Sent Comments 4-23

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

2004-0080
Application I. D. Number

4/20/2004
Application Date

single family dwelling
Project Name/Description

Thompson Otis C & Mavourneen
Applicant

Applicant's Mailing Address

Consultant/Agent

225 - 225 Brackett Ave, Portland, Maine
Address of Proposed Site

Agent Ph: Agent Fax:
Applicant or Agent Daytime Telephone, Fax

088 M006001
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
Proposed Building square Feet or # of Units

Acreage of Site

IR-1
Zoning

Check Review Required:

☑ Site Plan (major/minor)
☐ Subdivision # of lots
☐ PAD Review
☐ 14-403 Streets Review
☐ Flood Hazard
☐ Shoreland
☐ HistoricPreservation
☐ 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

☐ Performance Guarantee Accepted	date	amount	expiration date
☐ Inspection Fee Paid	date	amount	
☐ Building Permit Issue	date		
☐ Performance Guarantee Reduced	date	remaining balance	signature
☐ Temporary Certificate of Occupancy	date	☐ Conditions (See Attached)	expiration date
☐ Final Inspection	date	signature	
☐ Certificate Of Occupancy	date		
☐ Performance Guarantee Released	date	signature	
☐ Defect Guarantee Submitted	submitted date	amount	expiration date
☐ 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

City, Town, or Plantation	Peaks Island
Street or Road	Brackett Avenue
Subdivision, Lot #	Lot 88M6

>> CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW <<

The Subsurface Wastewater Disposal System ***shall not*** 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.

OWNER/APPLICANT INFORMATION

Name (last, first, MI): Thompson, Otis — ☒ Owner ☐ 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.

_____ Signature of Owner or Applicant _____ Date

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

_____ Local Plumbing Inspector Signature _____ (2nd) date approved

PERMIT INFORMATION

TYPE OF APPLICATION

☒ 1. First Time System
☐ 2. Replacement System
Type replaced: _____
Year installed: _____
☐ 3. Expanded System
☐ a. Minor Expansion
☐ b. Major Expansion
☐ 4. Experimental System
☐ 5. Seasonal Conversion

THIS APPLICATION REQUIRES

☒ 1. No Rule Variance
☐ 2. First Time System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 3. Replacement System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 4. Minimum Lot Size Variance
☐ 5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

☒ 1. Complete Non-engineered System
☐ 2. Primitive System (graywater & alt. toilet)
☐ 3. Alternative Toilet, specify: _____
☐ 4. Non-engineered Treatment Tank (only)
☐ 5. Holding Tank, _____ gallons
☐ 6. Non-engineered Disposal Field (only)
☐ 7. Separated Laundry System
☐ 8. Complete Engineered System (2000 gpd or more)
☐ 9. Engineered Treatment Tank (only)
☐ 10. Engineered Disposal Field (only)
☒ 11. Pre-treatment, specify: ☐XYPR☐
☐ 12. Miscellaneous Components (or eqivanlent)

SIZE OF PROPERTY

~31,000 ☒ SQ. FT. ☐ ACRES

DISPOSAL SYSTEM TO SERVE

☒ 1. Single Family Dwelling Unit, No. of Bedrooms: 3
☐ 2. Multiple Family Dwelling, No. of Units: _____
☐ 3. Other: _____ (specify)
Current Use ☐ Seasonal ☐ Year Round ☒ Undeveloped

TYPE OF WATER SUPPLY

☒ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private (proposed)
☐ 4. Public ☐ 5. Other

SHORELAND ZONING

☒ Yes ☐ No

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

☒ 1. Concrete
☒ a. Regular
☐ b. Low Profile
☐ 2. Plastic
☐ 3. Other: _____
CAPACITY: 1,000 GAL

DISPOSAL FIELD TYPE & SIZE

☐ 1. Stone Bed ☐ 2. Stone Trench
☐ 3. Proprietary Device
☐ a. cluster array ☐ c. Linear
☐ b. regular load ☐ d. H-20 load
☒ 4. Other: DRIP
SIZE: 340 ☒ sq. ft. ☐ lin. ft.

GARBAGE DISPOSAL UNIT

☐ 1. No ☐ 2. Yes ☒ 3. Maybe
If Yes or Maybe, specify one below:
☐ a. multi-compartment tank
☐ b. ___ tanks in series
☐ c. increase in tank capacity
☒ d. Filter on Tank Outlet

DESIGN FLOW

270 gallons per day
BASED ON:
☒ 1. Table 501.1 (dwelling unit(s))
☐ 2. Table 501.2 (other facilities)
SHOW CALCULATIONS
— for other facilites —
☐ 3. Section 503.0 (meter readings)
ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS

PROFILE CONDITION DESIGN
2 / AIII / 1
at Observation Hole # TP-1
Depth 24"
of Most Limiting Soil Factor
Bedrock

DISPOSAL FIELD SIZING

☐ 1. Small—2.0 sq. ft. / gpd
☐ 2. Medium—2.6 sq. ft. / gpd
☒ 3. Medium—Large 3.3 sq. ft / gpd
☐ 4. Large—4.1 sq. ft. / gpd
☐ 5. Extra Large—5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP

☐ 1. Not Required
☐ 2. May Be Required
☒ 3. Required
Specify only for engineered systems:
DOSE: _____ gallons

SITE EVALUATOR STATEMENT

I certify that on May 31, 2004 (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).

