

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MARK L SMITH

Located At 45 CUMBERLAND AVE

Job ID: 2012-09-5028-DEMO

CBL: 013-K-061-001

has permission to Demo of house

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

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

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

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

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



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-09-5028-DEMO

Located At: 45 CUMBERLAND
AVE

CBL: 013- K-061-001

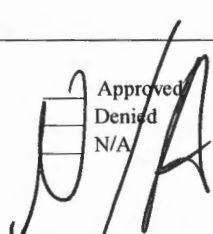
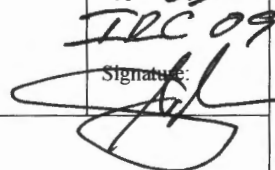
Conditions of Approval:

Building

Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. Demolition permit only. No other construction activities allowed until a separate approved building permit is issued. The foundation hole shall be filled in and the site graded. Demo permit only! Construction requires separate permits.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-09-5028-DEMO	Date Applied: 9/24/2012	CBL: 013- K-061-001	
Location of Construction: 45 CUMBERLAND AVE	Owner Name: MARK L SMITH	Owner Address: 43 CUMBERLAND AVE PORTLAND, ME 04101	Phone: 207-877-4965
Business Name:	Contractor Name: Maietta Enterprises	Contractor Address: 154 Pleasant Hill RD., Scarborough ME 04074	Phone: (207) 883-9546
Lessee/Buyer's Name:	Phone:	Permit Type: DEMO - Demolition Permit	Zone: R-6
Past Use: Single family home	Proposed Use: demo existing single family home - new dwelling unit is being built under permit #2012-08-4797	Cost of Work:	CEO District:
		Fire Dept: Approved Denied N/A	Inspection: Use Group: R-3 Type: SB IRC 09
		Signature: 	Signature: 
Proposed Project Description: Demo of house		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK 9/28/12 ABM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ABM</i>

CERTIFICATION

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

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



26

9/24/12

(15)

Demolition of a Structure Permit Application

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

2012-09-5008 ~~2012-08-4749~~ (Demo)

Location/Address of Construction: <u>45 Cumberland Ave., Portland</u>		
Total Square Footage of Proposed Structure <u>938</u>	Square Footage of Lot: <u>2454</u>	
Tax Assessor's Chart, Block & Lot: Chart# <u>013</u> Block# <u>K06001</u> Lot#	Owner: <u>Mark L. Smith</u>	Telephone: <u>207 877-4965</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Mark Smith</u> <u>43 Cumberland Ave.</u> <u>Portland, 04101</u> <u>877-4965</u>	Cost Of Work: \$ <u>11,000.00</u> Fee: \$ <u>150.00</u> <u>30.00</u>
Current legal use: (i.e. garage, warehouse) <u>vacant, non liveable home</u> If vacant, what was the previous use? <u>home, single family</u> How long has it been vacant? <u>since 2008</u> Project description: <u>Demolition of single family home, to be replaced with a new structure. - Permit 2012-08-4749</u>		
Contractor's name, address & telephone: <u>Maietta Enterprises</u> <u>154 Pleasant Hill, Rd. Scarborough</u> <u>207-883-9546</u> Who should we contact when the permit is ready: <u>Mark Smith</u> Mailing address: <u>43 Cumberland Ave</u> Telephone: <u>207-877-4965</u> <u>Portland, ME 04101</u>		
<u>This application is associated with (2012-08-4749)</u>		

RECEIVED

Electronic files in pdf format are also required

SEP 24 2012

Please print all of the information outlined in the Demolition call list. Failure to do so will result in the automatic denial of your permit.

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

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

Signature of applicant: Mark Smith Date: 9-14-2012

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



Demolition Call List & Requirements

Site Address: 45 Cumberland Ave.

Owner: Mark L. Smith

Structure Type: Single Family Home

Contractor: Maretha Enterprises

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Barbara 9-14-2012</u>
Unitil	1-207-541-2533	<u>Mark Allen 9-14-2012</u>
Portland Water District	761-8310	<u>Jared Knight 9-14-2012</u>
Dig Safe	1-888-344-7233	<u>confirmation # 20123712901</u>

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	<u>Serenah Bartlett 9-17-2012</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>Carole Merritt 9-17-2012</u>
Historic Preservation	874-8726	<u>Deb Andrews 9-17-2012</u>
DEP – Environmental (Augusta)	287-2651	<u>sandy.j.moody@maine.gov 9-19-2012</u>

Additional Requirements

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) Certification from an asbestos abatement company
- 5) Electronic files in pdf format are also required in addition to hard copy

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

U.S. EPA Region 1 No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: Mark Smith

Date: 9-19-2012

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Matt Provencal

From: Mark Mueller
Sent: Monday, September 24, 2012 10:27 AM
To: Matt Provencal
Subject: FW: Re: Demolition permit notification for 45 Cumberland Ave.

From: Mark Smith [mailto:m@kineticcampaigns.com]
Sent: Friday, September 21, 2012 3:56 PM
To: Mark Mueller
Subject: Fwd: Re: Demolition permit notification for 45 Cumberland Ave.

Could you add this to the application as supporting documentation?

