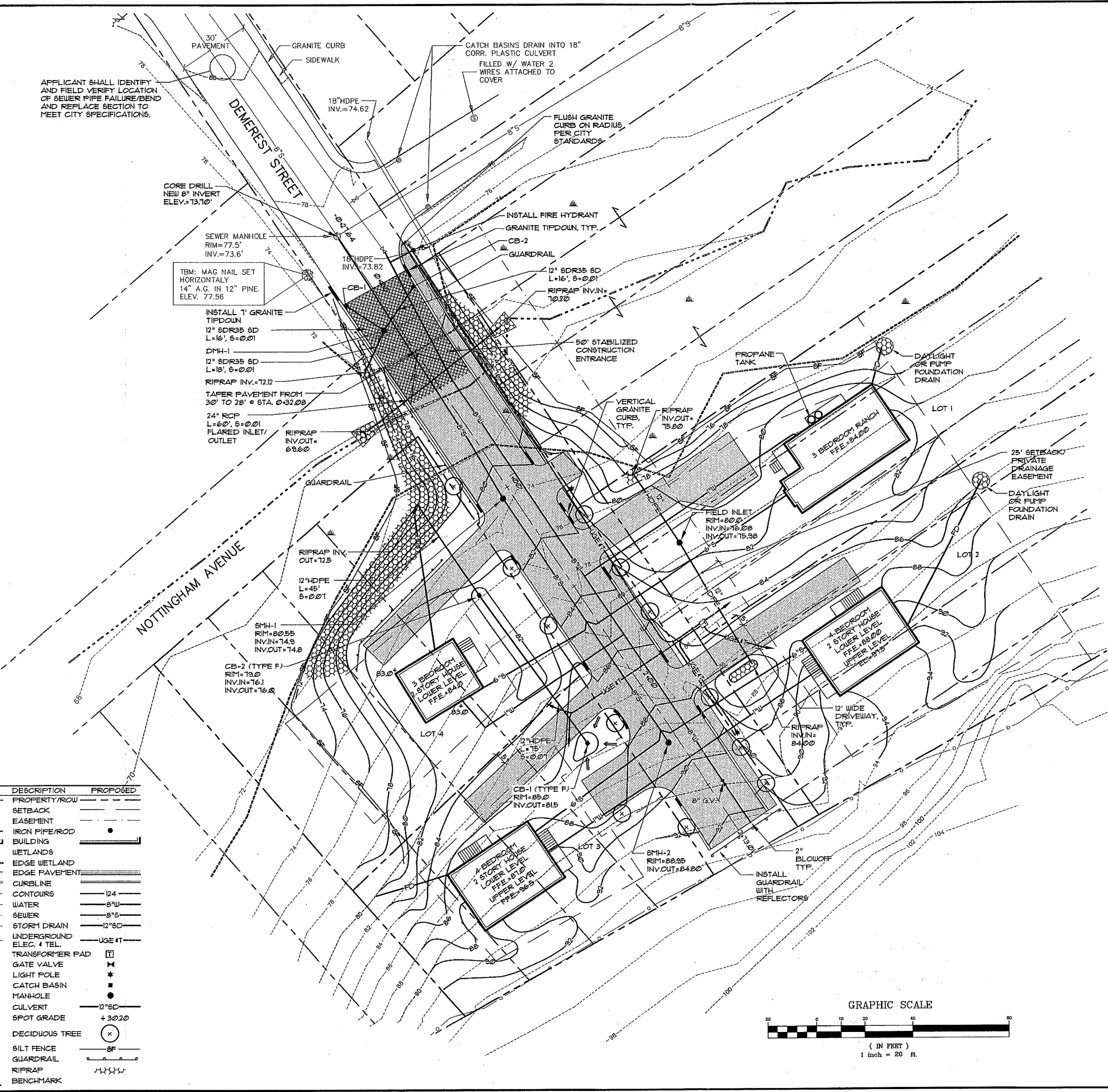
Revision table with columns for DATE, BY, and DESCRIPTION. Lists revisions from 08/08/08 to 07/07/08.

Sebago Technics logo and contact information: Engineering, Excavation, You Can Build On. 565 Congress Street, Westbrook, ME 04095-1339. Tel: (207) 856-0277.

GRADING AND UTILITY PLAN OF DEMEREST STREET EXTENSION, PORTLAND, MAINE. FOR: HABITAT FOR HUMANITY OF GREATER PORTLAND, MAINE 04104. SHEET 3 OF 6. DATE: 5-25-04. SCALE: 1"=20'.



APPLICANT SHALL IDENTIFY AND FIELD VERIFY LOCATION OF SEWER PIPE FAILURE/BEND AND REPLACE SECTION TO MEET CITY SPECIFICATIONS.