Richard A. Sweet — Site Evaluator Signature
034 — SE #
6-11-04 — Date

RICHARD A. SWEET — Site Evaluator Name Printed
797-2110 — Telephone Number
sweet@maine.rr.com — E-mail Address

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

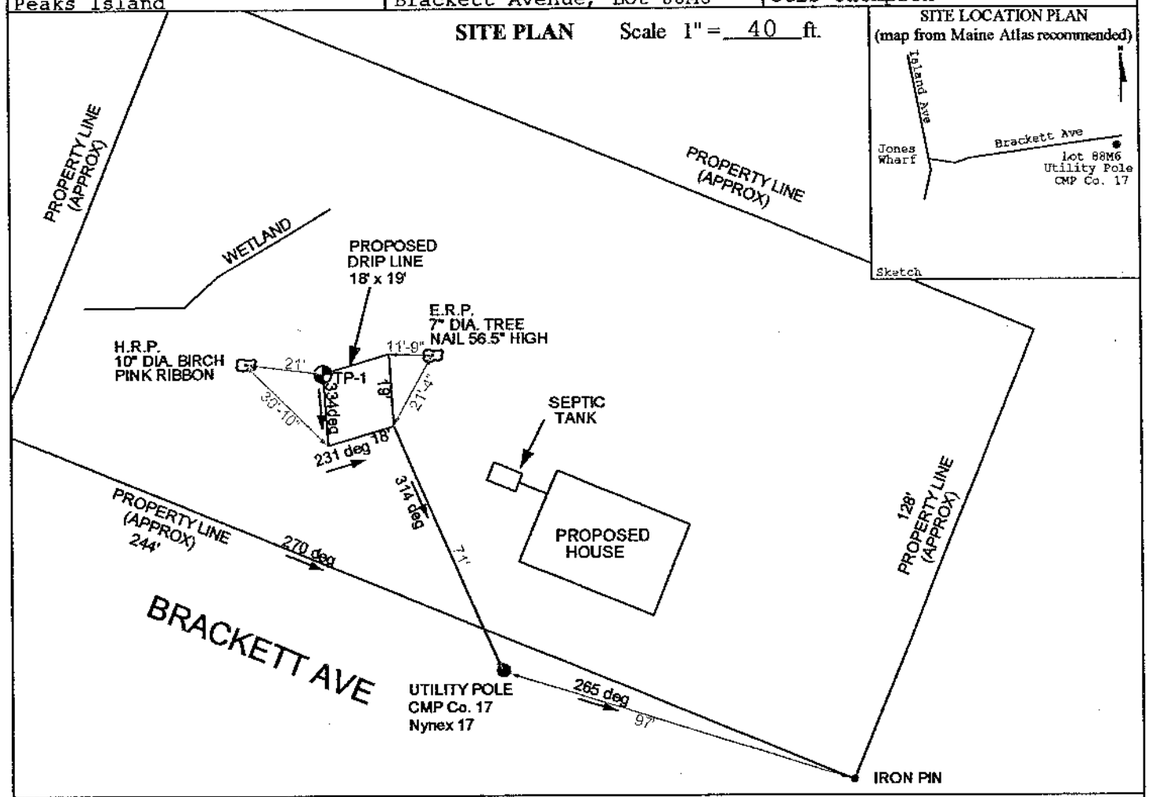
HHE-200 Rev. 8/01

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	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 Fine Sandy Loam	Friable	Dark Brown White (A)	
6				
12			Reddish Brown	
18				None to 24"
24	Bedrock			
30				
36				
42				
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	
2	AIII		24"	☐ Groundwater ☐ Restrictive Layer ☒ 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	Classification Condition	Slope Percent	Limiting Factor Depth	
X	X	X	X	☐ Groundwater ☐ Restrictive Layer ☐ Bedrock

Richard Hunt — Site Evaluator Signature

034 — SE #

6-11-04 — Date

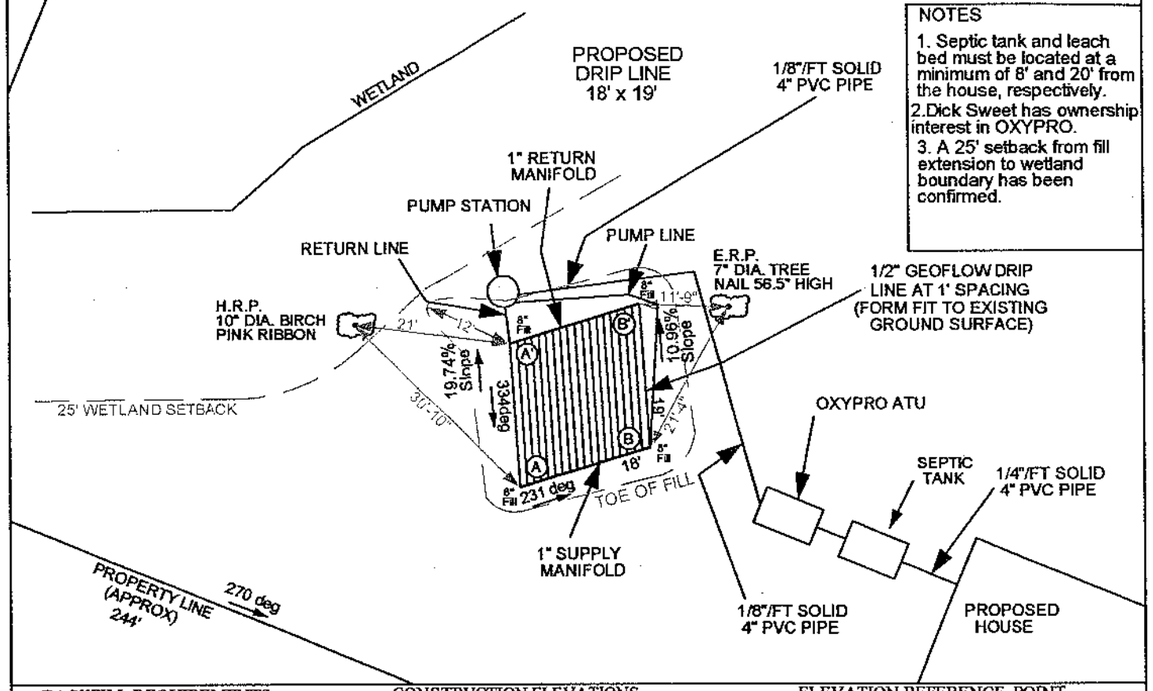
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