----- Forwarded message -----
From: "whiteysgang@gmail.com" <whiteysgang@gmail.com>
Date: Sep 21, 2012 3:49 PM
Subject: Re: Demolition permit notification for 45 Cumberland Ave.
To: "Mark Smith" <m@kineticcampaigns.com>

Thank you for the notice. Ron Gan

Sent from my Verizon Wireless 4GLTE smartphone

----- Reply message -----
From: "Mark Smith" <m@kineticcampaigns.com>
To: "Ronald Gan" <whiteysgang@gmail.com>
Subject: Demolition permit notification for 45 Cumberland Ave.
Date: Fri, Sep 21, 2012 3:20 pm

Hi Ron,

I think you're aware that we've applied for a building permit to get started on our project at 43/45 Cumberland. I know the City of Portland sent out notifications to all of the neighbors about the project.

I'm writing because we're required to so a separate notification regarding our Demolition Permit application for the miserable building at 45 Cumberland. We plan to demolish the building at 45 Cumberland as soon as we can get a permit. Hopefully sometime within the next 6 months, likely within the next 30 to 45 days.

Could you reply to this message to let me know you received it? If you have any questions about the project please feel free to give me a call at 877-4965.

Thanks.
Mark Smith
43 Cumberland Ave.

9/24/2012

Matt Provencal

From: Mark Mueller
Sent: Monday, September 24, 2012 10:26 AM
To: Matt Provencal
Subject: FW: Re: Demolition permit notification for 45 Cumberland Ave.

From: Mark Smith [mailto:msmith@chaosunlimited.com]
Sent: Sunday, September 23, 2012 9:25 AM
To: Mark Mueller
Subject: Fwd: Re: Demolition permit notification for 45 Cumberland Ave.

And here's the receipt from Gil Helmick next door. This makes all three, Dick Reed across the street, Ron Gan to the west side and behind us, and Gil Helmick to the east side.

This completes the notifications for the demolition permit.

----- Original Message -----

Subject: Re: Demolition permit notification for 45 Cumberland Ave.
Date: Sat, 22 Sep 2012 23:08:34 -0400
From: Gil Helmick <gilhelmick@gmail.com>
To: Mark Smith <m@kineticcampaigns.com>

Hi Mark,

Thank you for the notification. I trust you will make best efforts to protect the occupants of my dwelling and keep them safe from physical harm, pollution and nuisance.

Best of luck.
Gil

-----Original Message-----

From: Mark Smith
Sent: Friday, September 21, 2012 3:18 PM
To: reedco@maine.rr.com ; gilhelmick@gmail.com
Subject: Demolition permit notification for 45 Cumberland Ave.

Hi Dick and Gil,

I think you're aware that we've applied for a building permit to get started on our project at 43/45 Cumberland across the street from your house. I know the City of Portland sent out notifications to all of the neighbors about the project.

I'm writing because we're required to so a separate notification regarding our Demolition Permit application for the miserable building at 45 Cumberland. We plan to demolish the building at 45 Cumberland as soon as we can get a permit. Hopefully sometime within the next 6 months, likely within the next 30 to 45 days.

9/24/2012

Could you reply to this message to let me know you received it? If you have any questions about the project please feel free to give me a call at 877-4965.

Thanks.
Mark Smith
43 Cumberland.

Matt Provencal

From: Mark Mueller
Sent: Monday, September 24, 2012 10:26 AM
To: Matt Provencal
Subject: FW: Re: Demolition permit notification for 45 Cumberland Ave.

From: Mark Smith [mailto:m@kineticcampaigns.com]
Sent: Friday, September 21, 2012 4:44 PM
To: Mark Mueller
Subject: Fwd: Re: Demolition permit notification for 45 Cumberland Ave.

Here's the one from Dick Reed across the street. Just waiting on the note from Gil Helmick next door now.

Have a great weekend.

----- Original Message -----

Subject: Re: Demolition permit notification for 45 Cumberland Ave.
Date: Fri, 21 Sep 2012 16:20:47 -0400
From: Dick Reed <dreed@reedarchitecture.com>
To: Mark Smith <m@kineticcampaigns.com>

