

Just Comments
4-23

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

2004-0080

Application I. D. Number

Thompson Otis C & Mavourneen

Applicant

4/20/2004

Application Date

Applicant's Mailing Address

single family dwelling

Project Name/Description

Consultant/Agent

225 - 225 Brackett Ave, Portland, Maine

Address of Proposed Site

Agent Ph:

Agent Fax:

088 M006001

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

900 sf

IR-1

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Pla \$250.00 Subdivision _____ Engineer Review \$50.00 Date 4/20/2004

DRC Approval Status:

Reviewer

Jay Reynolds

- Approved Approved w/Conditions See Attached Denied

Approval Date 6-28-04 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance

Jay Reynolds
signature

6-28-04
date

Performance Guarantee Required* Not Required

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

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

Thompson Johnson Woodworks
115 Island Avenue
Peaks Island, Maine 04108
206.766.5919

June 17, 2004

Jay Reynolds
Development Review Coordinator
City of Portland

RE: 219 Brackett Avenue, Peaks Island
(ID # 2004-0080, CBL #088M006)

Dear Jay:

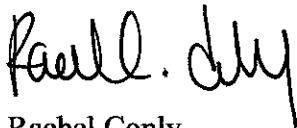
Please find attached corrections made to the permit submission for a new single-family house to be located at 219 Brackett Avenue, Peaks Island. The following corrections have been made to the plot plan per your request:

1. Wetlands have been flagged by Sweets Associates, who are Maine State certified geologists. These flags were then located on the survey prepared by SGC Engineering, LLC.
2. As a result of finding wetlands on the property, I am also submitting a redesign to the septic system, prepared by Sweets Associates. This proposal follows regulations set forth by the Maine Subsurface Waste Water Disposal Rules, 144A CMR 241.

Also enclosed you will find a copy of a "Street Numbering Notice" issued by the City of Portland. Prior to this notice, I referred to the property as 225 Brackett Avenue. It appears that this was incorrect. Please make a note of this change in your records.

Thank you for your patience and please let me know if you need any additional information.

Sincerely,



Rachel Conly
Architectural Designer

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, 10 SHS
 (207) 287-5672 Fax: (207) 287-3165

PROPERTY LOCATION		>> CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW <<	
City, Town, or Plantation	Peaks Island	The Subsurface Wastewater Disposal System <i>shall not</i> be installed until a Permit is attached HERE by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Street or Road	Brackett Avenue		
Subdivision, Lot #	Lot 88M6		
OWNER/APPLICANT INFORMATION			
Name (last, first, MI)	Thompson, Otis	<input checked="" type="checkbox"/> Owner	
		<input type="checkbox"/> Applicant	
Mailing Address of Owner/Applicant			
Daytime Tel. #		Municipal Tax Map # _____ Lot # _____	
OWNER OR APPLICANT STATEMENT I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		CAUTION: INSPECTION REQUIRED I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. _____ (1st) date approved	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (2nd) date approved _____	

PERMIT INFORMATION			
TYPE OF APPLICATION <input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. Minor Expansion <input type="checkbox"/> b. Major Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS <input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input checked="" type="checkbox"/> 11. Pre-treatment, specify: <u>OXYPRO</u> <input type="checkbox"/> 12. Miscellaneous Components (or equivalent)	TYPE OF WATER SUPPLY <input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private (proposed) <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other
SIZE OF PROPERTY ~31,000 <input checked="" type="checkbox"/> SQ. FT. <input type="checkbox"/> ACRES	DISPOSAL SYSTEM TO SERVE <input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>3</u> <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="checkbox"/> 3. Other: _____ (specify)		
SHORELAND ZONING <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK <input checked="" type="checkbox"/> 1. Concrete <input checked="" type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>1,000</u> GAL	DISPOSAL FIELD TYPE & SIZE <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input checked="" type="checkbox"/> 4. Other: <u>DRIP</u> SIZE: <u>340</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	GARBAGE DISPOSAL UNIT <input type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input checked="" type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input checked="" type="checkbox"/> d. Filter on Tank Outlet	DESIGN FLOW <u>270</u> gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 501.1 (dwelling unit(s)) <input type="checkbox"/> 2. Table 501.2 (other facilities) SHOW CALCULATIONS — for other facilities —
SOIL DATA & DESIGN CLASS PROFILE <u>2</u> / <u>AIII</u> / <u>1</u> at Observation Hole # <u>IP-1</u> Depth <u>24"</u> of Most Limiting Soil Factor Bedrock	DISPOSAL FIELD SIZING <input type="checkbox"/> 1. Small—2.0 sq. ft. / gpd <input type="checkbox"/> 2. Medium—2.6 sq. ft. / gpd <input checked="" type="checkbox"/> 3. Medium—Large 3.3 sq. ft. / gpd <input type="checkbox"/> 4. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 5. Extra Large—5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP <input type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input checked="" type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	<input type="checkbox"/> 3. Section 503.0 (meter readings) ATTACH WATER METER DATA

SITE EVALUATOR STATEMENT		
I certify that on <u>May 31, 2004</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).		
<u>Richard Sweet</u> Site Evaluator Signature	<u>03A</u> SE #	<u>6-11-04</u> Date
<u>RICHARD A. SWEET</u> Site Evaluator Name Printed	<u>797-2110</u> Telephone Number	<u>sweet@maine.rr.com</u> E-mail Address
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.		

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner or Applicant Name

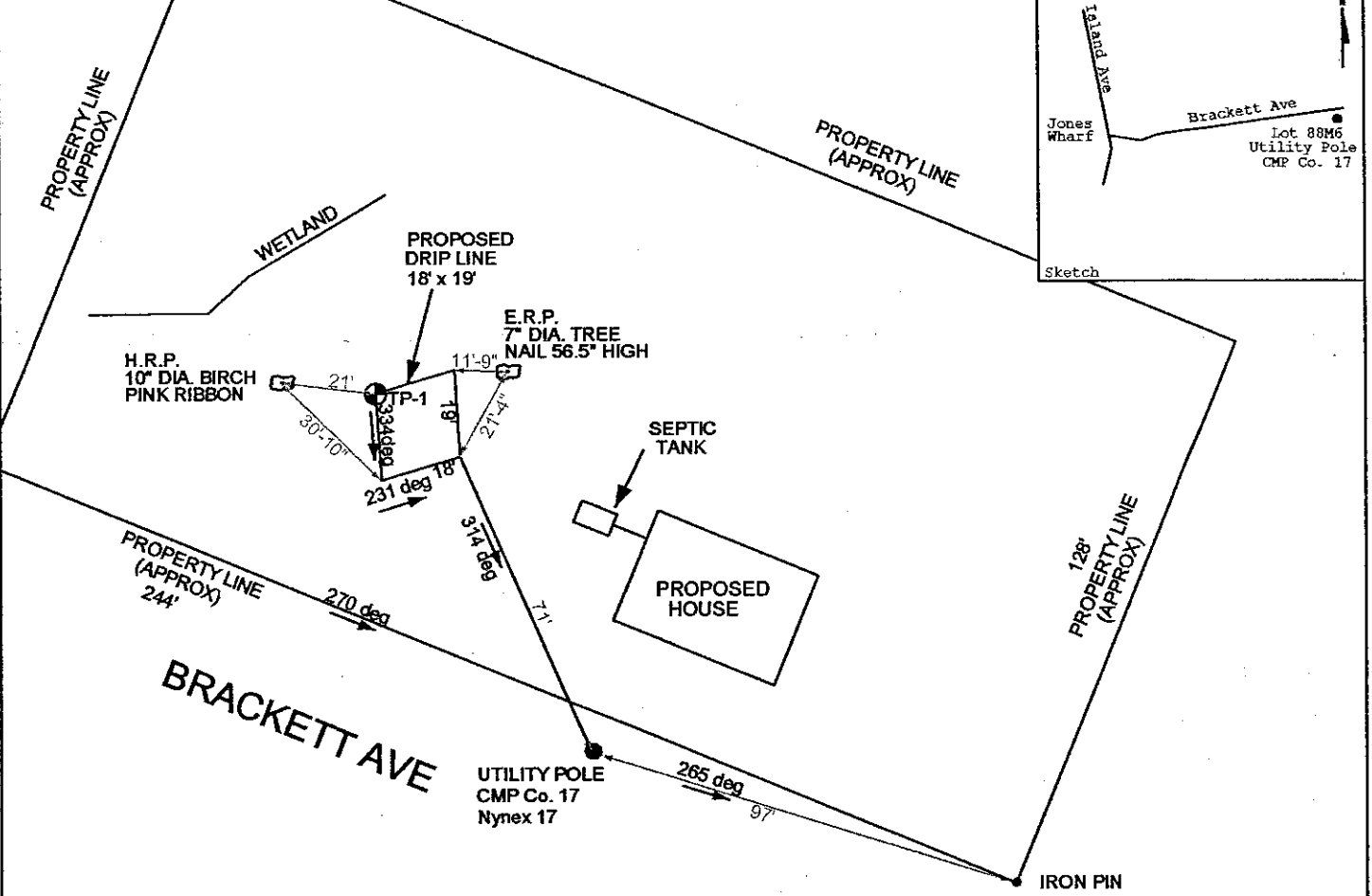
Peaks Island

Brackett Avenue, Lot 88M6

Otis Thompson

SITE PLAN Scale 1" = 40 ft.

SITE LOCATION PLAN
(map from Maine Atlas recommended)



SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # TP-1 Test Pit Boring

0 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Very Stony	Friable	Dark Brown White (A)	
6	Fine Sandy Loam		Reddish Brown	
12				None to 24"
24	Bedrock			
48	Soil Profile <u>2</u>	Classification <u>AIII</u> Condition	Slope _____ Percent	Limiting Factor <u>24"</u> Depth <input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock

Observation Hole # X Test Pit Boring

X " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6				
12				
18				
24				
30				
36				
42				
48	Soil Profile <u>X</u>	Classification <u>X</u> Condition	Slope <u>X</u> Percent	Limiting Factor <u>X</u> Depth <input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock

Richard O'Connell

Site Evaluator Signature

034

SE #

6-11-04

Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5872 Fax: (207) 287-3185

Town, City, Plantation
Peaks Island

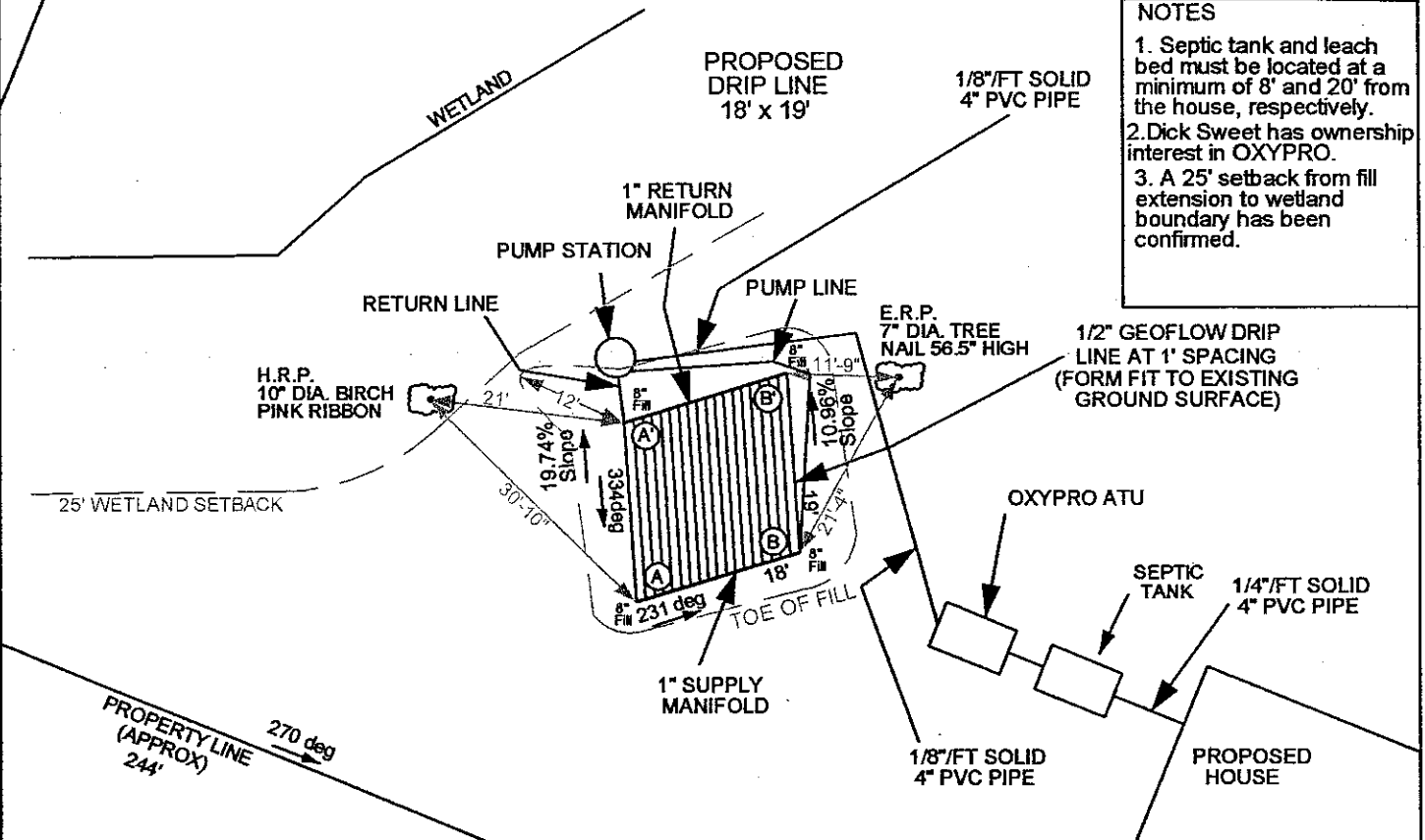
Street, Road, Subdivision
Brackett Avenue, Lot 88M6

Owner or Applicant Name
Otis Thompson

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = 20 ft.