CONSTRUCTION NOTES

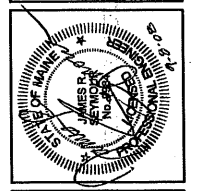
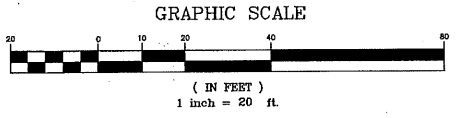
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2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK...
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL...
4. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS...
5. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY...
6. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
7. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION...
8. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION...
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES...
11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG WHEN NOTIFIED...
12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A...
13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
14. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
15. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNICS, INC.
16. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/COWNER.
17. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

GENERAL NOTES

- 1. EACH LOT SHALL REQUIRE THE SUBMISSION OF A MINOR SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE V (SITE PLAN) OF CHAPTER 14 OF THE PORTLAND CITY CODE.
2. ALL ROADS, TO INCLUDE BASE AND PAVEMENT, CURBS, SEWER AND STORM DRAIN INFRASTRUCTURE SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES AND/OR UNDER THE SUPERVISION AND APPROVALS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
3. ALL CURBSHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL STREET CORNERS, CROSSWALKS, TURNS, AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS, TECHNICAL STANDARDS GUIDELINES.
4. ALL ELECTRIC, TELEPHONE AND CABLE TV SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., VERIZON, AND TIME WARNER CABLE TV, CO. STANDARDS.
5. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.

LEGEND

Table with columns: EXISTING, DESCRIPTION, PROPOSED. Lists symbols for property lines, easements, buildings, wetlands, pavement, curbs, contours, water/sewer lines, storm drains, underground utilities, transformer pads, gates, light poles, catch basins, manholes, culverts, spot grades, trees, fences, guardrails, and riprap.



Revision table with columns: NO., DATE, BY, STATUS. Lists revisions from 01 to 17, including descriptions like 'RECREATED LOT 4', 'ADDED CB-1 & CB-2', 'REVISED LOT GRADING PER CLIENT', 'FINAL PLAN SUBMISSION', 'PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND', and 'PRELIMINARY SUBMISSION TO SEBAGO TECHNICS, INC.'.

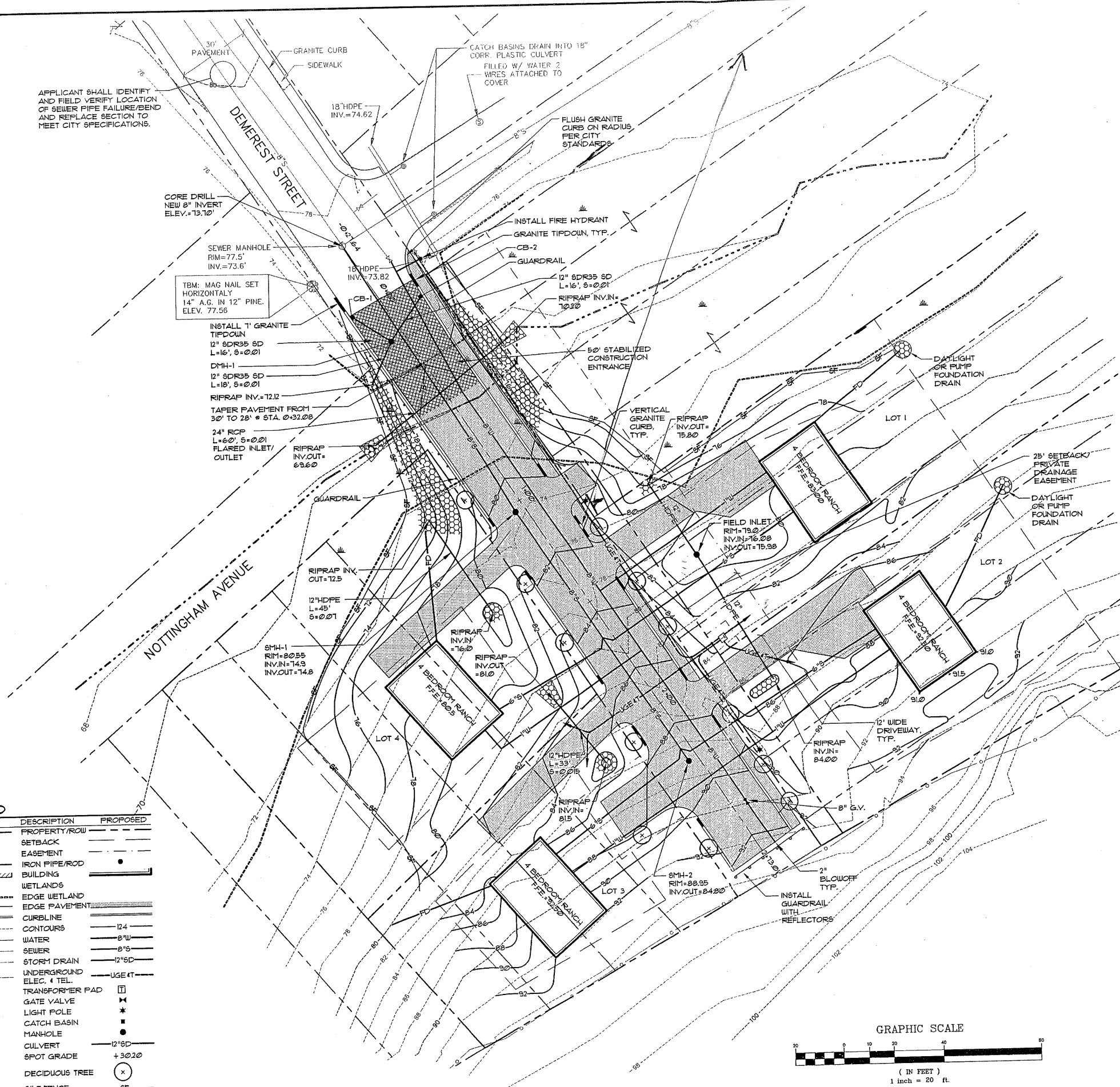
Sebago Technics logo and contact information: Engineering Expertise You Can Build On. One Chestnut Street, Westbrook, ME 04098-1339. Tel: (207) 666-0277.