Thanks Mark,
I received the notification.
Regards,
Dick

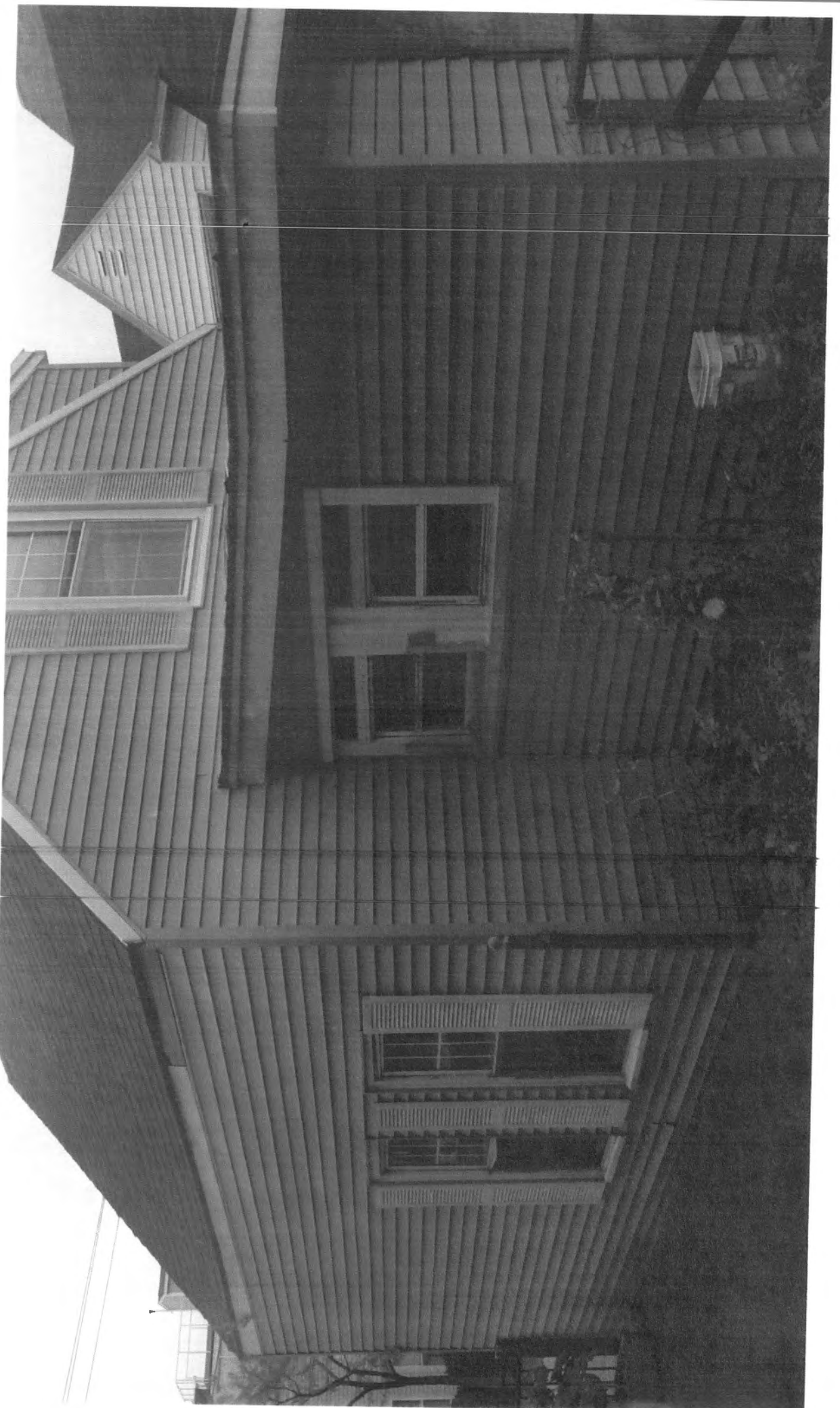
----- Original Message -----

From: "Mark Smith" <m@kineticcampaigns.com>
To: <info@reedarchitecture.com>
Sent: Friday, September 21, 2012 3:30 PM
Subject: Demolition permit notification for 45 Cumberland Ave.

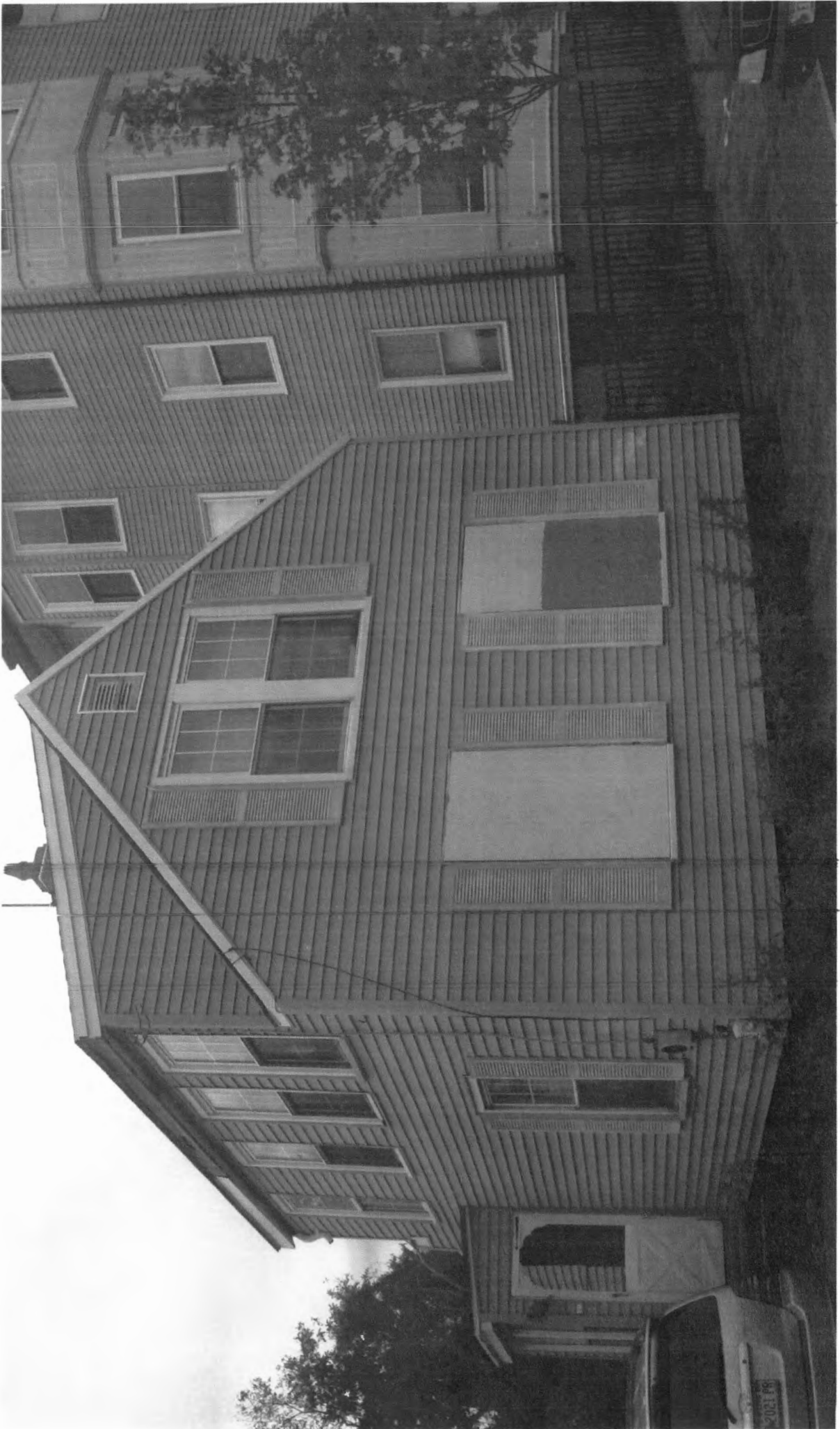
> Hi Dick,
>
> Sorry to write to you at your work email address. I think you're aware
> that we've applied for a building permit to get started on our project
> at 43/45 Cumberland. I know the City of Portland sent out notifications
> to all of the neighbors about the project.
>
> I'm writing because we're required to so a separate notification
> regarding our Demolition Permit application for the miserable building
> at 45 Cumberland. We plan to demolish the building at 45 Cumberland as
> soon as we can get a permit. Hopefully sometime within the next 6
> months, likely within the next 30 to 45 days.
>
> Could you reply to this message to let me know you received it? If you
> have any questions about the project please feel free to give me a call
> at 877-4965.