- NOTES**
1. Septic tank and leach bed must be located at a minimum of 8' and 20' from the house, respectively.
 2. Dick Sweet has ownership interest in OXYPRO.
 3. A 25' setback from fill extension to wetland boundary has been confirmed.



BACKFILL REQUIREMENTS

CONSTRUCTION ELEVATIONS

ELEVATION REFERENCE POINT

Depth of Backfill (upslope) 8"
Depth of Backfill (downslope) 8"
DEPTHS AT CROSS-SECTION (shown below)

Finished Grade Elevation (at Row 1) see below
Top of Proprietary Device (at Row 1) "
Bottom of Disposal Field (at Row 1) "

Location & Description: 7" diameter tree.
Nail 56.5" high (see above)
Reference Elevation is: 0.0" or X

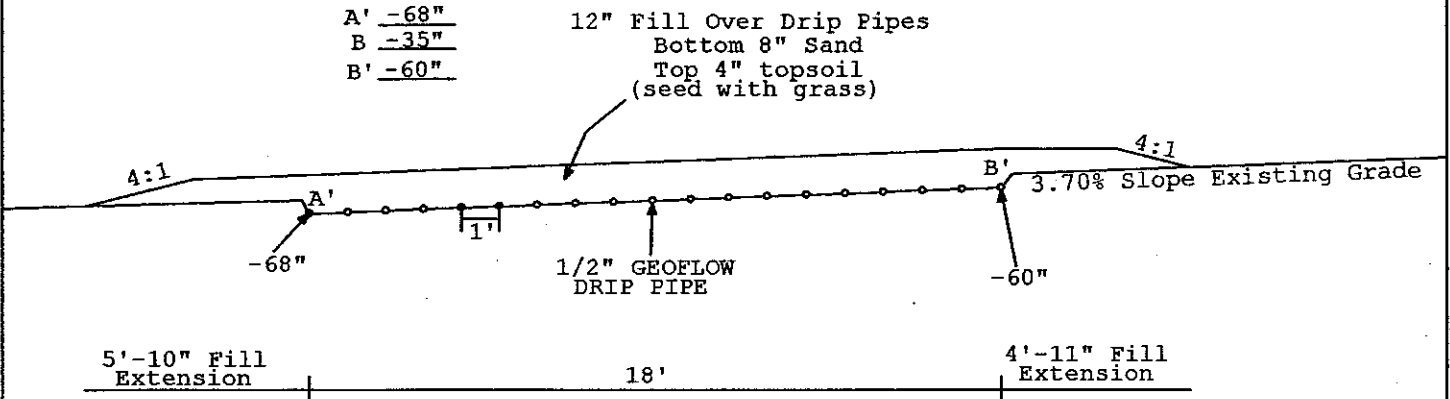
NOTE: SCARIFY ALL GROUND TO BE FILLED. USE GRAVELLY COARSE SAND WITHIN 3' OF CHAMBERS. REMAINING FILL: LOAMY SAND (no clay)

DISPOSAL FIELD CROSS SECTION

Form fit drip pipes to 4" below the existing ground surface.

Scales:
Vertical: 1" = 5 ft.
Horizontal: 1" = 5 ft.

ELEVATION OF GEOFLOW: A -23"
A' -68"
B -35"
B' -60"



Richard Sweet
Site Evaluator Signature

034
SE #

6-11-04
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, 10 SHS
(207) 287-5672 Fax: (207) 287-3165

PROPERTY LOCATION		>> CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW <<	
City, Town, or Plantation	Peaks Island	The Subsurface Wastewater Disposal System <i>shall not</i> be installed until a Permit is attached HERE by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Street or Road	Brackett Avenue		
Subdivision, Lot #	Lot 88M6		
OWNER/APPLICANT INFORMATION			
Name (last, first, MI)	Thompson, Otis	<input checked="" type="checkbox"/> Owner	
		<input type="checkbox"/> Applicant	
Mailing Address of Owner/Applicant			
Daytime Tel. #		Municipal Tax Map # _____ Lot # _____	
OWNER OR APPLICANT STATEMENT		CAUTION: INSPECTION REQUIRED	
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1st) date approved _____	
		_____ (2nd) date approved _____	

PERMIT INFORMATION		
TYPE OF APPLICATION	THIS APPLICATION REQUIRES	DISPOSAL SYSTEM COMPONENTS
<input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. Minor Expansion <input type="checkbox"/> b. Major Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	<input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	<input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input checked="" type="checkbox"/> 11. Pre-treatment, specify: <u>OXYPRO</u> <input type="checkbox"/> 12. Miscellaneous Components (or equivalent)
SIZE OF PROPERTY	DISPOSAL SYSTEM TO SERVE	TYPE OF WATER SUPPLY
~31,000 <input checked="" type="checkbox"/> SQ. FT. <input type="checkbox"/> ACRES	<input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>3</u> <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="checkbox"/> 3. Other: _____ (specify) Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	<input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private (proposed) <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other
SHORELAND ZONING		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	GARBAGE DISPOSAL UNIT	DESIGN FLOW
<input checked="" type="checkbox"/> 1. Concrete <input checked="" type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>1,000</u> GAL	<input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input checked="" type="checkbox"/> 4. Other: <u>DRIP</u> SIZE: <u>340</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	<input type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input checked="" type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input checked="" type="checkbox"/> d. Filter on Tank Outlet	<u>270</u> gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 501.1 (dwelling unit(s)) <input type="checkbox"/> 2. Table 501.2 (other facilities) SHOW CALCULATIONS — for other facilities —
SOIL DATA & DESIGN CLASS	DISPOSAL FIELD SIZING	EFFLUENT/EJECTOR PUMP	
PROFILE <u>2</u> / <u>AIII</u> / <u>1</u> at Observation Hole # <u>IP-1</u> Depth <u>24"</u> of Most Limiting Soil Factor Bedrock	<input type="checkbox"/> 1. Small—2.0 sq. ft. / gpd <input type="checkbox"/> 2. Medium—2.6 sq. ft. / gpd <input checked="" type="checkbox"/> 3. Medium—Large 3.3 sq. ft. / gpd <input type="checkbox"/> 4. Large—4.1 sq. ft. / gpd <input type="checkbox"/> 5. Extra Large—5.0 sq. ft. / gpd	<input type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input checked="" type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	<input type="checkbox"/> 3. Section 503.0 (meter readings) ATTACH WATER METER DATA

SITE EVALUATOR STATEMENT		
I certify that on <u>May 31, 2004</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).		
<u>Richard Sweet</u> Site Evaluator Signature	<u>03A</u> SE #	<u>6-11-04</u> Date
<u>RICHARD A. SWEET</u> Site Evaluator Name Printed	<u>797-2110</u> Telephone Number	<u>sweet@maine.rr.com</u> E-mail Address
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.		
HHE-200 Rev. 8/01		

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 Fax: (207) 287-3165

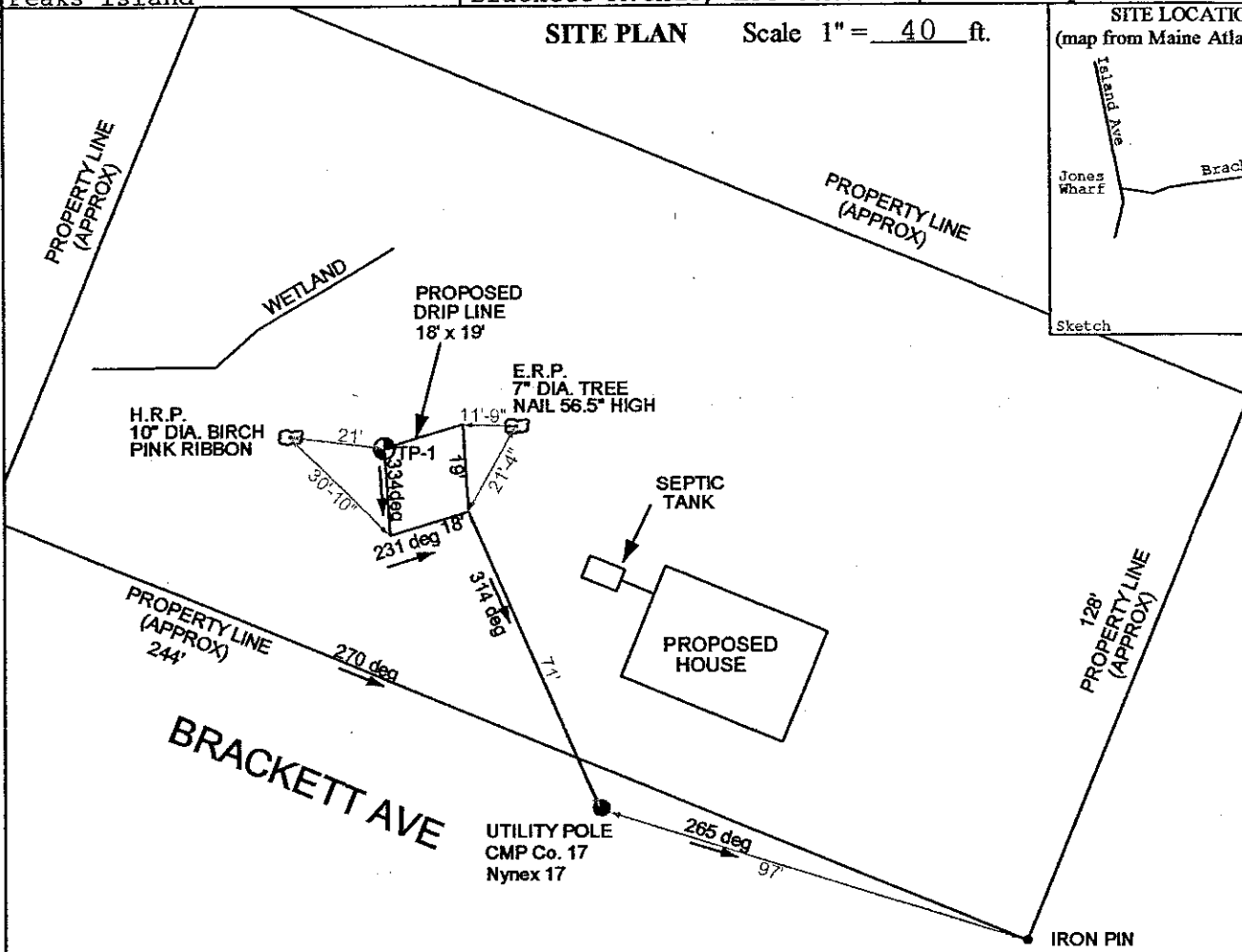
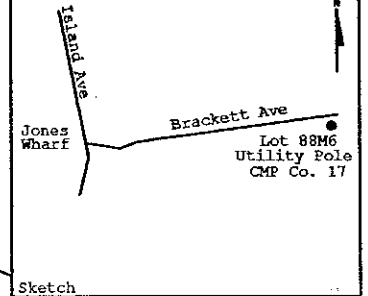
Town, City, Plantation
Peaks Island

Street, Road, Subdivision
Brackett Avenue, Lot 88M6

Owner or Applicant Name
Otis Thompson

SITE PLAN Scale 1" = 40 ft.