Project title block: GRADING AND UTILITY PLAN OF DEMEREST STREET EXTENSION FOR HABITAT FOR HUMANITY OF PORTLAND. Includes date 5-25-04, scale 1"=20', and sheet number SHEET 3 OF 6.

031103U.dwg



APPLICANT SHALL IDENTIFY AND FIELD VERIFY LOCATION OF SEWER PIPE FAILURE/BEND AND REPLACE SECTION TO MEET CITY SPECIFICATIONS.



CONSTRUCTION NOTES

- 1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK...
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL...
4. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS...
5. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY...
6. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
7. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION...
8. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION...
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES...
11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS 'MEMBER' UTILITIES ABOUT THE DIG WHEN NOTIFIED...
12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 M.R.S.A. 336B-A...
13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
14. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
15. WHERE THE TERMS 'APPROVED EQUAL', 'OTHER APPROVED', 'EQUAL TO', 'ACCEPTABLE' OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF SEBAGO TECHNICS, INC.
16. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
17. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

LEGEND

Table with columns: EXISTING, DESCRIPTION, PROPOSED. Lists symbols for property lines, setbacks, easements, iron pipes, buildings, wetlands, curblines, contours, water, sewer, storm drain, underground utilities, transformer pads, gates, light poles, catch basins, manholes, culverts, spot grades, trees, silt fences, guardrails, and riprap.

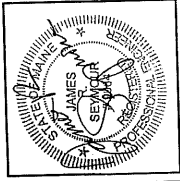
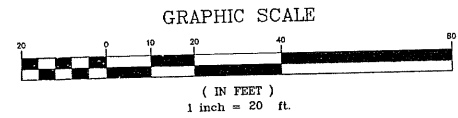
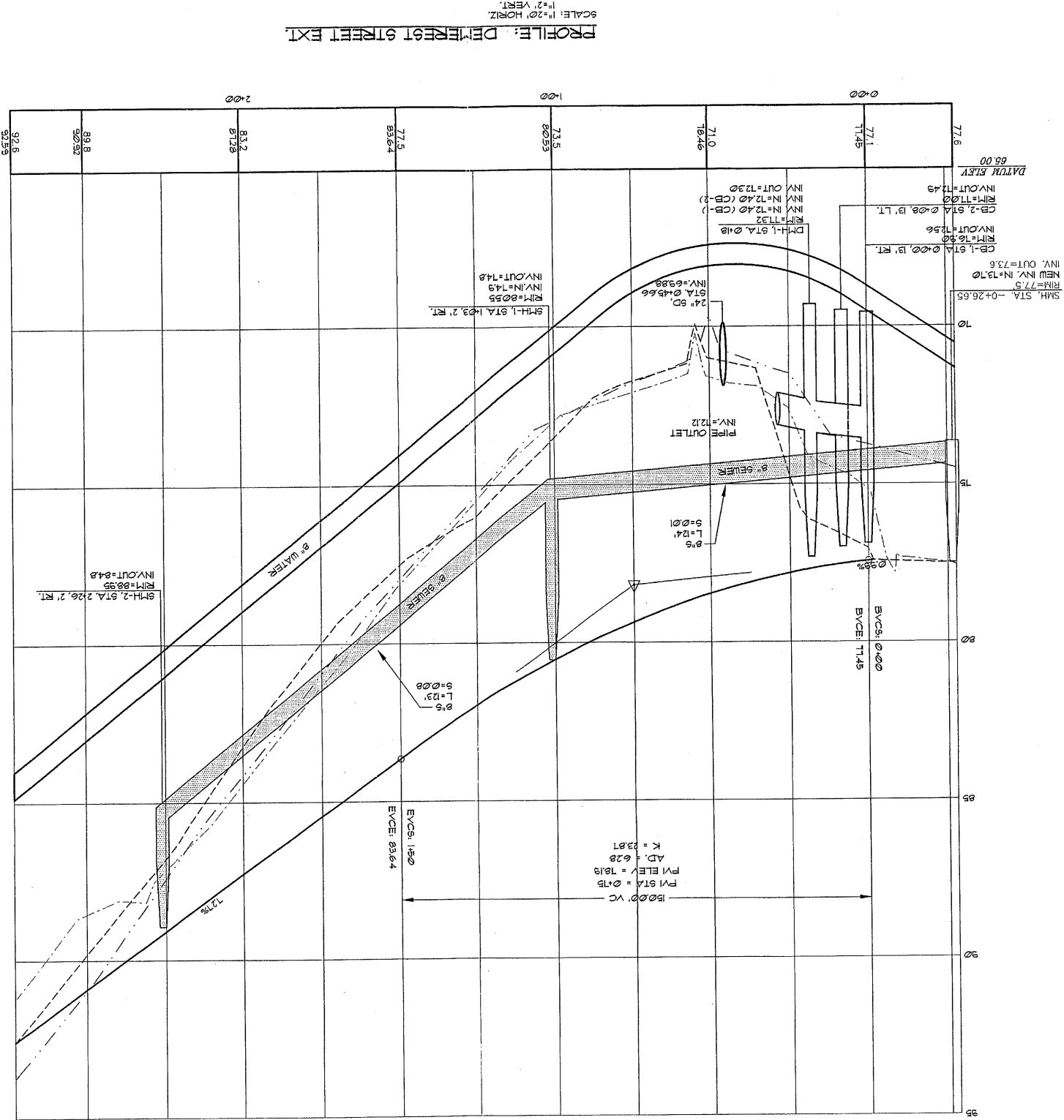