9/24/2012

>
> Thanks.
> Mark Smith
> 43 Cumberland Ave.
>







This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services	CBL	013 K061001
	Land Use Type	SINGLE FAMILY
	Property Location	45 CUMBERLAND AVE
	Owner Information	SMITH MARK L & STEPHANIE L DUNN JTS PO BOX 575 KINGFIELD ME 04947
	Book and Page	28616/217
	Legal Description	13-K-61 CUMBERLAND AVE 45 2454 SF
	Acres	0.0563

Current Assessed Valuation:

TAX ACCT NO.	1586	OWNER OF RECORD AS OF APRIL 2012
LAND VALUE	\$90,600.00	SMITH MARK L & STEPHANIE L DUNN JTS
BUILDING VALUE	\$60,500.00	PO BOX 575
NET TAXABLE - REAL ESTATE	\$151,100.00	KINGFIELD ME 04947
TAX AMOUNT	\$2,843.70	

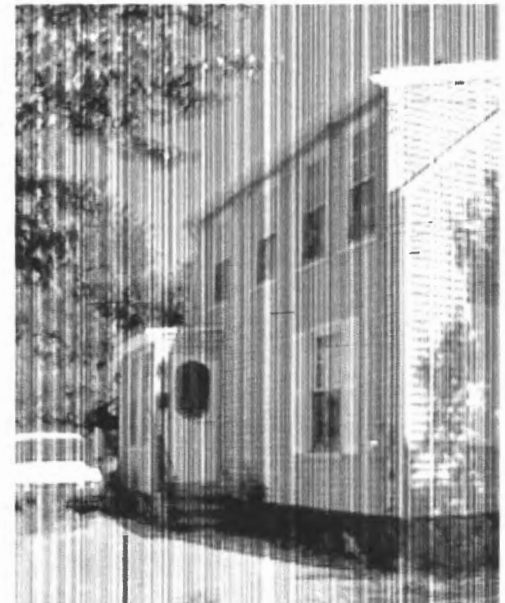


Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](mailto:treasury@maine.gov).

Building Information:

	Building 1	
Year Built	1884	
Style/Structure Type	OLD STYLE	
# Stories	1.5	
# Units	1	
Bedrooms	2	
Full Baths	1	
Total Rooms	5	
Attic	NONE	
Basement	FULL	
Square Feet	938	

[View Sketch](#) [View Map](#) [View Picture](#)



Sales Information:



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 1428

Tender Amount: 170.00

Receipt Header:

Cashier Id: bsaucier

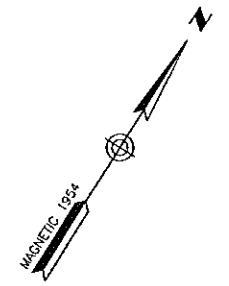
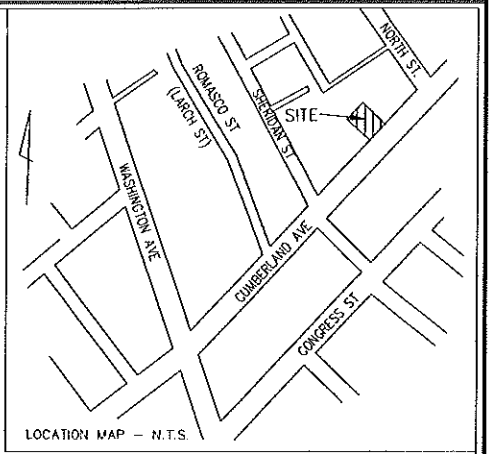
Receipt Date: 9/25/2012