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"	Finished Grade Elevation (at Row 1)	see below	Location & Description: 7" diameter tree. Nail 56.5" high (see above)
Depth of Backfill (downslope)	8"	Top of Proprietary Device (at Row 1)	"	
DEPTHS AT CROSS-SECTION (shown below)		Bottom of Disposal Field (at Row 1)	"	Reference Elevation is: 0.0" or: X

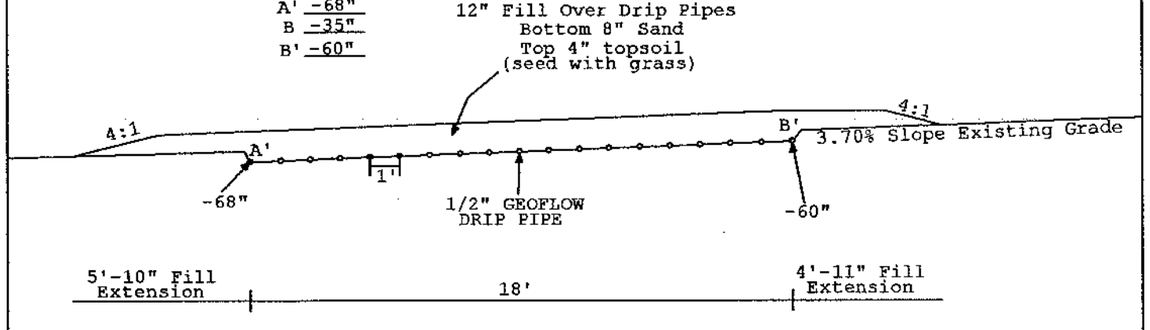
NOTE: SCARIFY ALL GROUND TO BE FILLED. USE GRAVELLY COARSE SAND WITHIN 3' OF CHAMBERS. REMAINING FILL: LOAMY SAND (no clay)

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"



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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

City, Town, or Plantation	Peaks Island
Street or Road	Brackett Avenue
Subdivision, Lot #	Lot 88M6

>> CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW <<

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OWNER/APPLICANT INFORMATION

Name (last, first, MI): Thompson, Otis — [X] Owner [ ] 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.

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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

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PERMIT INFORMATION

TYPE OF APPLICATION

[X] 1. First Time System
[ ] 2. Replacement System
Type replaced: _____
Year installed: _____
[ ] 3. Expanded System
[ ] a. Minor Expansion
[ ] b. Major Expansion
[ ] 4. Experimental System
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THIS APPLICATION REQUIRES

[X] 1. No Rule Variance
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DISPOSAL SYSTEM COMPONENTS

[X] 1. Complete Non-engineered System
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[ ] 3. Alternative Toilet, specify: _____
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SIZE OF PROPERTY

~31,000 [X] SQ. FT. [ ] ACRES

DISPOSAL SYSTEM TO SERVE

[X] 1. Single Family Dwelling Unit, No. of Bedrooms: 3
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TYPE OF WATER SUPPLY

[X] 1. Drilled Well [ ] 2. Dug Well [ ] 3. Private (proposed)
[ ] 4. Public [ ] 5. Other

SHORELAND ZONING

[X] Yes [ ] No

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

[X] 1. Concrete
[X] a. Regular
[ ] b. Low Profile
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CAPACITY: 1,000 GAL

DISPOSAL FIELD TYPE & SIZE

[ ] 1. Stone Bed [ ] 2. Stone Trench
[ ] 3. Proprietary Device
[ ] a. cluster array [ ] c. Linear
[ ] b. regular load [ ] d. H-20 load
[X] 4. Other: DRIP
SIZE: 340 [X] sq. ft. [ ] lin. ft.

GARBAGE DISPOSAL UNIT

[ ] 1. No [ ] 2. Yes [X] 3. Maybe
If Yes or Maybe, specify one below:
[ ] a. multi-compartment tank
[ ] b. ___ tanks in series
[ ] c. increase in tank capacity
[X] d. Filter on Tank Outlet

DESIGN FLOW

270 gallons per day
BASED ON:
[X] 1. Table 501.1 (dwelling unit(s))
[ ] 2. Table 501.2 (other facilities)
SHOW CALCULATIONS
— for other facilites —

SOIL DATA & DESIGN CLASS

PROFILE CONDITION DESIGN
2 / AIII / 1
at Observation Hole # TP-1
Depth 24"
of Most Limiting Soil Factor
Bedrock

DISPOSAL FIELD SIZING

[ ] 1. Small—2.0 sq. ft. / gpd
[ ] 2. Medium—2.6 sq. ft. / gpd
[X] 3. Medium—Large 3.3 sq. ft / gpd
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Specify only for engineered systems:
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ATTACH WATER METER DATA

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Richard A. Sweet — Site Evaluator Signature
034 — SE #
6-11-04 — Date

RICHARD A. SWEET — Site Evaluator Name Printed
797-2110 — Telephone Number
sweet@maine.rr.com — E-mail Address