Table with columns: DATE, BY, CHECKED, DESIGN, DRAWN, PROJECT NO., FIELD BOOK, DESIGN, CHKD, DRAWN, JRS, BGY, JRS, BGY. Includes submission dates for final plan, preliminary submission, and status.

Sebago Technics logo and contact information: Engineering Experts You Can Build On, One Chubb Street, Westbrook, ME 04092-1139, Tel: (207) 689-9277. PROJECT NO. 03110.

GRADING AND UTILITY PLAN OF: DEMEREST STREET EXTENSION, PORTLAND, MAINE FOR: HABITAT FOR HUMANITY OF GREATER PORTLAND, MAINE 565 CONGRESS STREET, PORTLAND, MAINE 04104.



PROFILE: DEMEREST STREET EXT.
 SCALE: 1"=20' HORIZ. 1"=2' VERT.

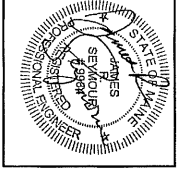
PROFILE
 OF: DEMEREST STREET EXTENSION STA. 0+00 TO
 DEMEREST STREET STA. 2+73.02
 FOR: HABITAT FOR HUMANITY OF GREATER
 565 CONGRESS STREET PORTLAND, MAINE 04104

Sebago Technics
 Engineering Experts You Can Build On
 One Church Street
 Portland, ME 04101
 Tel (207) 866-0277

PROJECT NO: 03110 FIELD BOOK: 778 DESIGN: BGY CHD: JRS DRAWN: ST

REV.	BY:	DATE:	STATUS:
C	JRS	01-09-08	FINAL PLAN SUBMISSION
B	JRS	11-18-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND
A	JRS	6-7-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

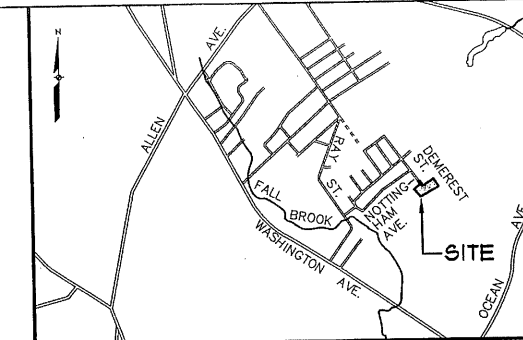




SEWER MANHOLE
RIM=77.5'
INV.=73.6'

18" HDPE
INV.=73.62

TBM: MAG NAIL SET
HORIZONTALLY
14" A.G. IN 12" PINE.
ELEV. 77.56



LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNERS OF THE PARCELS ARE LISTED BELOW AS THEY APPEAR ON CITY OF PORTLAND TAX MAP 410:
 - BLOCK A LOTS 19-22, CARL SHAW ENTERPRISES, INC. CORD BOOK 1242, PAGE 247
 - BLOCK F LOT 2, ORLANDO CIRIACO HEIRACIO CORD BOOK 218, PAGE 469
 - BLOCK F LOT 3, HARRY ELIZABETH WORK, CORD BOOK 4321, PAGE 231
 - BLOCK F LOTS 418, CARL SHAW ENTERPRISES, INC. CORD BOOK 1242, PAGE 251
 - BLOCK F LOT 6, CARL SHAW ENTERPRISES, INC. CORD BOOK 1242, PAGE 247
- THE PROPERTY IS SHOWN AS LOTS A-19 THRU A-22 AND LOTS F-2 THRU F-6 ON THE TOWN OF PORTLAND TAX MAP 410 AND IS LOCATED IN THE R-3 ZONE.
- SPACE AND BULK CRITERIA:

R-3 ZONE	
MIN. LOT SIZE:	6,500 SF.
MIN. STREET FRONTAGE:	50 FEET
MIN. FRONT YARD:	25 FEET
MIN. SIDE YARD:	1 STORY - 8 FEET
	1 1/2 STORY - 8 FEET
	2 STORY - 14 FEET
	2 1/2 STORY - 16 FEET
MIN. REAR YARD:	25 FEET
MAX. BUILDING HEIGHT:	35 FEET
MAX. BUILDING COVERAGE:	25 %
- TOTAL AREA OF PARCEL:
 - PARCEL 1 - 4164 SF. OR 0.24 ACRES
 - PARCEL 2 - 21396 SF. OR 0.63 ACRES
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. PERFORMED MARCH AND APRIL OF 2004.
- PLAN REFERENCES:
 - A. PLAN OF "FRAY GARDENS" PORTLAND, MAINE OWNED BY J. W. WILBUR, SEPTEMBER 1, 1914, PURCHASED FROM ARTHUR L. FARNBORTH, DRAIN BY ALL ELIOT C.E., BOSTON, MASS., AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12, PAGE 103.
 - B. RECORDING PLAN "PHEASANT HILL", PORTLAND, MAINE FOR ANASTOS & LOHNES, INC. BY ROYAL RIVER SURVEY CO. LAST REVISED APRIL 1, 1935 AND RECORDED CORD PLAN BOOK 195, PAGE 120.
 - C. AMENDED RECORDING PLAN "APPLE LEDGE", PORTLAND, MAINE BY DELUCA ASSOCIATES INC., LAST AMENDED FEBRUARY 1990 AND RECORDED IN CORD PLAN BOOK 192, PAGE 325.
- THE PROJECT IS TO BE SERVICED BY PUBLIC WATER AND SANITARY SEWER.
- THE ENTIRE SITE SHALL BE DEVELOPED AND OR MAINTAINED AS DEPICTED ON THE SITE PLAN APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATIONS TO OR DEVIATIONS FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION, OF WOODED OR LAWN AREAS, ACCESS SIZE, LOCATION, AND SURFACING OF PARKING AREAS, AND LOCATION AND SIZE OF BUILDINGS.
- A MINIMUM OF THREE TREES PER LOT SHALL BE CONSERVED OR PLANTED IN THE FRONT YARD OF EACH LOT MEETING THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPE, BUT SHALL REMAIN 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.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- NO CITY OF PORTLAND PUBLIC SERVICES SHALL BE PROVIDED TO THE DEMEREST STREET EXTENSION UNTIL THE STREET HAS BEEN ACCEPTED BY THE CITY. HENCE, THE DEVELOPER IS RESPONSIBLE FOR TRASH PICKUP AND SNOW REMOVAL, PRIOR TO ITS ACCEPTANCE BY THE CITY.
- WETLAND DELINEATION WAS PERFORMED AND MAPPED BY SEBAGO TECHNICS, INC.
- EACH LOT SHALL REQUIRE SUBMISSION OF A MINOR SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE VI (SITE PLAN) OF CH. 14 OF THE PORTLAND CITY CODE. ALL LOTS SHALL BE GRADED AND CONSTRUCTED TO GENERALLY CONFORM TO THE LOT GRADING PLAN AS SHOWN IN THIS PLAN SET. ANY CHANGES THAT SIGNIFICANTLY DEVIATE FROM THE INTENDED LOT GRADING PLAN MAY ONLY BE APPROVED BY THE PORTLAND PLANNING AUTHORITY.
- ALL ROADS, TO INCLUDE BASE AND PAVEMENT, CURBS, SEWER, AND STORM DRAIN INFRASTRUCTURE SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES AND/OR UNDER THE SUPERVISION AND APPROVALS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
- ALL CURBING SHALL BE DESIGNED AND BUILT WITH TIP-DOWNS AT ALL STREET CORNERS, DRIVEWAYS, TURN-AROUNDS AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS TECHNICAL STANDARDS AND GUIDELINES.
- ALL ELECTRIC, TELEPHONE AND CABLE TV SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., BELL ATLANTIC TELEPHONE CO. AND THE WARNER CABLE TV. CO. STANDARDS.
- ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
- THE DRAINAGE EASEMENT SHOWN ON THIS PLAN SHALL BE RECORDED IN THE INDIVIDUAL LOT DEEDS. THE DRAINAGE EASEMENT SHALL BE FOR THE PURPOSES OF MAINTENANCE REPAIR, OR CLEANING OF DITCHES, CHANNELS AND/OR PIPES.
- ALL GRANITE MONUMENTATION SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS AND GUIDELINES.
- A MAINE DEP PERMIT BY RULE FOR A STREAM CROSSING HAS BEEN FILED AND APPROVED FOR CONSTRUCTION WITHIN THE ALLOWED TIME FRAME AS REQUIRED UNDER AUTHORITY OF THE MAINE DEP WITH THE SERVICES OF A CERTIFIED DEP SITE CONTRACTOR FOR EROSION CONTROL AND BEST MANAGEMENT PRACTICES.
- THE OWNER SHALL BE RESPONSIBLE FOR LOCATING AND REPAIRING A SEWER PIPE 848 WITHIN DEMEREST STREET TO MEET CITY OF PORTLAND STANDARDS. UPON REPAIR, THE EXISTING PORTION OF DEMEREST STREET MAY BE CONSIDERED FOR CITY ACCEPTANCE.
- BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS REFERENCED HORIZONTALLY TO NORTH AMERICAN DATUM OF 1983 AND VERTICALLY TO NORTH STATE PLANE COORDINATE SYSTEM, WEST ZONE AND VERTICALLY TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83). COORDINATES WERE DETERMINED BY STATIC GPS POSITIONING TECHNIQUES FROM A BASE STATION LOCATED AT THE OFFICE OF SEBAGO TECHNICS INC., WESTBROOK, MAINE, ESTABLISHED FROM CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS). VERTICAL INFORMATION SHOWN HEREON WAS DERIVED FROM THE GEOID '98 MODEL OF THE U.S. AND HAS NOT BEEN VERIFIED AGAINST LOCAL VERTICAL CONTROL.