Receipt Number: 48579

Receipt Details:

Referance ID:	8120	Fee Type:	UI-MI
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-09-5028-DEMO - Demo of house			
Additional Comments: 43/45 Cumberland			

Referance ID:	508	Fee Type:	MISC-Over Payment
Receipt Number:	0	Payment Date:	
Transaction Amount:	140.00	Charge Amount:	140.00
Job ID: Miscellaneous charges			



Existing

N/F
RONALD L. GAN
&
STEPHANIE A. EVANS
25457/131
TM 13 LOT K-49

N/F
RONALD L. GAN
21854/152
TM 13 LOT K-60

LOT AREA =
2402.7 SQ. FT.

LOT AREA =
3776.0 SQ. FT.
43
3 STORY
WOOD FRAME

N/F
RONALD L. GAN
&
STEPHANIE A. EVANS
18488/21
TM 13 LOT K-63

45
1 1/2 STORY
WOOD FRAME

SHERIDAN STREET

WALNUT STREET

SUMMIT COURT

NORTH STREET

CUMBERLAND AVENUE

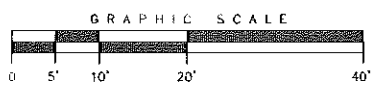
NOTES:

- OWNER OF RECORD: TAX MAP 13 BLOCK K LOT 61
MARK L. SMITH, P.O. BOX 608, NEW PORTLAND, ME 04954
TAX MAP 13 BLOCK K LOT 62
MARK L. SMITH AND STEPHANIE L. DUNN, P.O. BOX 608, NEW PORTLAND, ME 04954
- BEARINGS ARE MAGNETIC 1954 AS BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE ONE.
- THE OPINION OF A REAL ESTATE ATTORNEY MAY BE SOUGHT AS TO POSSIBLE RIGHTS OF THE SUBJECT PARCELS OWNERS AND OF ADJUTING OWNERS UP TO THE FENCES WHICH ARE NOT ON THE DEED LINES.
- ELEVATIONS ARE BASED ON CITY DATUM AND BENCH MARK ON SOUTH SIDE OF CUMBERLAND AVENUE AS SHOWN ON PLAN REFERENCE 2.
- TIE TO CITY HORIZONTAL GRID SYSTEM IS SHOWN.
- THE REAR LINE OF THESE LOTS IS BASED ON THE DISTANCE OF 70 FEET FROM CUMBERLAND AVENUE ALONG NORTH STREET (SEE PLAN REFERENCE 3) AND THE BACK BAY BOUNDARY IRON RODS FOUND. THIS LINE MATCHES WELL WITH THE DIMENSIONS ON THE LOT OF GAN. THE DIMENSIONS ON PLAN REFERENCES 3 & 5 DO NOT MATCH, NEITHER ARE PRECISE AND NEITHER HAVE VERIFYING ANGLES. ANOTHER SURVEYOR MAY CREATE A SLIGHTLY DIFFERENT REAR LINE. A BOUNDARY AGREEMENT WOULD ELIMINATE ANY CONFUSION.

PLAN REFERENCES:

- "PLAN OF LAND ON NORTH STREET PORTLAND, MAINE FOR ANTHONY MANCINI APRIL 5, 1988 OWEN HASKELL, INC. JOB NO. 8822P" REVISED 10-17-88
- "BOUNDARY AND TOPOGRAPHIC SURVEY ON CUMBERLAND AVE., PORTLAND, MAINE MADE FOR CHRIS ROBERTS & RICHARD REED NOV. 13, 2008 OWEN HASKELL, INC. JOB NO. 2008-113P" REVISED 03-03-09
- "PLAN AND DIVISION OF PROPERTY BELONGING TO THE ESTATE OF THE LATE LEMUEL DYER" RECORDED IN PLAN BOOK 4 PAGE 9 1/2
- "PLAN SHOWING DIVISION BETWEEN THE FORT SUMNER LOT AND LOT OWNED BY MESSRS. JOSE, GOULD & CLARK AS ESTABLISHED BY C.R. GOODELL - JANU 1865" RECORDED IN PLAN BOOK 2 PAGE 45
- "PLAN OF FORT SUMNER TERRACE PORTLAND ME. FLOTTED BY DALTON CO, SEPT. 1907" RECORDED IN PLAN BOOK 11 PAGE 63
- "DIVISION OF PROPERTY SUMNER COURT PORTLAND, ME. MADE FOR DENNIS BISSON 2/26/85 ROBERT P. TITCOMB INC." RECORDED IN PLAN BOOK 146 PAGE 45

- LEGEND:
- ⊙ WATER VALVE
 - ⊙ UTILITY POLE
 - GRANITE MONUMENT
 - CAPPED IRON ROD FOUND
 - CIRF ●
 - CHAINLINK FENCE
 - IRON FENCE
 - STOCKADE FENCE
 - CURB
 - OHP OVERHEAD POWER
 - ⊙ DECEDOUS TREE



TBM
PK NAIL IN UP #4
ELEV. = 137.27

CERTIFICATION:

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE _____ JOHN C. SCHWANDA, PLS #1252