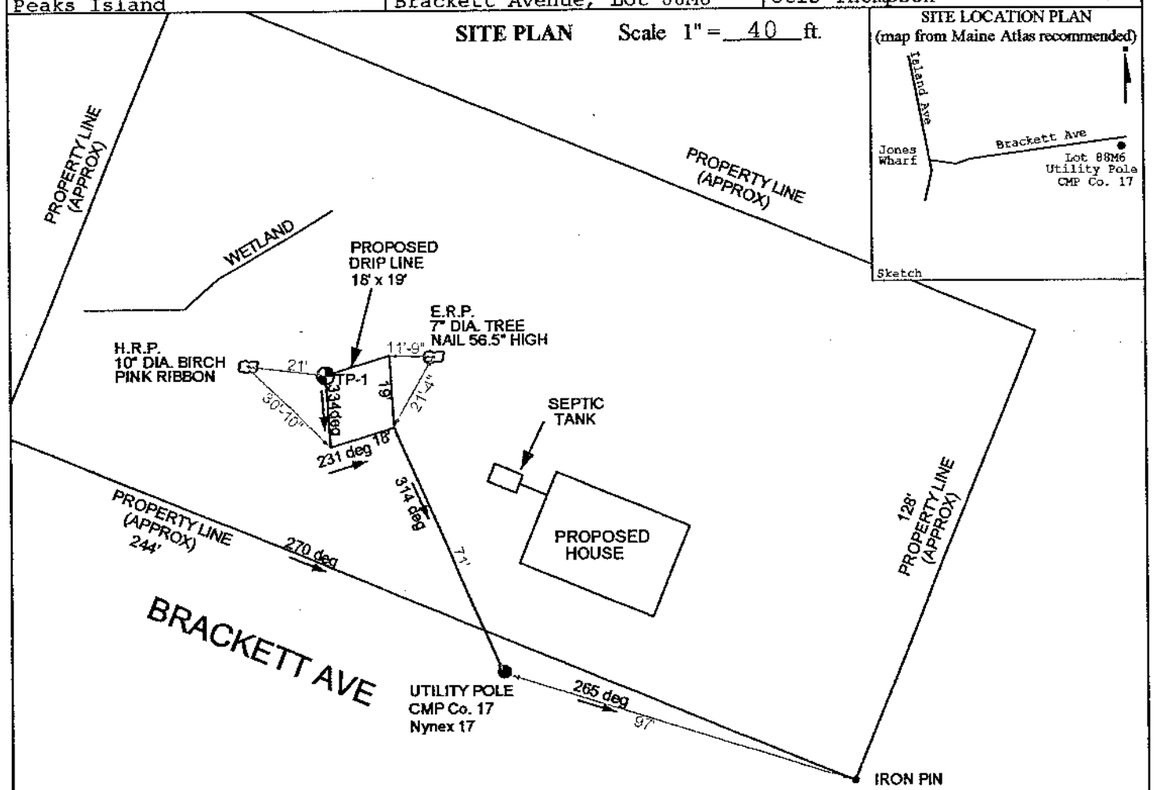
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

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.



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(map from Maine Atlas recommended)

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6				
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24	Bedrock			10 24"
30				
36				
42				
48				

Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	
2	AIII		24"	☐ Groundwater ☐ Restrictive Layer ☒ 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	Classification Condition	Slope Percent	Limiting Factor Depth	
X	X	X	X	☐ Groundwater ☐ Restrictive Layer ☐ Bedrock

Richard Hurst — 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) 287-3165

Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
Peaks Island	Brackett Avenue, Lot 88M6	Otis Thompson

SUBSURFACE WASTEWATER DISPOSAL PLAN

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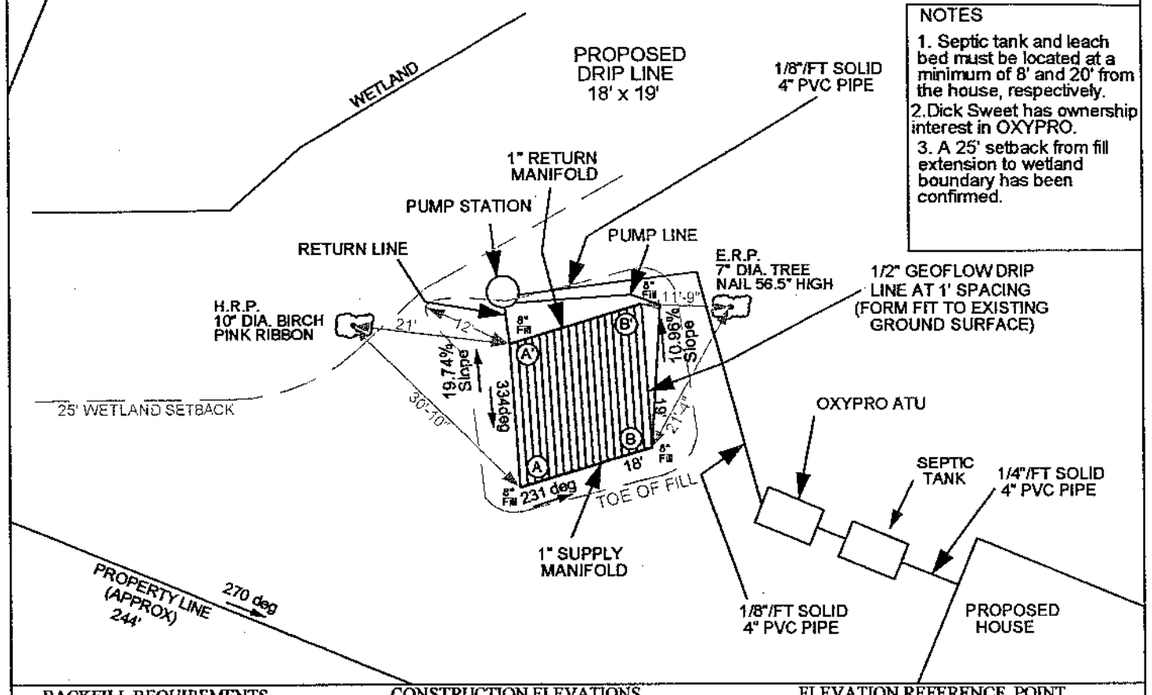