ADD CONDITIONS OF APPROVAL

FINAL PLAN SUBMISSION TO THE CITY OF PORTLAND

PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND

PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND

STATUS:

DATE:

BY:

REV:

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

D	DCS	9-25-06	ADD CONDITIONS OF APPROVAL
B	JRS	01-09-06	FINAL PLAN SUBMISSION TO THE CITY OF PORTLAND
C	JRS	11-18-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND
A	JRS	6-7-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND

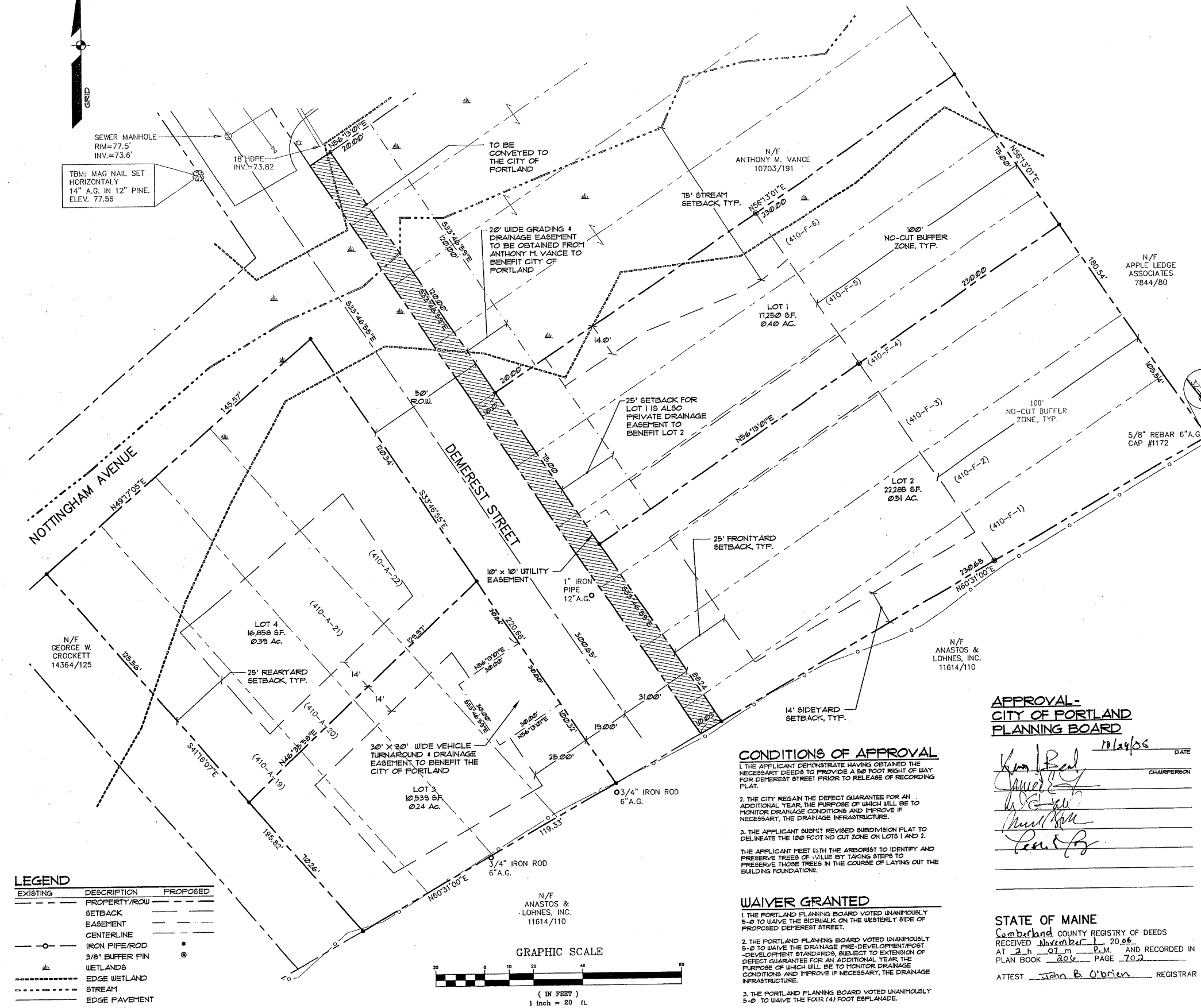
Sebago Technics
Engineering Expertise You Can Build On
One Chebot Street
Westbrook, Maine 04091-3339
Tel (207) 866-0077