BOUNDARY & TOPOGRAPHIC SURVEY

ON
43 & 45 CUMBERLAND AVENUE, PORTLAND, MAINE
MADE FOR RECORD OWNER
STEPHANIE DUNN
P.O. BOX 608 NEW PORTLAND, MAINE 04954

OWEN HASKELL, INC.
300 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	ECB	Date	JULY 7, 2009	Job No.	2009-083 P
Trace By	ECB	Scale	1" = 10'	Drawg No.	1
Check By	JWS	Book No.	1075		

BULK AND SPACE STANDARDS

	REQUIRED	PROVIDED
PARCEL ACREAGE: 0.14 AC, 6,179 SF		
ZONE R6		
MIN LOT SIZE	4,500 SF	6,179 SF
MIN AREA PER DWELLING UNIT	1,600 SF	>1,600 SF
	1,600 SF*	>1,600 SF
MIN STREET FRONTAGE	40 FT	75 FT +/-
SETBACKS		
FRONT YARD	10 FT OR AVE**	0.63 FT
SIDE YARD	12 FT***	8.77 FT
REAR YARD	20 FT	1.81 FT
MAX LOT COVERAGE	50%	40%
MIN LOT WIDTH	40 FT	61 FT +/-
MAX HEIGHT	45 FT	44.5 FT
PARKING		
MIN SPACE	1/NEW UNIT	4
MIN DRIVEWAY WIDTH	10 FT	12 FT

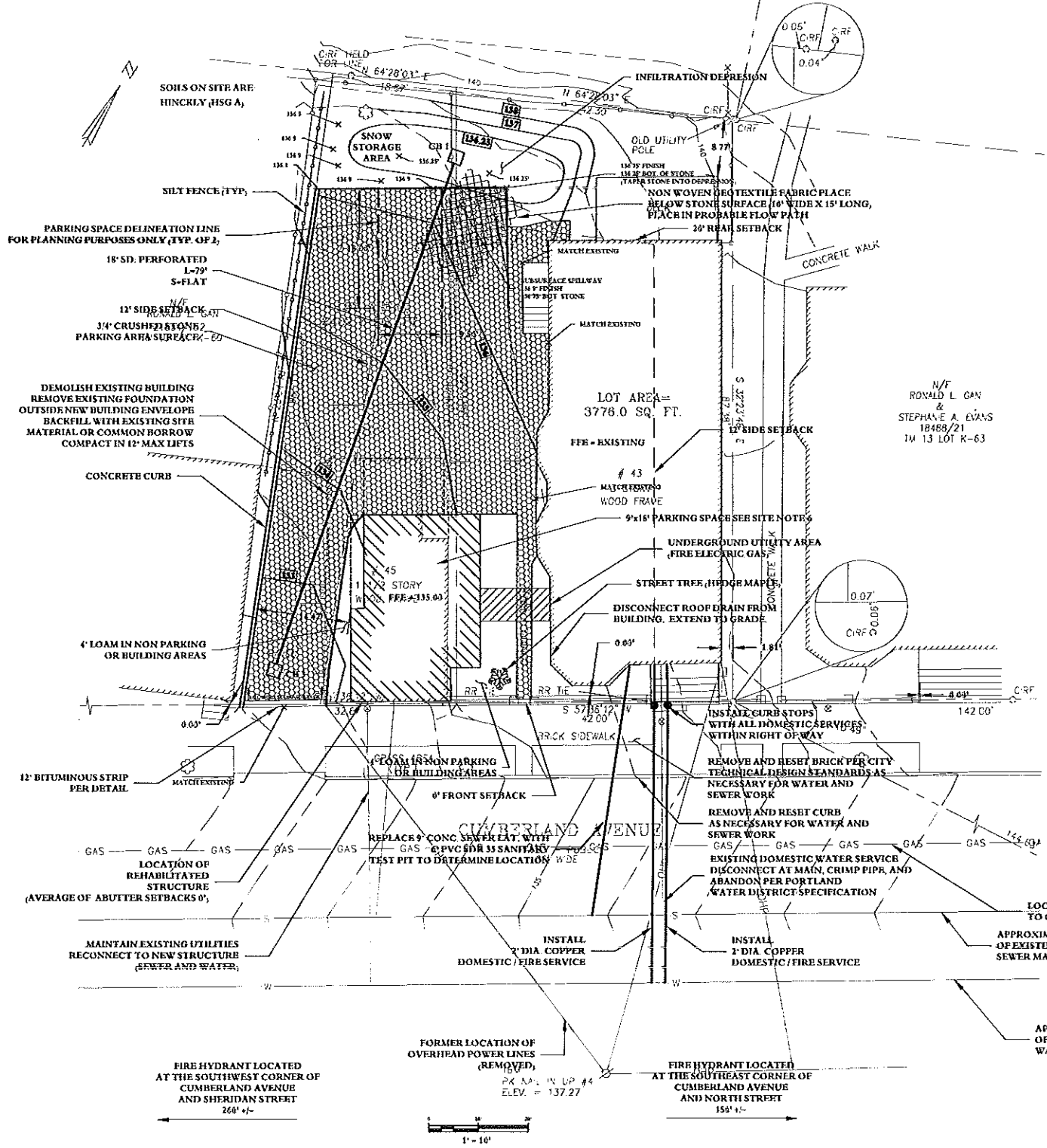
*MIN AREA PER DWELLING UNIT FOR ALL NEW UNITS UNDER J
 **FRONT YARD SETBACK EQUAL TO THE AVERAGE OF ABUTTING PROPERTIES
 ***SIDE YARD SETBACK FOR 4 STORY BUILDINGS