SITE LOCATION PLAN
(map from Maine Atlas recommended)



SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # TP-1 Test Pit Boring

Observation Hole # X Test Pit Boring

0 " Depth of organic horizon above mineral soil

X " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Very Stony	Eriable	Dark Brown White (A)	
6	Fine Sandy Loam		Reddish Brown	
12				None to 24"
18				
24	Bedrock			
30				
36				
42				
48				
Soil Profile <u>2</u>		Classification <u>AIII</u>	Slope	Limiting Factor <u>24"</u>
		Condition	Percent	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6				
12				
18				
24				
30				
36				
42				
48				
Soil Profile <u>X</u>		Classification <u>X</u>	Slope <u>X</u>	Limiting Factor <u>X</u>
		Condition	Percent	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock

Richard O. Hunt
Site Evaluator Signature

034
SE #

6-11-04
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 Fax: (207) 287-3185

Town, City, Plantation

Street, Road, Subdivision

Owner or Applicant Name

Peaks Island

Brackett Avenue, Lot 88M6

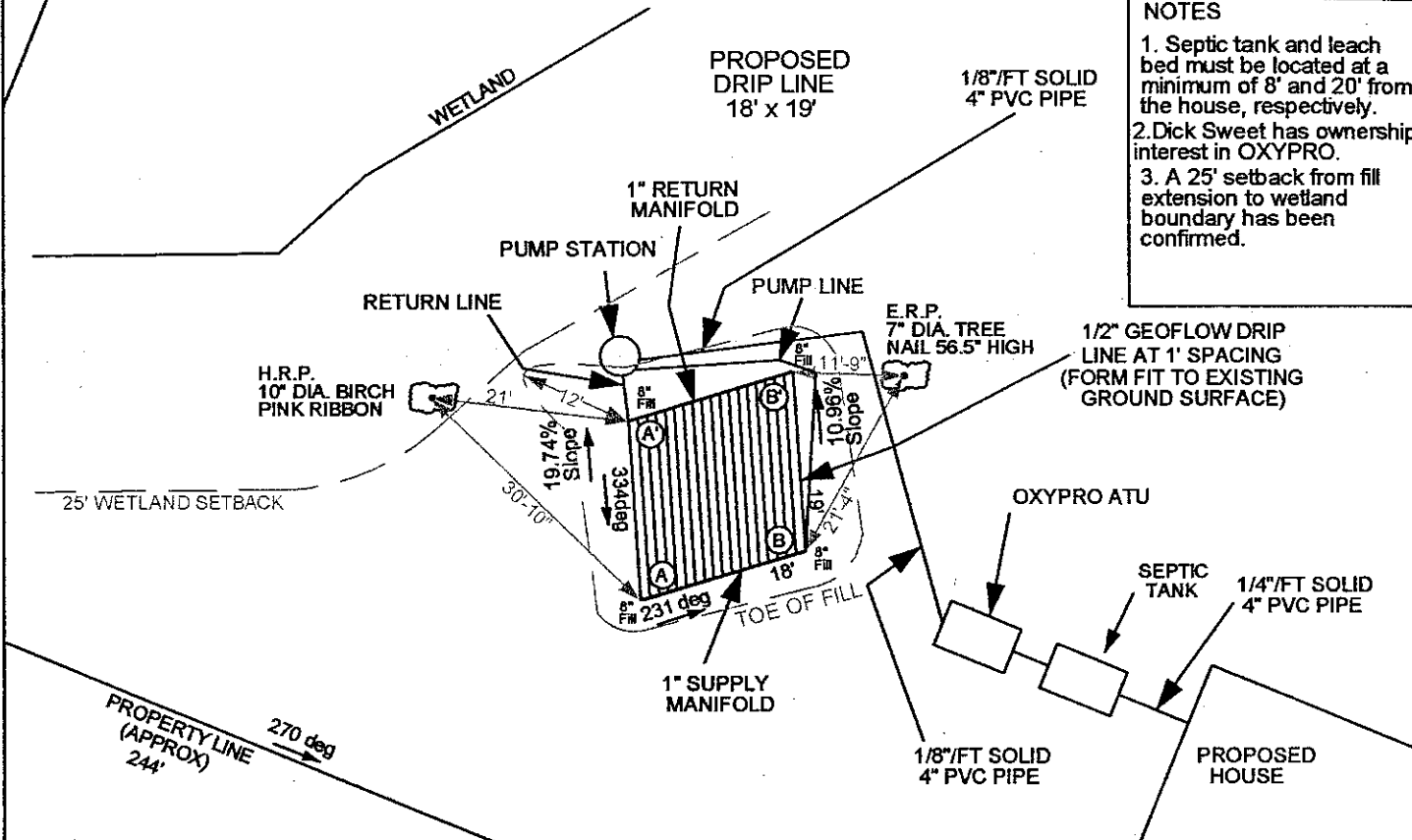
Otis Thompson

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = 20 ft.

NOTES

1. Septic tank and leach bed must be located at a minimum of 8' and 20' from the house, respectively.
2. Dick Sweet has ownership interest in OXYPRO.
3. A 25' setback from fill extension to wetland boundary has been confirmed.



BACKFILL REQUIREMENTS

CONSTRUCTION ELEVATIONS

ELEVATION REFERENCE POINT

Depth of Backfill (upslope) 8"
Depth of Backfill (downslope) 8"
DEPTHS AT CROSS-SECTION (shown below)

Finished Grade Elevation (at Row 1) see below
Top of Proprietary Device (at Row 1) "
Bottom of Disposal Field (at Row 1) "

Location & Description: 7" diameter tree.
Nail 56.5" high (see above)
Reference Elevation is: 0.0" or X

NOTE: SCARIFY ALL GROUND TO BE FILLED. USE GRAVELLY COARSE SAND WITHIN 3' OF CHAMBERS. REMAINING FILL: LOAMY SAND (no clay)

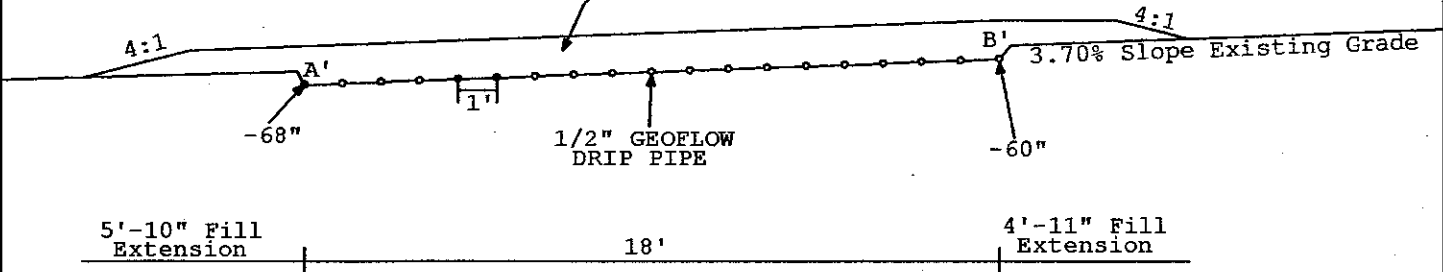
DISPOSAL FIELD CROSS SECTION

Form fit drip pipes to 4" below the existing ground surface.

Scales:
Vertical: 1" = 5 ft.
Horizontal: 1" = 5 ft.

ELEVATION OF GEOFLOW: A -23"
A' -68"
B -35"
B' -60"

12" Fill Over Drip Pipes
Bottom 8" Sand
Top 4" topsoil (seed with grass)



Richard Hunt

Site Evaluator Signature

034

SE #

6-11-04

Date



CITY OF PORTLAND, MAINE
Department of Public Works
Street Numbering Notice

5/13/2004 ~~20~~

Otis C. & Mavoureen Thompson
115 Island Avenue
Peaks Island, ME. 04108

You are hereby notified that the legal STREET NUMBER of your building on Brackett AVE. P. I. is —

STREET NUMBER

219

LOT NUMBER

88-M-6

City ordinances direct the Director of Public Works to assign street numbers to all buildings and lots on all public streets in the City of Portland. The City Council may order any public street to be renumbered whenever they determine that the public convenience so requires. The ordinances require that the public convenience plainly displayed on the building to which it has been assigned so as to be visible at all times, and the ordinances also provide a penalty for non-compliance.

Jama M. Robbins
Archivist Public Works

From: "tjwood" <tjwood@maine.rr.com>
To: "Jay Reynolds" <JAYJR@portlandmaine.gov>
Date: Mon, May 10, 2004 3:06 PM
Subject: RE: 225 Brackett Avenue, Peaks Island

City of Portland
Department of Planning & Development
RE: 225 Brackett Avenue, Peaks Island

Hi Jay,

Thank you for sending the map. As you said, it appears that the Thompson site is within the shoreland zone. In fact, it appears that the entire property is within this 250' setback, with the exception of a small section at the southeastern corner, which is inside the resource protection zone itself (the amoeba shape). Since this process is new to me, I have many questions about how to proceed, and would greatly appreciate your guidance.

1. I need a little help interpreting the "NOTE" as written on "Zoning Map". It reads:

"The depiction of the shoreland zones districts and stream protection districts are illustrative of the general location of such zones. The actual boundaries of these zones shall be determined by measurement of the distance indicated on the map from the normal high water line of the water body of the up-land edge of wetland vegetation. Where such measurement is not the same as the location of the boundary on the zoning map, the measurement shall control, unless the zoning map indicates that the zone boundary shall follow an existing property line."

Could you clarify what this means about determining the "actual boundaries of these zones". If the map is showing "general locations", what does it mean to determine the "actual boundary" by measuring the "distance indicated on the map"? Is it simply saying that the dotted area might not actually measure 250' and if you scale it with a ruler and find the measurement to be less than 250', then you can use that measurement? (Mostly I am curious, I do not think that this will effect the project.)

2. I made a trip to the site and found the southeastern corner to show the only clear sign of water. There are no notable streams, only run off from roads. It seems clear that the water must be due to a wetland condition. Is it necessary to hire an engineer to officially designate this small corner as a wetland, or can I simply state it as such?

3. In SECTION 14-449 LAND USE STANDARDS, I found the requirement for a 75' setback from the up-land edge of a wetland. The proposed structure in the plot plan meets this requirement. However, the septic proposal does not. I have a couple of questions regarding this.

a. First, I can not find anything in the DIVISION 26. SHORELAND REGULATIONS which specifically addresses septic placement or guidelines, except for a note about soils testing for "proposed uses requiring



subsurface wastewater disposal...". Are there specific regulations regarding septic systems within the 250' Shoreland Zone, or is relocating its placement to meet the 75' setback sufficient to meet the requirements?

100' SB. to upland Edge.