PROJECT NO. FIELD BOOK DESIGN CHRD DRAWN
03110 778 BGY BGY

FINAL SUBDIVISION PLAN
OF:
DEMEREST STREET EXTENSION
PORTLAND, MAINE
FOR: R. G. O'Brien
HABITAT FOR HUMANITY OF GREATER PORTLAND/PORTLAND WEST
585 CONGRESS STREET
PORTLAND, MAINE 04104

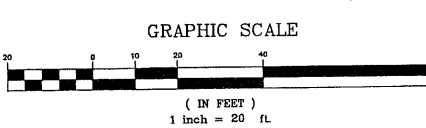
DATE: 5-24-04 SCALE: 1"=20'

SHEET 2 OF 6



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
○	IRON PIPE/ROD	○
○	3/8" BUFFER FIN	○
■	WETLANDS	■
---	EDGE WETLAND	---
---	STREAM	---
---	EDGE PAVEMENT	---
---	CONTOURS	---



CONDITIONS OF APPROVAL

- THE APPLICANT DEMONSTRATE HAVING OBTAINED THE NECESSARY DEEDS TO PROVIDE A 50' FOOT RIGHT OF WAY FOR DEMEREST STREET PRIOR TO RELEASE OF RECORDING PLAN.
 - THE CITY RESIGN THE DEFECT GUARANTEE FOR AN ADDITIONAL YEAR, THE PURPOSE OF WHICH WILL BE TO MONITOR DRAINAGE CONDITIONS AND IMPROVE IF NECESSARY, THE DRAINAGE INFRASTRUCTURE.
 - THE APPLICANT SUBMIT REVISED SUBDIVISION PLAN TO DELINEATE THE 100' FOOT NO CUT ZONE ON LOTS 1 AND 2.
- THE APPLICANT MEET WITH THE ARBORIST TO IDENTIFY AND PRESERVE TREES OR "LIE" BY TAKING STEPS TO PRESERVE THOSE TREES IN THE COURSE OF LAYING OUT THE BUILDING FOUNDATIONS.

WAIVER GRANTED

- THE PORTLAND PLANNING BOARD VOTED UNANIMOUSLY 5-0 TO WAIVE THE SIDEWALK ON THE WESTERLY SIDE OF PROPOSED DEMEREST STREET.
- THE PORTLAND PLANNING BOARD VOTED UNANIMOUSLY 5-0 TO WAIVE THE DRAINAGE PRE-DEVELOPMENT/POST-DEVELOPMENT STANDARDS, SUBJECT TO EXTENSION OF DEFECT GUARANTEE FOR AN ADDITIONAL YEAR, THE PURPOSE OF WHICH WILL BE TO MONITOR DRAINAGE CONDITIONS AND IMPROVE IF NECESSARY, THE DRAINAGE INFRASTRUCTURE.
- THE PORTLAND PLANNING BOARD VOTED UNANIMOUSLY 5-0 TO WAIVE THE FOUR (4) FOOT EPLANADE.

APPROVAL:
CITY OF PORTLAND
PLANNING BOARD

12/24/06 DATE
CHAIRPERSON

[Signatures]

STATE OF MAINE
Cumberland County Registry of Deeds
RECEIVED November 1, 2006
AT 2:07 P.M. AND RECORDED IN
PLAN BOOK 206 PAGE 702