NOTES

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DISPOSAL FIELD CROSS SECTION

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Vertical: 1" = 5 ft.
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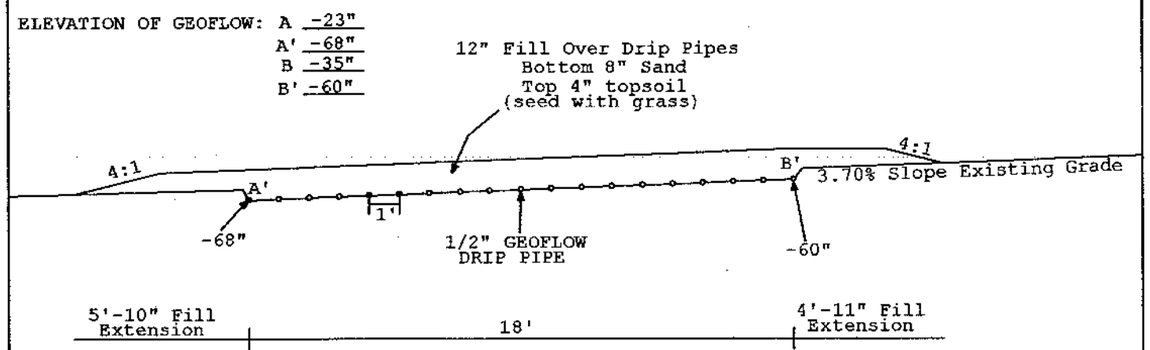


Richard Hunt — Site Evaluator Signature
034 — SE #
6-11-04 — Date

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

5/13/2004

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	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.

James 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', than 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 diposal...". 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?

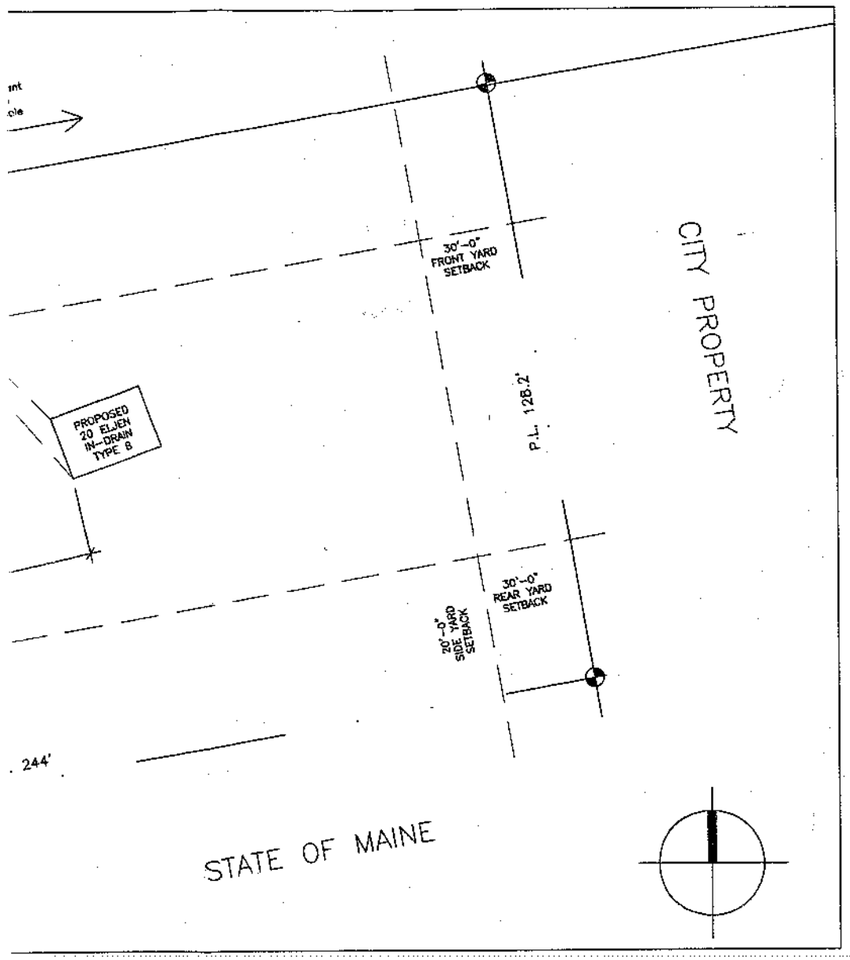
100' SB. to upland Edge.

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 form 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 you time. Sincerely, Rachel Conly

Thompson Johnson Woodworks



THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE
PEAKS ISLAND ME 04108
207.766.5919

Page One

Notes

PLOT PLAN
(revised)