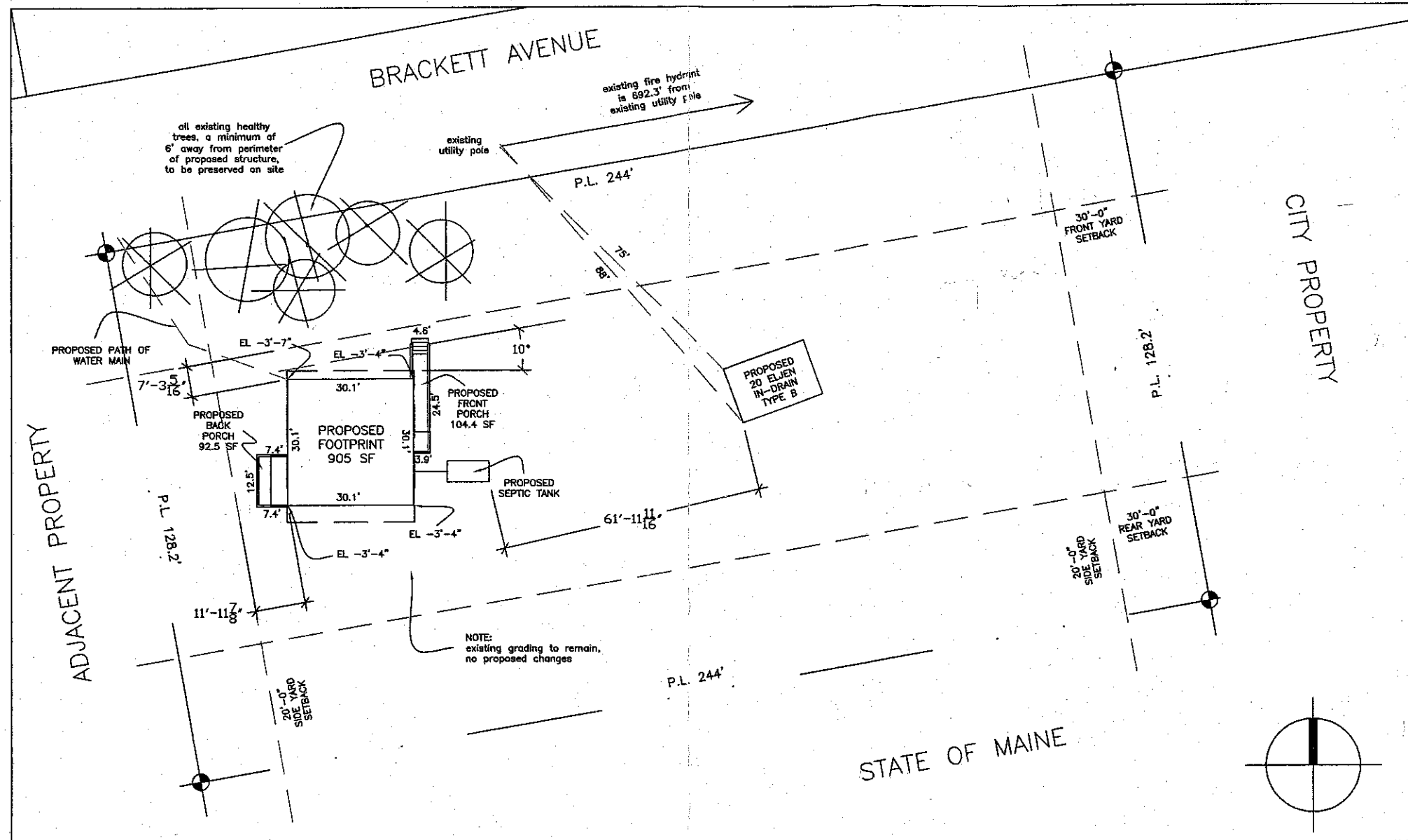
b. Second, in DIVISION 25. SPACE AND BULK REGULATIONS AND EXCEPTIONS, SECTION 14-433. LOTS OF RECORD AND ACCESSORY STRUCTURE SETBACKS FOR EXISTING BUILDINGS, there is an exception for island residential zones which says "Any lot of record as of July 15, 1985, and held under separate and distinct ownership from adjacent lots and meeting the applicable street frontage requirements of that time may be considered a buildable lot in the IR-1 and IR-2 zones.....". I have a quitclaim deed which shows the deed of the prior owner dated November 30, 1971. Since the property falls under this exception, is the septic location o.k. as proposed?

I apologize for the lengthy questioning. I just want to make sure that I am clear in lieu of being able to reach you by phone.

Thank you for your time. Sincerely, Rachel Conly

Thompson Johnson Woodworks

EXISTING LOT AREA 31,230 SF
(X.20=6,246 MAXIMUM COVERAGE)
TOTAL AREA NEW CONSTRUCTION 1,101.9 SF



Notes

PLOT PLAN
(revised)

PROJECT
THOMPSON RESIDENCE

DATE 3.11.04	REVISED 4.28.04
-----------------	--------------------

SCALE 1/32"=1'-0"	DRAWN BY
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ITEM

From: Jay Reynolds
To: Rachel Conly
Date: Wed, May 5, 2004 3:43 PM
Subject: Fwd: Zoning Map

Hi Rachel,

Attached is a jpg. of the official City Zoning map. It's not of great quality. The irregular shaped (ameoba) zone in the center of the map is the resource protection, and the dotted areas that surround it, is the shoreland zone (250' setback from upland edge).

My paper copy is better, you can see your lot and lot lines. This information may alter your building location. Please let me know if I can be of further assistance, and I look forward to your response.

Sincerely,

Jay Reynolds
Development Review Coordinator
City of Portland
Planning and Development
(207) 874-8632
jayjr@portlandmaine.gov

Thompson Johnson Woodworks
115 Island Avenue
Peaks Island, Maine 04108
206.766.5919

April 28, 2004

Jay Reynolds
Development Review Coordinator
City of Portland

RE: 225 Brackett Avenue, Peaks Island
(ID # 2004-0080, CBL #088M006)

Dear Jay:

Please find attached corrections made to the permit submission for a new single-family house to be located at 225 Brackett Avenue, Peaks Island. The following corrections have been made to the plot plan per your request:

- ✓ 1. I have added a note which states "existing grade to remain, no proposed changes". As well, I have included copies of the south, west, north and east elevations which show the finish floor elevation.
- ✓ 2. I have added trees and a note which states "all existing healthy trees, a minimum of 6' from the perimeter of the proposed structure, to be preserved on site".
- ✓ 3. I have added a dashed line which shows the path of the proposed water main, as well, I have drawn the proposed septic tank and 20 Eljen In-Drain Type B.
- ✓ 4. I have added the distance and direction of the nearest fire hydrant.
- ✓ 5. I have reviewed the City of Portland Resource Protection and Shoreland Overlay Zones and Floodplains Map. The only Resource Protection Zone I find on Peak's Island is in the location of the "ball field" which is approximately ½ mile away from the proposed site. Therefore, I did not note it on the plot plan. As well, there are no drainage courses, streams or wetlands on the property.

Please let me know if you need any additional information.

Sincerely,


Rachel Conly
Architectural Designer

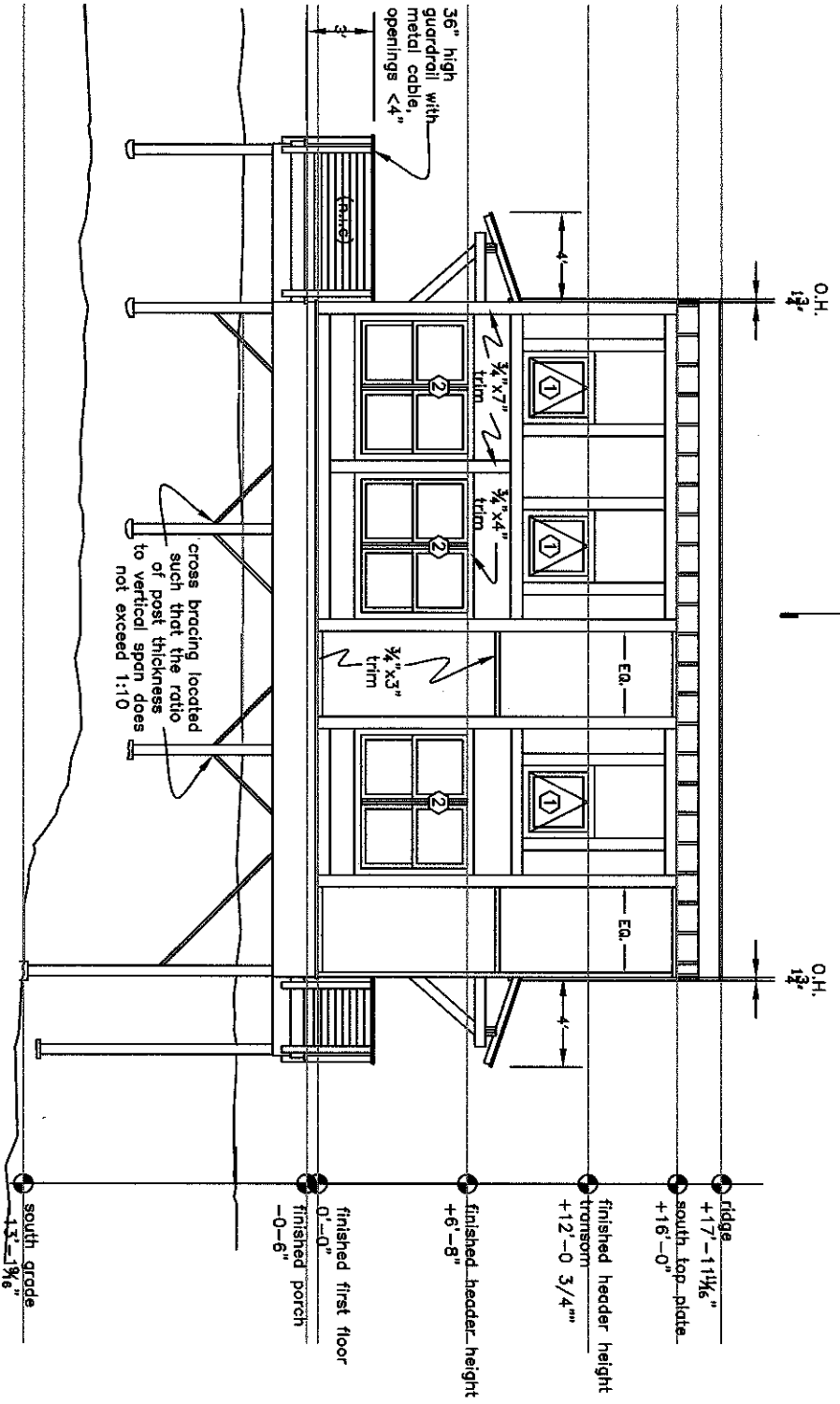
THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE
PEAKS ISLAND ME 04108
207.766.5919

Page Three

Notes

SOUTH ELEVATION



PROJECT
THOMPSON RESIDENCE

DATE
3.11.04

SCALE
1/8" = 1'-0"