ATTEST John B. O'Brien REGISTRAR

DEMEREST STREET EXTENSION

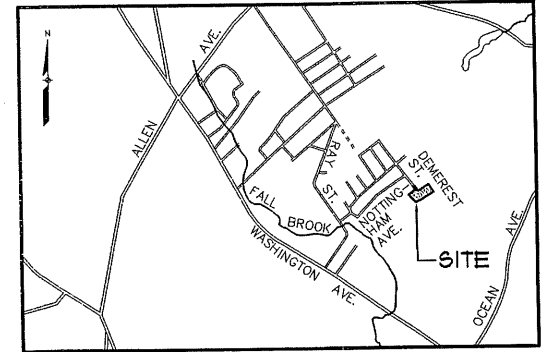
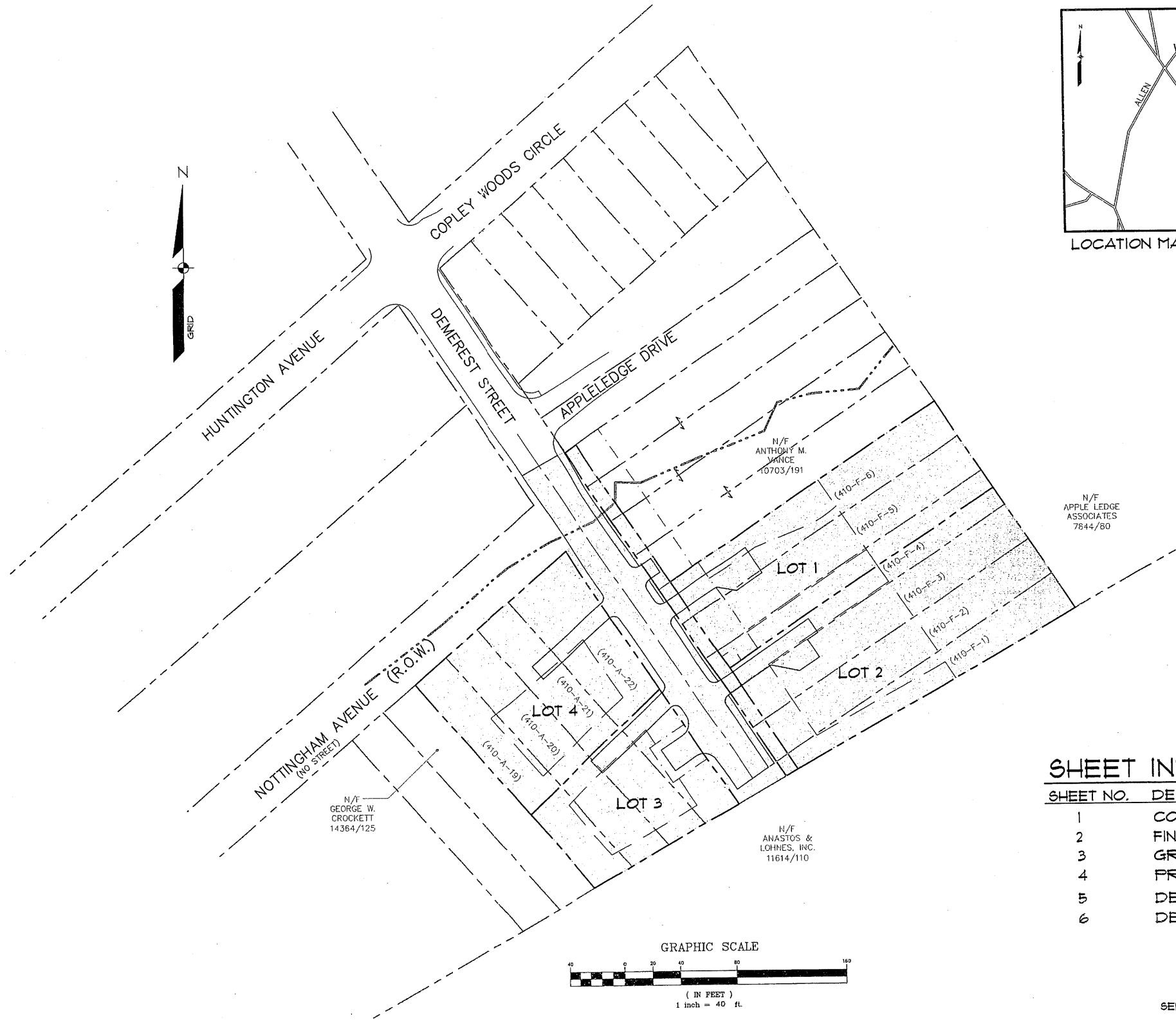
FINAL SUBDIVISION PLAN
PORTLAND, MAINE

APPLICANT:
HABITAT FOR HUMANITY OF
GREATER PORTLAND/
PORTLAND WEST
565 CONGRESS STREET
PORTLAND, ME 04104

SURVEYOR, ENGINEER &
WETLAND SPECIALIST

Sebago Technics

Engineering Expertise You Can Build On
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Westbrook, Me 04098-1339
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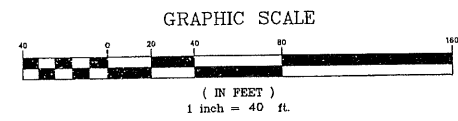


LOCATION MAP

N.T.S.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	FINAL SUBDIVISION PLAN
3	GRADING AND UTILITY PLAN
4	PROFILE: DEMEREST ST. STA. 0+00 TO STA. 2+13
5	DETAILS
6	DETAILS



SEPTEMBER 26, 2006