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

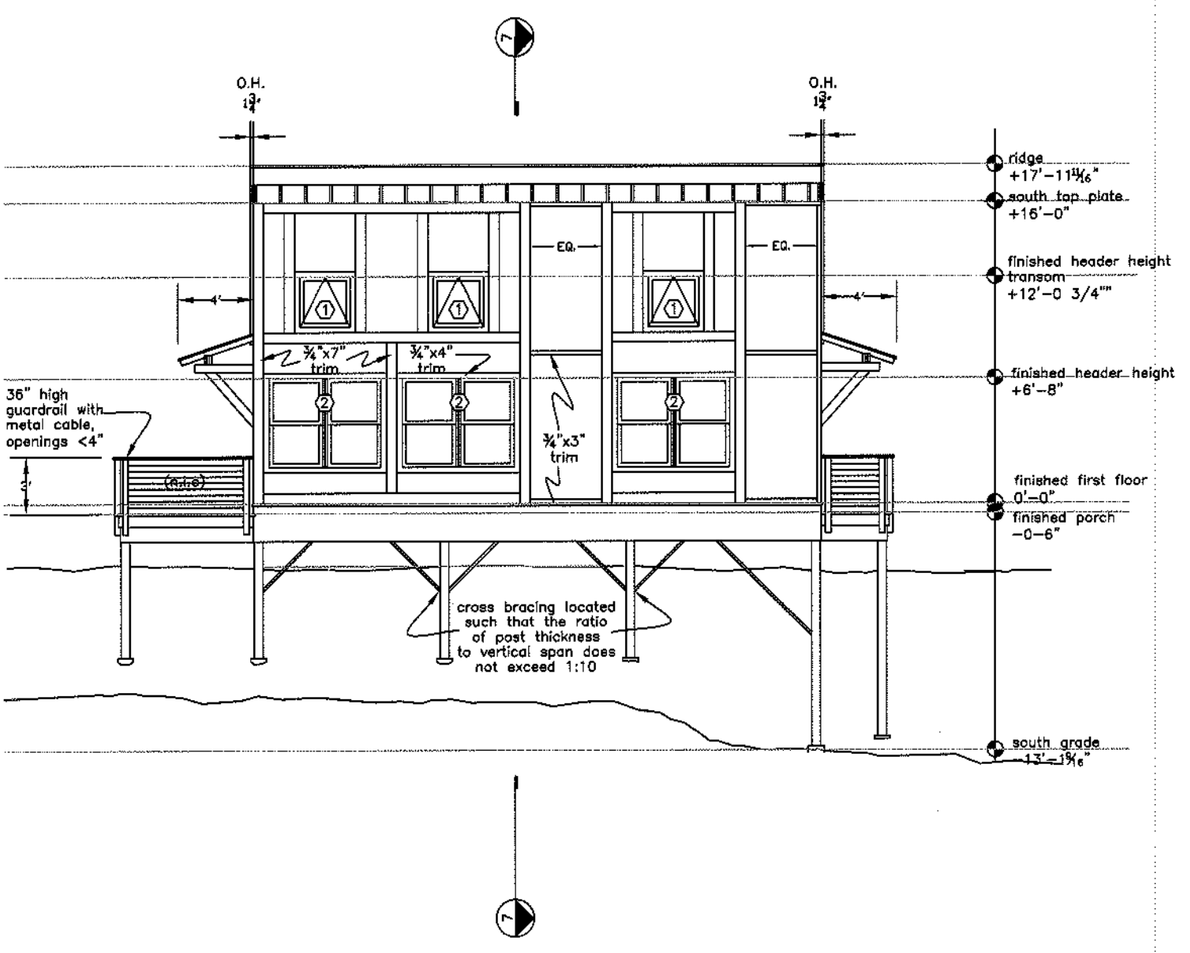
Please find attached corrections made to the permit submission for a new single-family house to be located at 225 Brackett Avenue, Peaks Island. The following corrections have been made to the plot plan per your request:

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

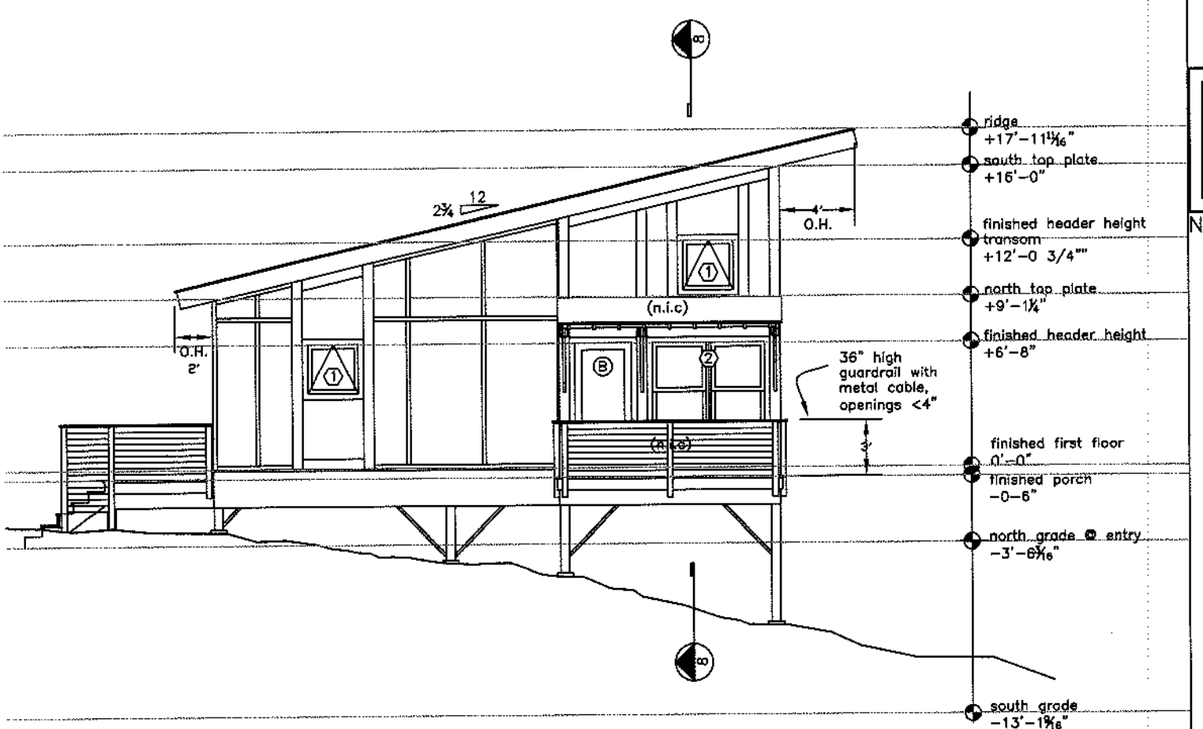
115 ISLAND AVENUE
PEAKS ISLAND ME 04108
207.766.5919