ITEM

REVISED

DRAWN BY

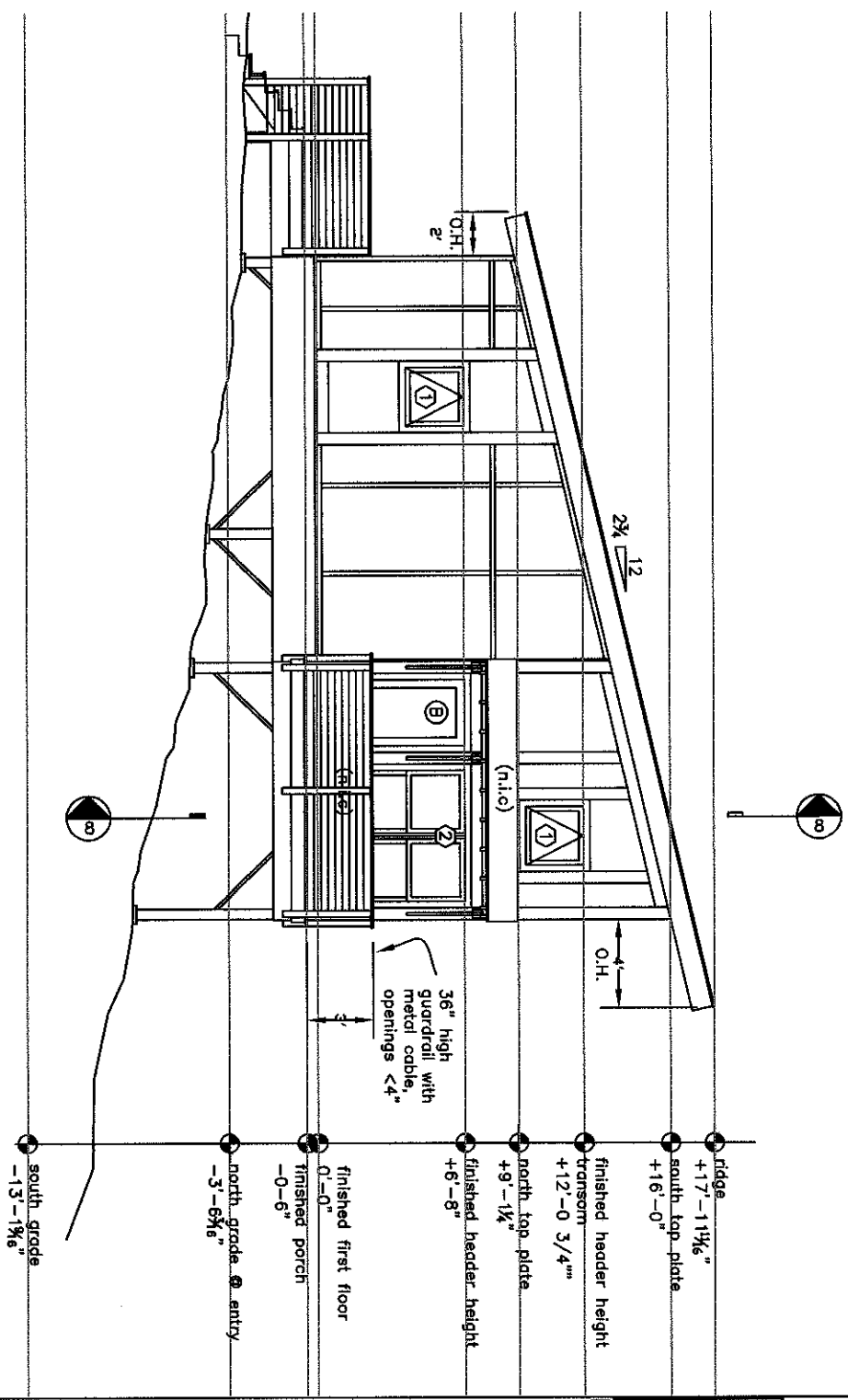
THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE
 PEAKS ISLAND ME 04108
 207.756.5919

Page Four

Notes

WEST ELEVATION



PROJECT
 THOMPSON RESIDENCE


DATE
 3.11.04

REVISED

SCALE
 1/8" = 1'-0"

DRAWN BY

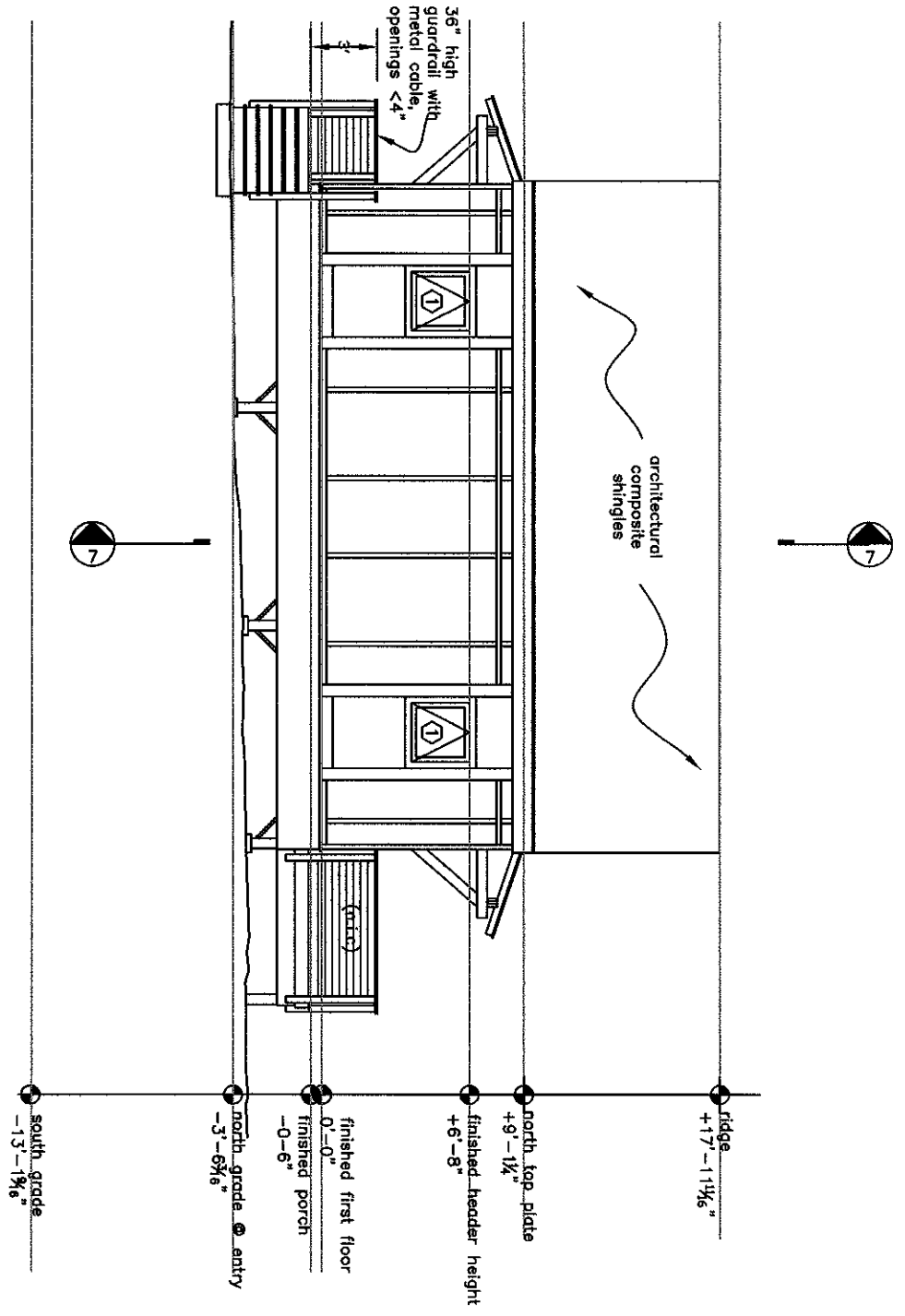
ITEM


 THOMPSON JOHNSON WOODWORKS
 115 ISLAND AVENUE
 PEAKS ISLAND ME 04108
 207.766.5919

Page Five

Notes

NORTH ELEVATION



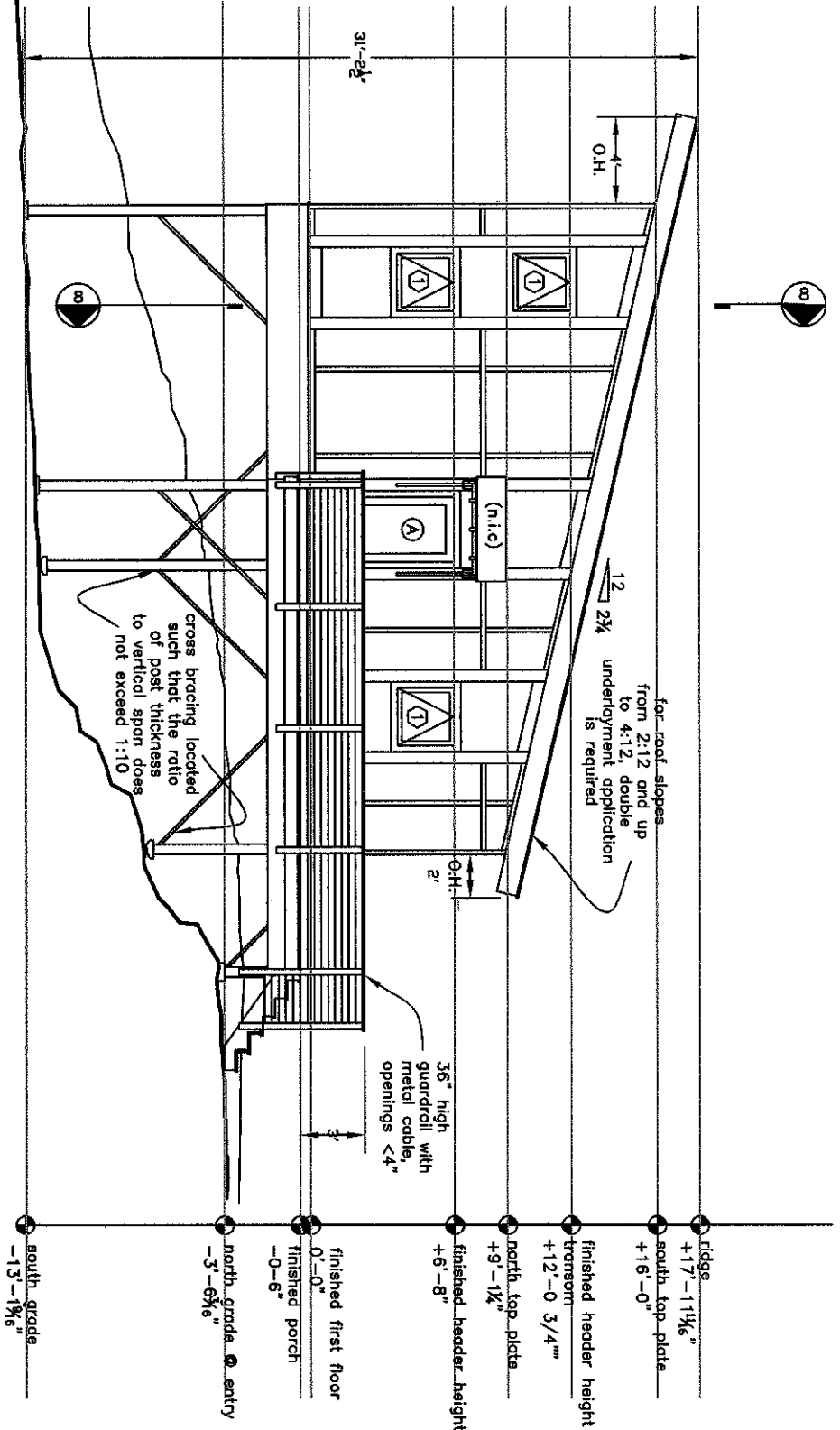
PROJECT THOMPSON RESIDENCE	
DATE 3.11.04	REVISED
SCALE 1/8"=1'-0"	DRAWN BY
ITEM	

THOMPSON JOHNSON WOODWORKS
 115 ISLAND AVENUE
 PEAKS ISLAND ME 04108
 207.766.5919

Page Six

Notes

EAST ELEVATION



PROJECT
 THOMPSON RESIDENCE

DATE
 3.11.04

REVISED

SCALE
 1/8" = 1'-0"

DRAWN BY

ITEM

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

April 23, 2004

Rachel Conley (766-5919)
Thompson Johnson Woodworks
115 Island Avenue
Peaks Island, ME 04108

RE: 225 Brackett Avenue, Peaks Island
(ID# 2004-0080, CBL#088M006)

To Whom It May Concern:

Thank you for your application for a single-family house at 225 Brackett Avenue. Upon review, planning department has the following comments:

1. Please add any/all proposed changes in grading. Also, add the sill or finish floor elevation.
2. Please add 2 proposed street trees along the ^{*Brackett*} ~~Island~~ Avenue frontage of the lot, as required by ordinance for single-family development. Saving existing healthy trees (as substitutes) is allowed by adding a tree preservation note to the plan.
3. Please show proposed utilities such as water, sewer and storm drain.
4. Please note the distance of the nearest fire hydrant on the site plan.
5. Please indicate any drainage courses, streams, and wetlands. Also, the City's zoning map indicates that there may be a resource protection zone in the vicinity of your lot. Please show this on your site plan.