STRUCTURE AND PIPE SCHEDULE

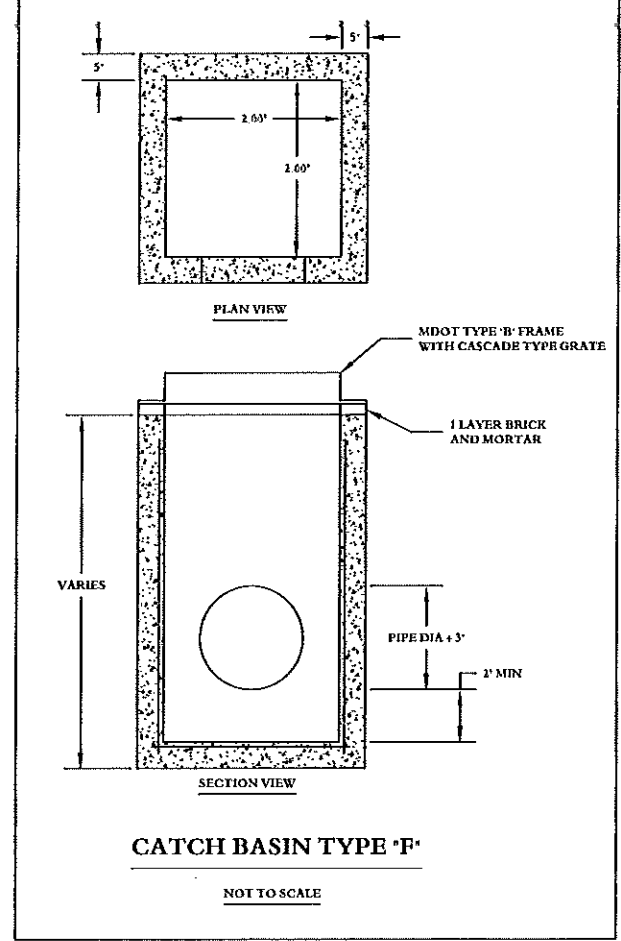
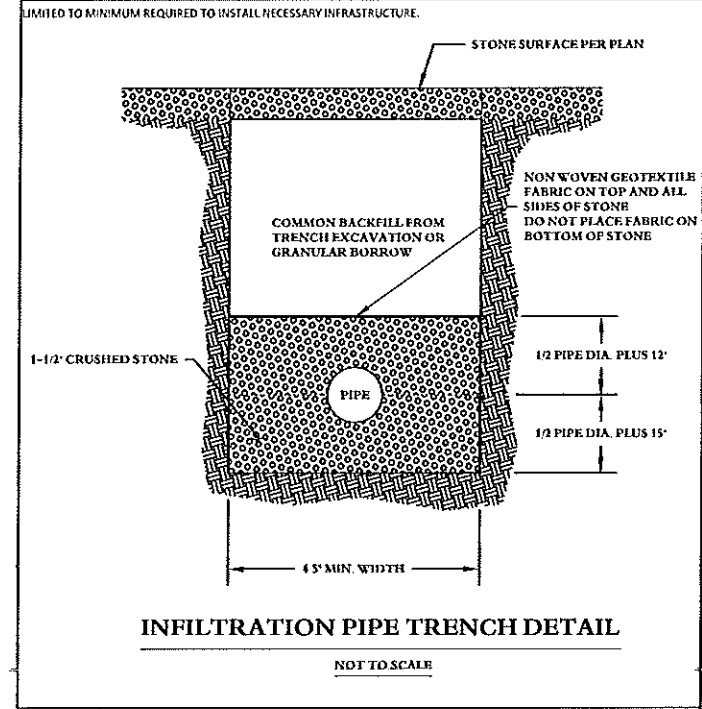
STRUCTURE	SIZE	RIM ELEV.	INVERT IN	INVERT OUT
CB 1	24" x 2'	136.85	-	127.69', 15' SD
CB 2	24" x 2'	132.50	127.69', 15' SD	-