Page Three

Notes

SOUTH ELEVATION

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



THOMPSON JOHNSON WOODWORKS

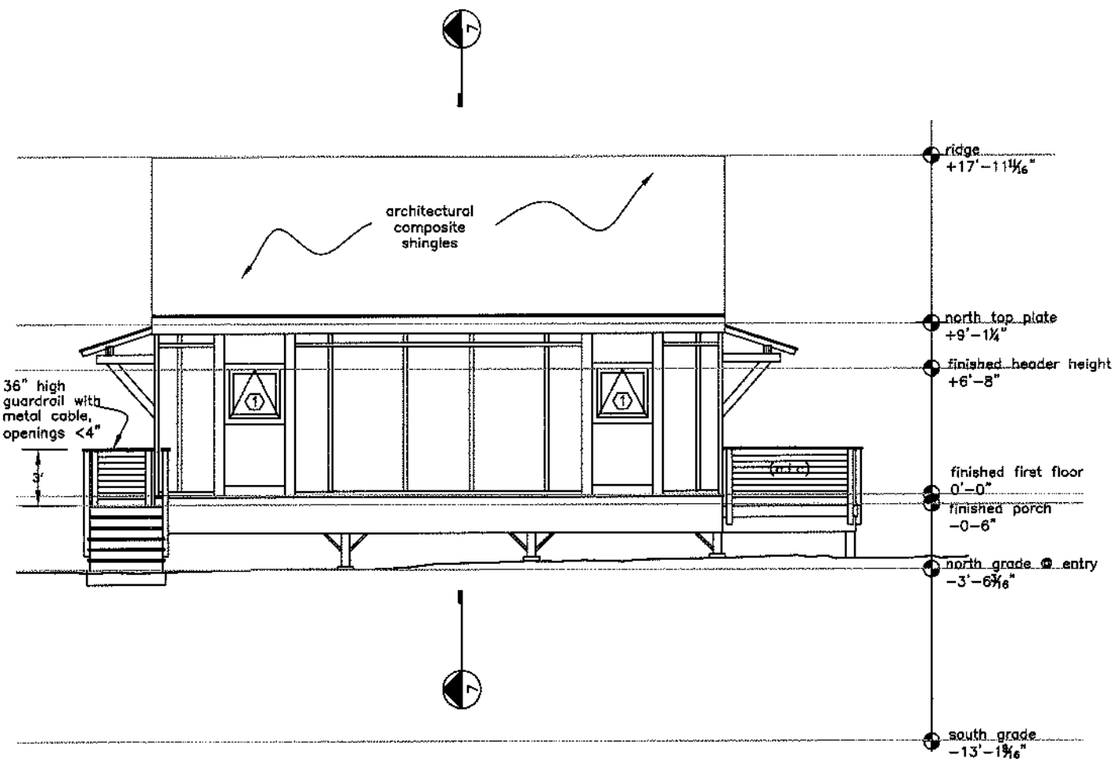
115 ISLAND AVENUE
PEAKS ISLAND ME 04108
207.766.5919

Page Four

Notes

WEST ELEVATION

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



THOMPSON JOHNSON WOODWORKS

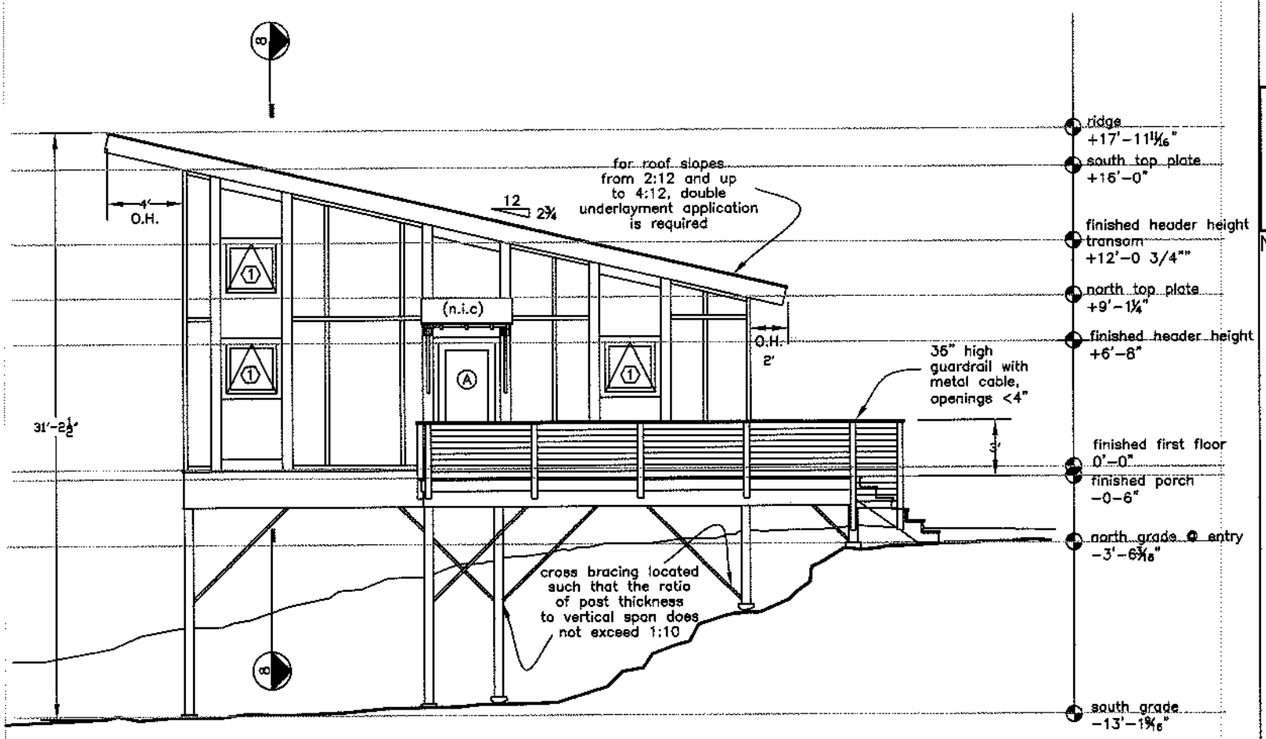
115 ISLAND AVENUE
PEAKS ISLAND ME 04108
207.766.5919