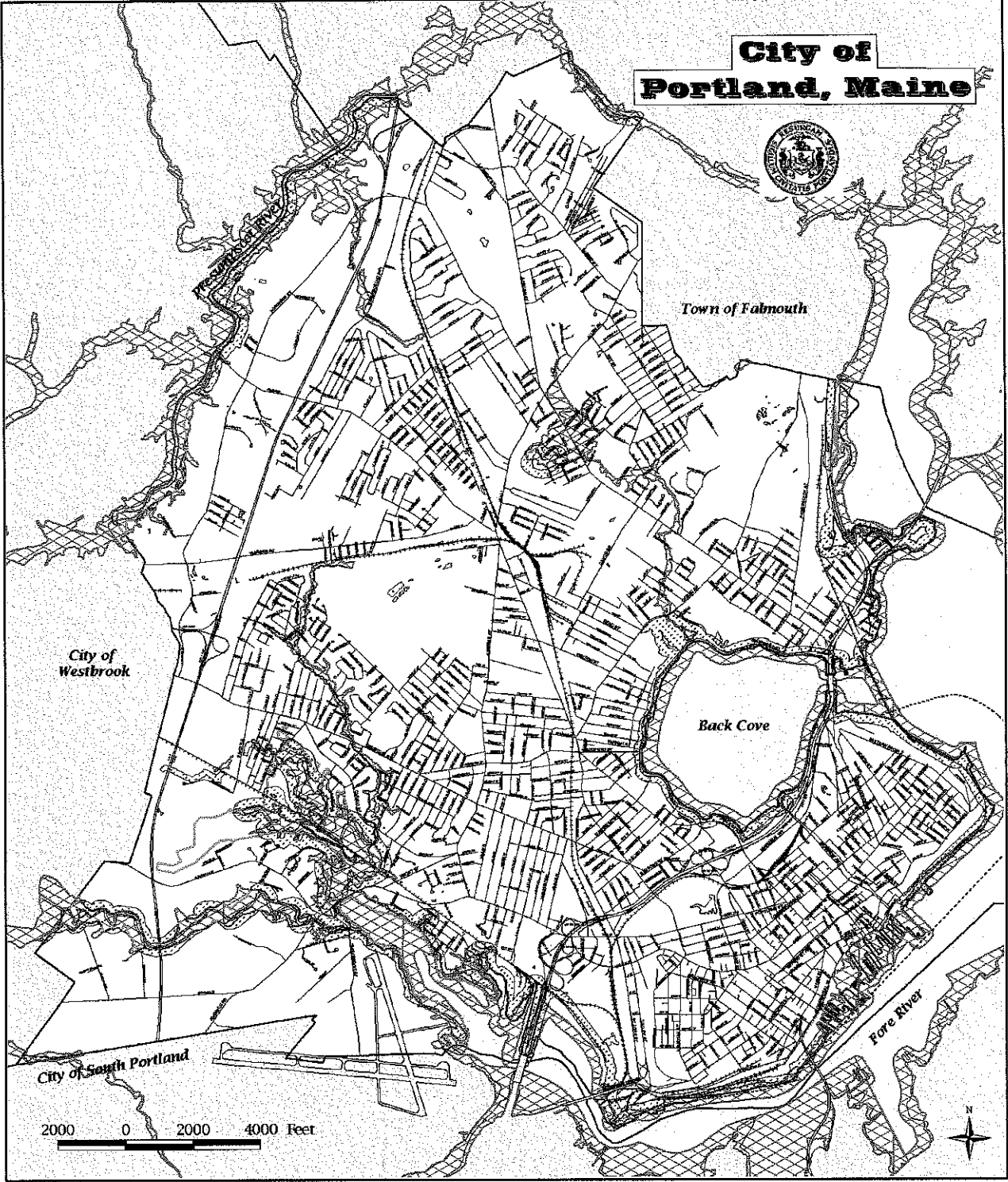
If you have any questions, please do not hesitate to contact me at 874-8632.

Sincerely,

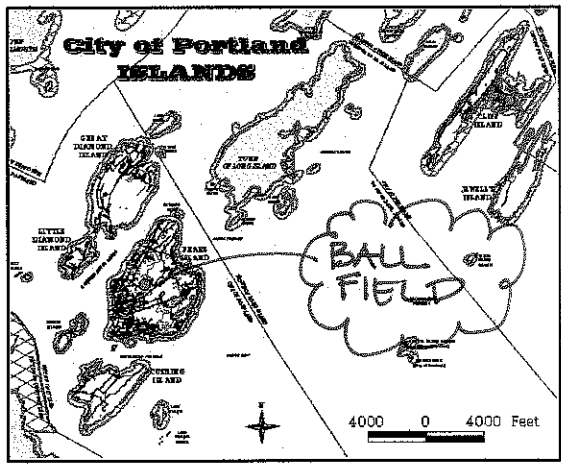
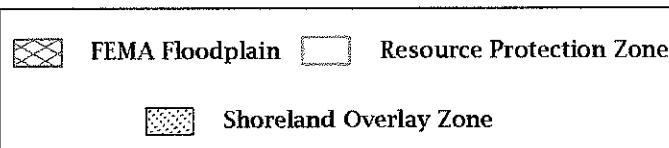
Jay Reynolds
Development Review Coordinator

CC: Sarah Hopkins, Development Review Services Manager

O:\PLAN\DRC\brackett225a.doc



City of Portland Resource Protection and Shoreland Overlay Zones & Floodplains



Map produced by the City of Portland's GIS Workgroup September 2002

WETLAND MAPPING

DATE: June 11, 2004

TO: Thompson-Johnson Woodworks
115 Island Avenue
Peaks Island, ME 04108
ATTN: Rachel

LOCATION: This property is located at 225 Brackett Avenue on Peaks Island.

DATE OF INVESTIGATION: May 31, 2004.

PURPOSE OF INVESTIGATION: The purpose was to delineate wetlands by flagging for survey and investigate and classify wetlands for extent of jurisdiction.

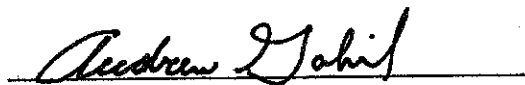
METHOD OF INVESTIGATION: Hand auger, (hydric soils), and plant identification.

RESULTS OF INVESTIGATION:

The delineation of wetlands by federal jurisdiction was conducted according to the *Corps of Engineers Wetlands Delineation Manual* dated January 1987, and according to performance standards and the supplemental definitions issued 1 August 1995 by the New England Division, U.S. Army Corps of Engineers. The term "wetlands" is defined by federal regulation to mean "...those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions..." (33 C.F.R. Part 323.2). In order to properly define these areas, three mandatory criteria must be met. These criteria define hydrophytic vegetation, hydric soils, and wetland hydrology. Hydrophytic vegetation fits into the wetland category when more than 50 percent of the dominant vegetation is within the range of obligate through facultative on the *National List of Plant Species That Occur in Wetlands: Northeast (Region 1)*. Hydric soil is any soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions in the upper part. On-site identification of hydric soil was made by hand auger to

determine the depth of coloration (less than 7 inches) caused by groundwater reduction reactions. Wetland hydrology is the permanent or periodic inundation, or saturation of soil by groundwater for a significant period (usually two weeks or more) during the growing season. All three of the mandatory criteria, i.e., hydrophytic vegetation, hydric soil conditions, and wetland hydrology, were present within the mapped wetland areas.

The on-site investigation involved plant identification, topographic analysis, and soil auger borings. A series of flagged stations were established along the wetland/upland boundary. These flags were located by the surveyor, and the delineation of the wetland is shown on the survey map.

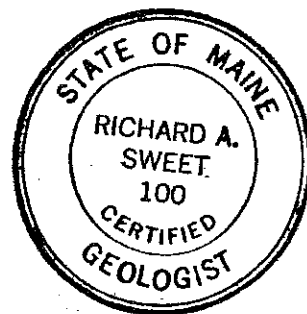


Andrew Gobeil
Assistant Geologist

AG/smh



Richard A. Sweet
Certified Geologist #100





CITY OF PORTLAND, MAINE

Department of Public Works

Street Numbering Notice

5/13/2004

Otis C. & Mavourneen Thompson

115 Island Avenue

Peaks Island, ME. 04108

You are hereby notified that the legal STREET NUMBER of your building on Brackett AVE. P.I. is —

STREET NUMBER

LOT NUMBER

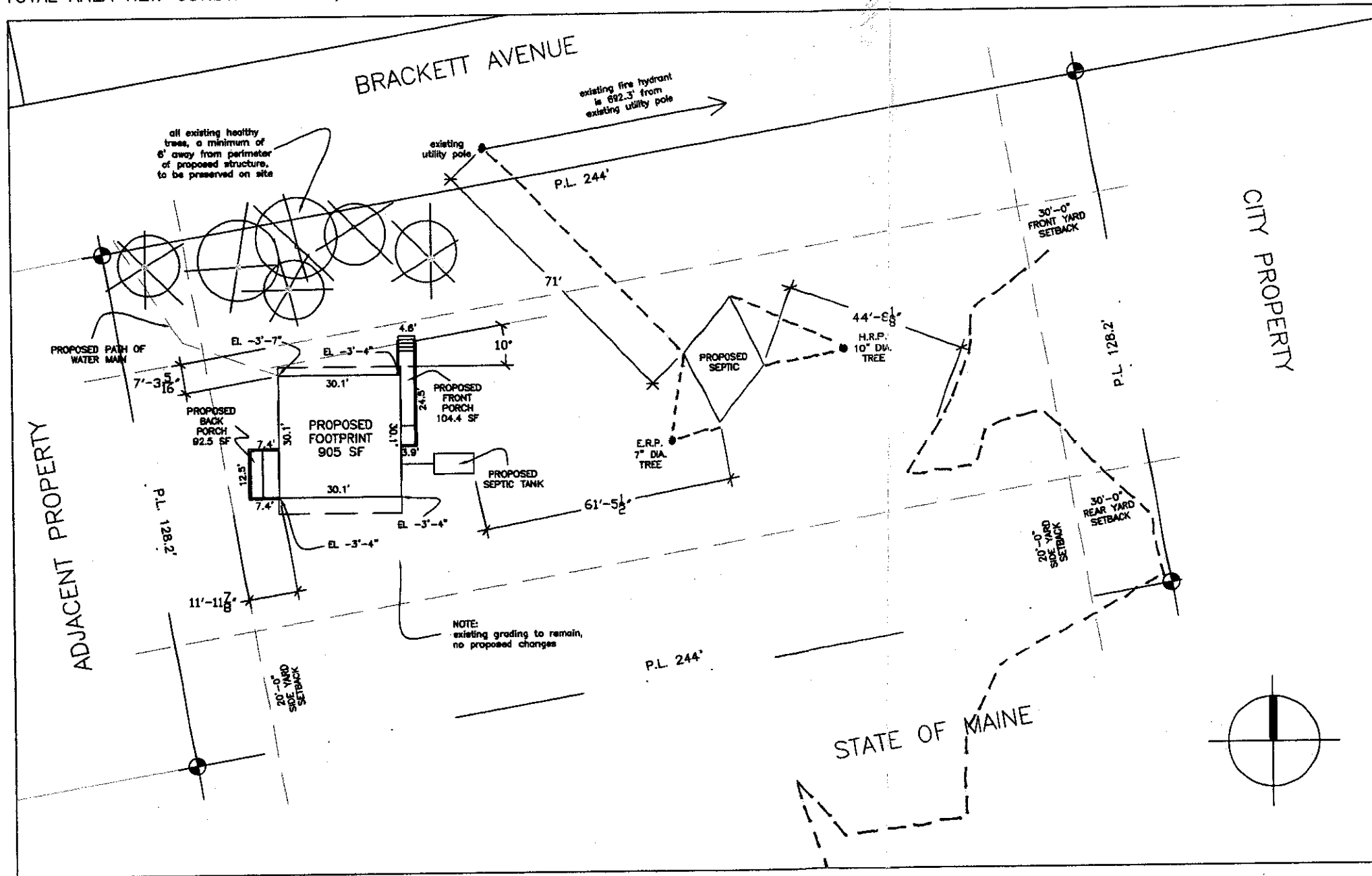
219

88-M-6

City ordinances direct the Director of Public Works to assign street numbers to all buildings and lots on all public streets in the City of Portland. The City Council may order any public street to be renumbered whenever they determine that the public convenience so requires. The ordinances require that the above number be plainly displayed on the building to which it has been assigned so as to be visible at all times, and the ordinances also provide a penalty for non-compliance.