*Proposed Rebuild
 # 2012-08-4749*

N/F
 RONALD L. GAN
 &
 STEPHANIE A. EVANS
 25457/131
 TM 13 LOT K-49



- GENERAL:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTIVITIES WITHIN THE WORK AREA.
- SITE NOTES:
1. WORK SHALL CONFORM TO THE CITY OF PORTLAND TECHNICAL DESIGN STANDARDS WHEN APPLICABLE.
 2. SITE WORK MAY BE SUBJECT TO THE INSPECTION OF THE CITY OF PORTLAND.
 3. WORK SHALL CONFORM TO THE CITY OF PORTLAND ORDINANCES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO THE WORK AREA.
 5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SAFE PUBLIC VEHICULAR AND PEDESTRIAN TRAVEL WAYS DURING CONSTRUCTION.
 6. PARKING SPACE LOCATED INSIDE STRUCTURE, REFERENCE ARCHITECTURAL DRAWINGS FOR MORE DETAIL.
 7. CURBING SHALL BE REINFORCED PRECAST CONCRETE (6' LENGTH, 18" HEIGHT, AND 7" WIDTH). ANY CUT SURFACES SHALL RECEIVE CONCRETE SEALANT. PRECAST CONCRETE SHALL MEET 6,000 PSI AT 28 DAYS.
 8. SNOW SHALL NOT BE STORED ON ANY CATCH BASIN. SNOW STORAGE SHALL BE TO THE EASTERN SIDE OF THE PROPOSED CATCH BASIN TO THE EXTENT PRACTICABLE.
- DEMOLITION NOTES:
1. CONTRACTOR SHALL REVIEW THE PROJECT APPLICATION PRIOR TO COMPLETING ANY DEMOLITION WORK.
 2. THE CONTRACTOR SHALL NOTIFY DIG SAFE PRIOR TO DEMOLITION WORK, PER LAW.
 3. ALL DEMOLITION DEBRIS SHALL BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP ANY DEBRIS AT THE CONCLUSION OF ANY DEMOLITION WORK.
 5. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT BLOWN DEBRIS DURING DEMOLITION WORK.
- STORM DRAIN NOTES:
1. ALL STORMWATER PIPE SHALL BE CORRUGATED HDPE PIPE.
 2. ALL STORM DRAIN SHALL BE PERFORATED WITH PERFORATIONS FACING DOWN.
 3. CB 1 RIM ELEVATION CRITICAL TO THE DESIGN OF THE STORMWATER SYSTEM. THE CONTRACTOR SHALL EXERCISE PRECISION WHEN SETTING THE FRAME AND GRATE.
 4. 15" STORM DRAIN PIPE SHALL BE INSTALLED PER INFILTRATION PIPE TRENCH DETAIL.
 5. CATCH BASINS SHALL BE MDOT TYPE "F".
- WATER UTILITY NOTES:
1. ALL MATERIAL SHALL CONFORM TO THE PORTLAND WATER DISTRICT SPECIFICATIONS.
 2. THE CONTRACTOR IS RESPONSIBLE FOR REBUILDING ANY DISTURBED SIDEWALK, STREET, OR OTHER OBJECT AS A RESULT OF WATER UTILITY WORK IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL DESIGN STANDARDS AS WELL AS THE PORTLAND WATER DISTRICT STANDARDS.
- SANITARY UTILITY WORK:
1. THE CONTRACTOR SHALL CONFIRM INVERT ELEVATIONS PRIOR TO ANY INSTALLATION. ANY DEVIATION SHALL BE SUBMITTED TO THE ENGINEER OF RECORD.
 2. THE EXACT LOCATION OF THE EXISTING SEWER LATERAL TO #43 CUMBERLAND AVENUE IS UNKNOWN. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROVIDING ALL NECESSARY MATERIAL AND LABOR TO REMOVE THE EXISTING LATERAL AND INSTALL THE NEW LATERAL.
 3. THE CONTRACTOR IS RESPONSIBLE FOR REBUILDING ANY DISTURBED SIDEWALK, STREET, OR OTHER OBJECT AS A RESULT OF SANITARY UTILITY WORK IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL DESIGN STANDARDS.
- ELECTRICAL UTILITY WORK:
1. ANY ELECTRICAL WORK SHALL CONFORM TO CENTRAL MAIN POWER SPECIFICATION AND BE PERFORMED UNDER THEIR SUPERVISION.
- GAS UTILITY WORK:
1. COORDINATE NEW SERVICE TO STUDIO WITH UNTEL.
- EROSION CONTROL:
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION CONTROL DEVICES DURING CONSTRUCTION AND UP TO PERMANENT STABILIZATION.
 2. THE CONTRACTOR SHALL REVIEW THE PROJECT'S LEVEL 1 SITE ALTERATION APPLICATION AND LEVEL 1 MINOR RESIDENTIAL APPLICATION PRIOR TO CONSTRUCTION ACTIVITY.
 3. THE CONTRACTOR SHALL SWEEP THE STREET OF ANY CONSTRUCTION DEBRIS ON A WEEKLY BASIS OR PRIOR TO ANY RAIN EVENT.
- LIMITS OF CONSTRUCTION:
1. SITE DISTURBANCE SHALL BE LIMITED TO THE PROPERTY LINE WITH ONE EXCEPTION:
 - 1.1. DISTURBANCE FOR THE INSTALLATION OF CURB ALONG THE WESTERLY PROPERTY LINE. THIS DISTURBANCE SHALL BE LIMITED TO THE MINIMUM REQUIRED TO INSTALL THE CURB AND NOT TO EXCEED 5 FEET FROM THE PROPERTY LINE.
 2. R.O.W. DISTURBANCE SHALL BE LIMITED TO THE STREET FRONTAGE AND



CALL 1-800-DIG-SAFE PRIOR TO ANY CONSTRUCTION ACTIVITY

THIS PLAN IS FOR PERMITTING PURPOSES ONLY AND SHALL NOT BE USED FOR CONSTRUCTION

General Notes

No.	Revision/Issue	Date
1	LEVEL 1 SITE PLAN APP.	8-14-12

SHEET NAME:
SITE, GRADING & UTILITY PLAN

W. P. BROGAN & ASSOCIATES
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Project	JW 1003	Sheet	
Date	6/1/2012		C1
Scale	As Noted		