Archivist Public Works

EXISTING LOT AREA 31,230 SF
 (X.20=6,246 MAXIMUM COVERAGE)
 TOTAL AREA NEW CONSTRUCTION 1,101.9 SF



THOMPSON JOHNSON WOODWORKS
 115 ISLAND AVENUE
 PEAKS ISLAND ME 04108
 207.766.5919

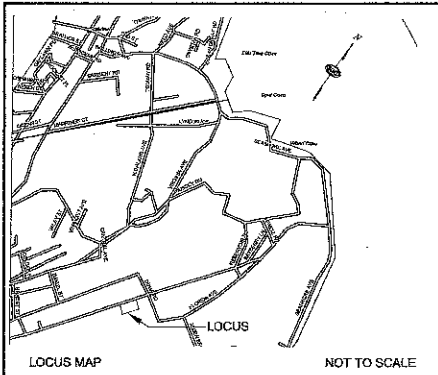
Page One

Notes

PLOT PLAN
 (revised)

CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 6-28-04

PROJECT THOMPSON RESIDENCE	
DATE 3.11.04	REVISED 4.28.04 6.17.04
SCALE 1/32"=1'-0"	DRAWN BY
ITEM	

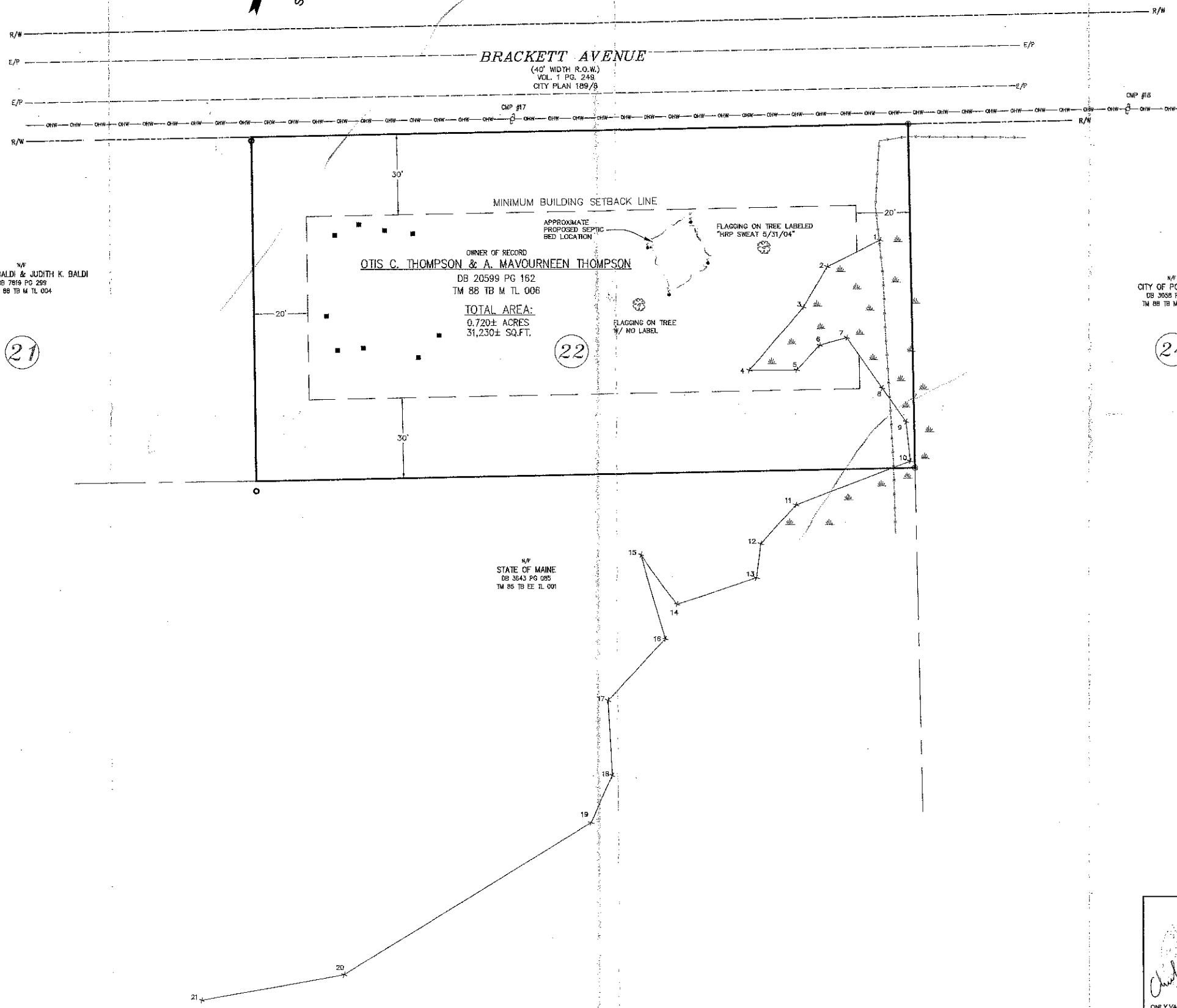


LEGEND

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- N/F NOW OR FORMERLY
- R/W RIGHT OF WAY
- E/P EDGE OF PAVEMENT
- DB DEED BOOK
- PG PAGE
- TM TAX MAP
- TB TAX BLOCK
- TL TAX LOT
- OHW- OVERHEAD WRES
- UTILITY POLE
- ②④ LOT NUMBER ON MAP REFERENCE 1
- GRADE STAKE FOUND
- ⊙ WETLAND LOCATION REFERENCE TREE
- ⊙ WETLAND FLAG FOUND
- ⊙ WETLAND AREA
- ⊙ PIN FLAG FOUND

WF
ALBERT F. BALDI & JUDITH K. BALDI
DB 7819 PG 299
TM 88 TB M TL 004

21



WF
STATE OF MAINE
DB 3643 PG 095
TM 85 TB EE TL 001

WF
CITY OF PORTLAND
DB 3088 PG 833
TM 88 TB M TL 005

24

REVISIONS:

NO.	DATE	APPROVED FOR SUBMITTAL
0	08/11/04	

- GENERAL NOTES:**
- THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC ENGINEERING, LLC, PURSUANT TO A CONTRACT BETWEEN THOMPSON JOHNSON WOODWORKS AND SGC ENGINEERING, LLC, DATED FEBRUARY 11, 2004 AND A LETTER OF ENGAGEMENT TO THOMPSON JOHNSON WOODWORKS, DATED MAY 24, 2004.
 - NORTH AS SHOWN HEREON IS BASED ON MAP REFERENCE #1.
 - BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN HEREON IS BASED UPON MAP REFERENCE #1. WETLAND FLAGS, PROPOSED SEPTIC PIN FLAGS AND GRADE STAKE LOCATIONS ARE BASED UPON AN ON-THE-GROUND FIELD SURVEY PERFORMED BY SGC ENGINEERING, LLC, ON JUNE 5, 2004.
 - ABUTTING PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS OBTAINED FROM MAP REFERENCE #1.
 - LOCUS PARCEL IS IN THE R-1 ISLAND RESIDENTIAL ZONE.
SETBACKS: FRONT SETBACKS: 30'
REAR SETBACKS: 30'
SIDE SETBACKS: 20'
COVERAGE OF STRUCTURE NOT MORE THAN 20% OF TOTAL LOT AREA.
 - NO SUBSURFACE UTILITY INVESTIGATION HAS BEEN PERFORMED BY SGC ENGINEERING, LLC. PRIOR TO CONTRACTOR PERFORMING ANY WORK DIG SAFE SHOULD BE CONTACTED (1-888-344-7233).

MAP REFERENCES:

- A PLAN ENTITLED "BOUNDARY SURVEY, DEED BOOK 20559 PAGE 162, TAX MAP 88 TAX BLOCK M TAX LOT 006, CITY OF PORTLAND, CUMBERLAND COUNTY, STATE OF MAINE, PREPARED FOR THOMPSON JOHNSON WOODWORKS" PREPARED BY SGC ENGINEERING, LLC, DATED APRIL 06, 2004. UNRECORDED.

TITLE:
WETLAND DELINEATION PLAN
DEED BOOK 20559 PAGE 162
TAX MAP 88 TAX BLOCK M TAX LOT 006
CITY OF PORTLAND CUMBERLAND COUNTY
STATE OF MAINE

PREPARED FOR:
THOMPSON JOHNSON WOODWORKS
115 ISLAND AVENUE
PEAKS ISLAND, MAINE 04108

SGC ENGINEERING, LLC
Civil Design & Survey Engineering
Environmental & Regulatory Permitting
Electrical Power Systems Engineering

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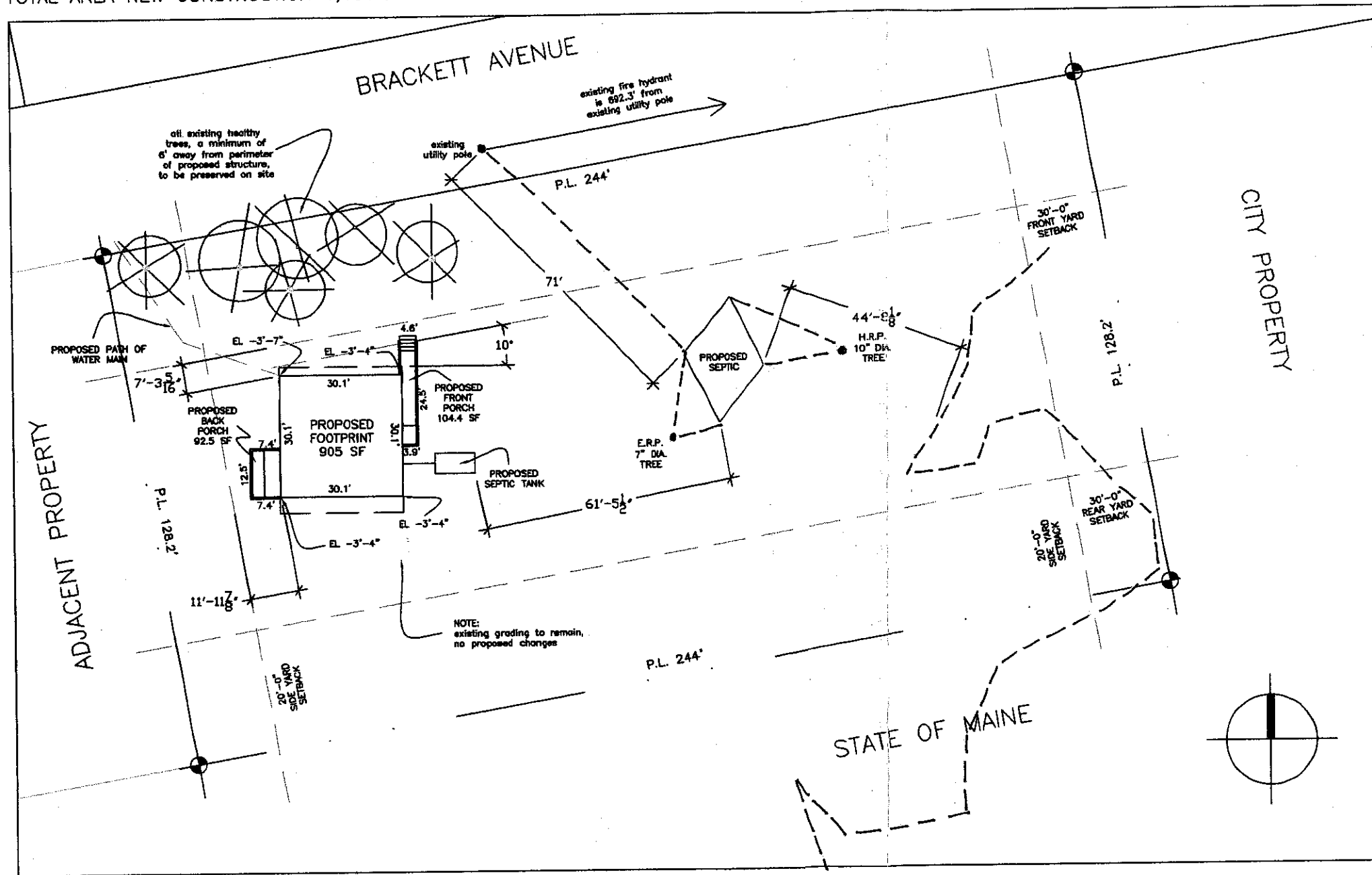
301 County Road
Westbrook, Maine 04090
P.O. Box 470 Westbrook, ME 04090
Tel: 207-947-4199
Fax: 207-947-4191

Tangier Technology Center
20 Gourey Drive, Suite 250
Orono, Maine 04473
Tel: 207-666-6971
Fax: 207-666-6961

Charles J. Smith
ONLY VALID WITH ORIGINAL STAMP

DATE: 08/11/04	DRAWN: CRM	JOB NO.: 3206101	SCALE: 1" = 20'
COMPILED/DESIGN: CRM	CHECK: AJN	DWG NO.: LOC_320601.DWG	SHEET 1 OF 1

EXISTING LOT AREA 31,230 SF
 (X.20=6,246 MAXIMUM COVERAGE)
 TOTAL AREA NEW CONSTRUCTION 1,101.9 SF



THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE
 PEAKS ISLAND ME 04108
 207.766.5919

Page One

Notes

PLOT PLAN
 (revised)

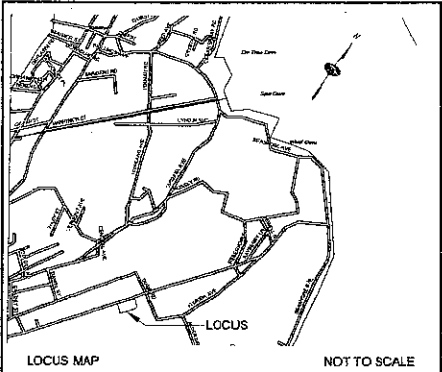
CITY OF PORTLAND
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 Subject to Dept. Conditions
 Date of Approval: 6-28-04

PROJECT
 THOMPSON RESIDENCE

DATE 3.11.04	REVISED 4.28.04 6.17.04
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SCALE 1/32"=1'-0"	DRAWN BY
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ITEM

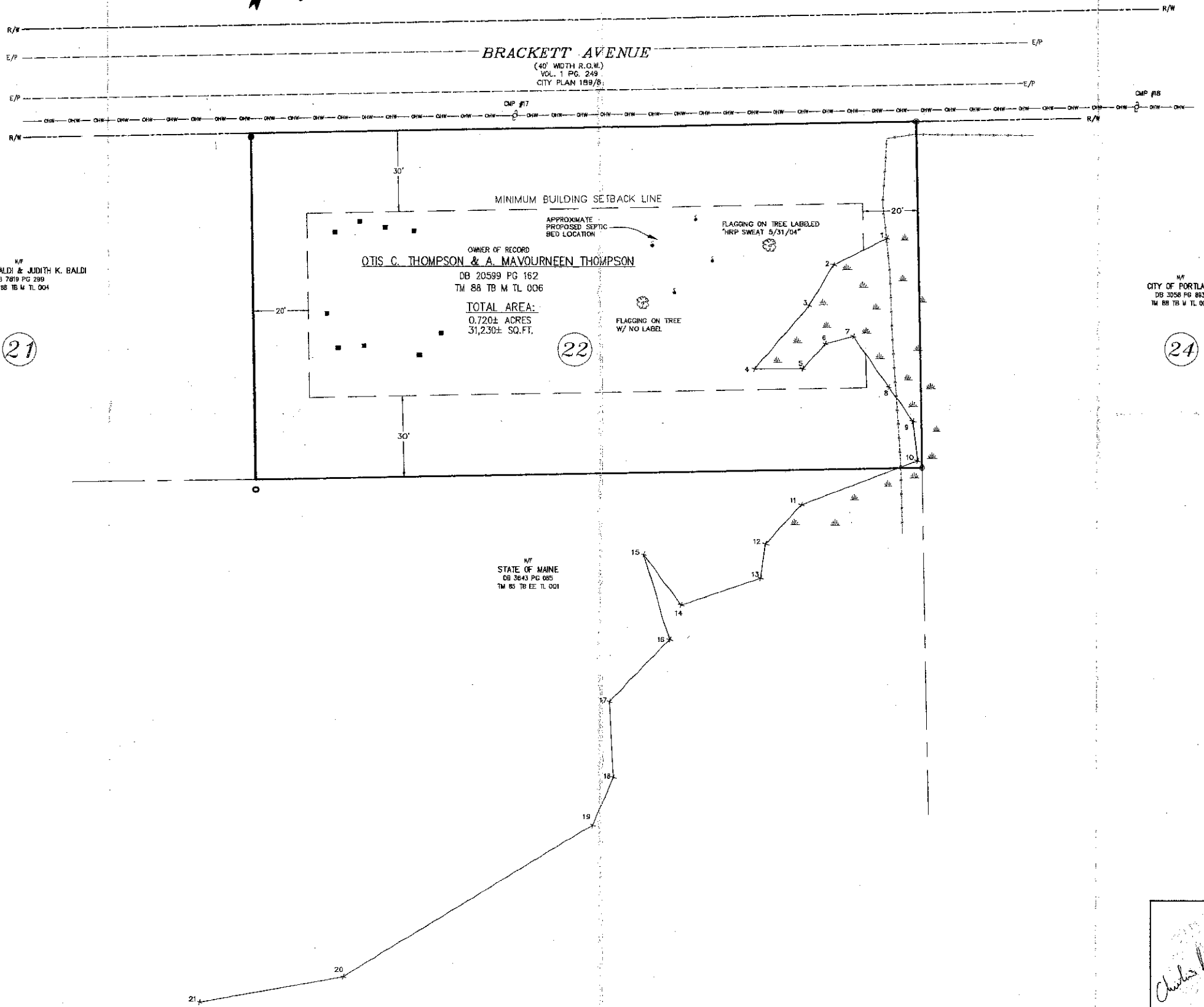
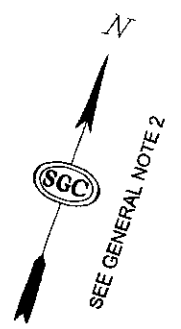


LEGEND

- MONUMENT FOUND (PIPE/ROD)
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N/T
ALBERT F. BALDI & JUDITH K. BALDI
DB 7919 PG 299
TM 88 TB M TL 004

N/T
STATE OF MAINE
DB 3643 PG 085
TM 85 TB EE TL 001



REVISIONS:

NO.	DATE	APPROVED FOR SUBMITTAL
01	06/11/04	

- GENERAL NOTES:**
- 1) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC ENGINEERING LLC PURSUANT TO A CONTRACT BETWEEN THOMPSON JOHNSON WOODWORKS AND SGC ENGINEERING LLC, DATED FEBRUARY 11, 2004 AND A LETTER OF ENGAGEMENT TO THOMPSON JOHNSON WOODWORKS, DATED MAY 24, 2004.
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- MAP REFERENCES:**
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N/T
CITY OF PORTLAND
DB 3056 PG 043
TM 88 TB M TL 005

TITLE:
WETLAND DELINEATION PLAN
DEED BOOK 20559 PAGE 162
TAX MAP 88 TAX BLOCK M TAX LOT 006
CITY OF PORTLAND CUMBERLAND COUNTY
STATE OF MAINE

PREPARED FOR:
THOMPSON JOHNSON WOODWORKS
115 ISLAND AVENUE
PEAKS ISLAND, MAINE 04108

SGC ENGINEERING, LLC
Civil Design & Survey Engineering
Environmental & Regulatory Permitting
Electrical Power Systems Engineering

SERVING OUR CLIENTS IN THE U.S.A. & CANADA

501 County Road
Warrenton, Maine 04092
P.O. Box 470 Westbrook, ME 04090
Tel: 207-865-6211
Fax: 207-865-6211

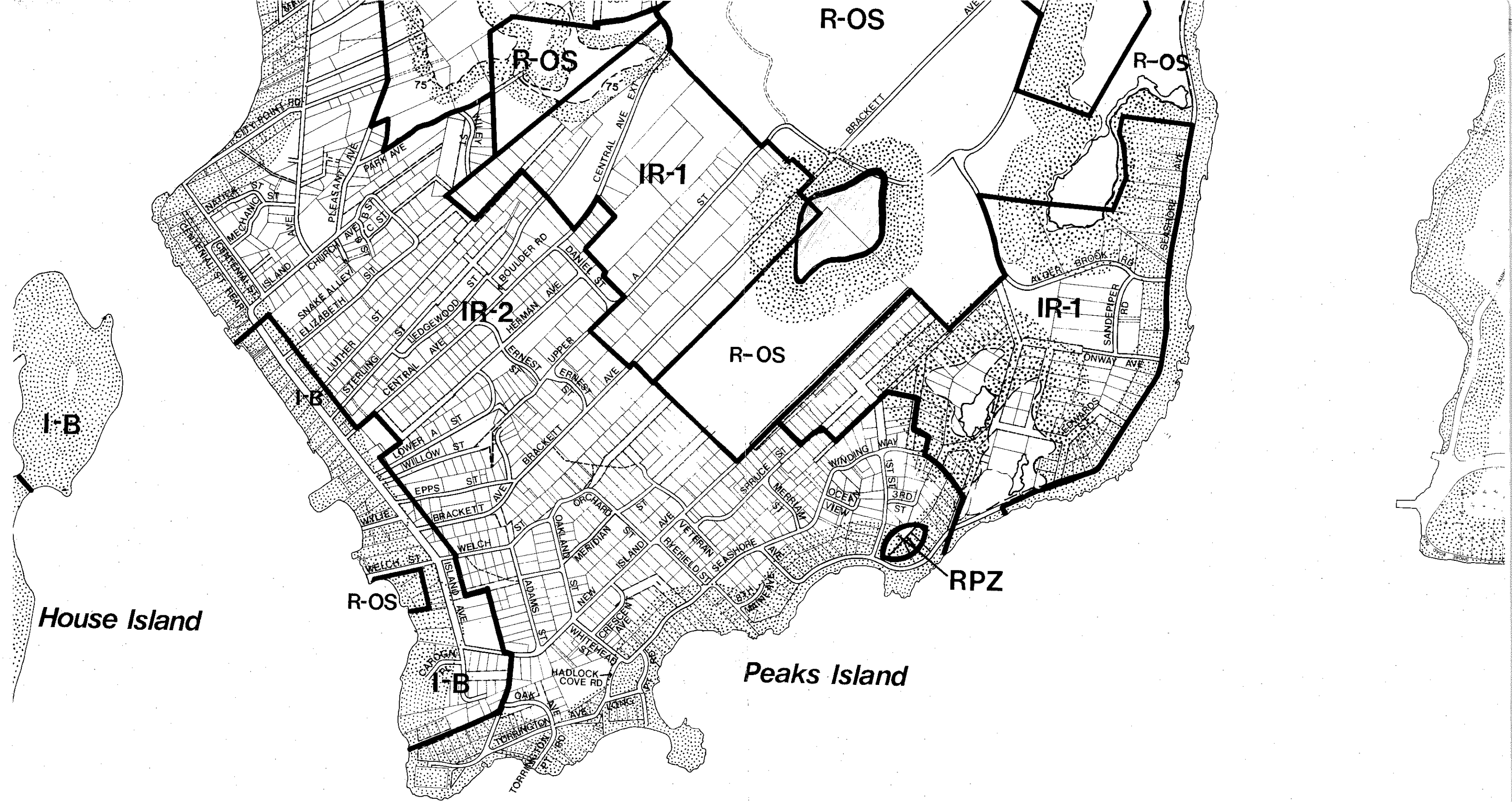
20 Gateway Drive, Suite 200
Orono, Maine 04473
Tel: 207-865-6211
Fax: 207-865-6211

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DATE: 06/11/04 DRAWN: CRM JOB NO.: 3200101
COMPILED/DESIGN: CRM CHECK: AM DWG NO.: LOC_320001.DWG SHEET 1 OF 1

Charles J. White

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House Island

Peaks Island

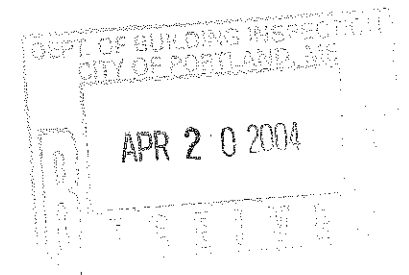
THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE
PEAKS ISLAND ME 04108
207.766.5919

Page One

Notes

PLOT PLAN



PROJECT
THOMPSON RESIDENCE

DATE	REVISD
3.11.04	4.13.04

SCALE	DRAWN BY
1/32"=1'-0"	

ITEM