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 Carley (756-5919)
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 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.

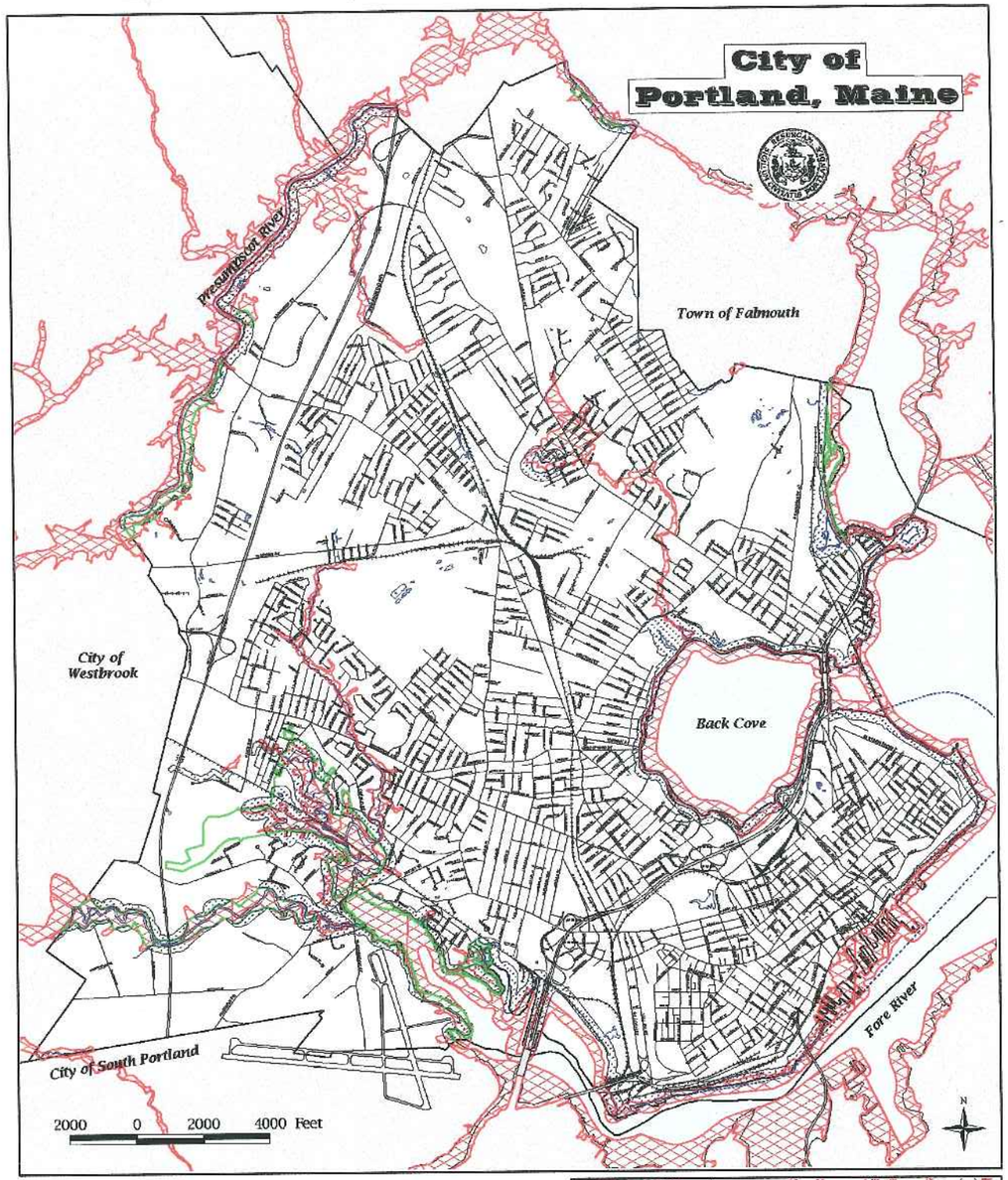
If you have any questions, please do not hesitate to contact me at 874-8632.

Sincerely,

Jay Reynolds
Development Review Coordinator

CC: Sarah Hopkins, Development Review Services Manager

O:\PLAN\DRC\brackett225a.doc



City of Portland

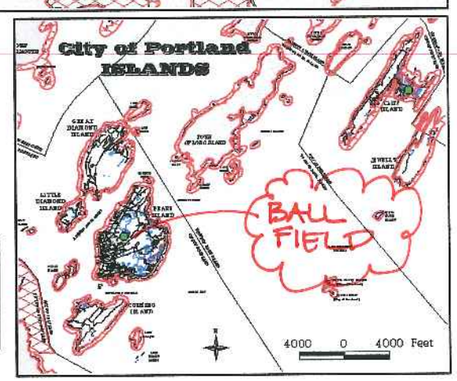
Resource Protection and Shoreland Overlay Zones & Floodplains

FEMA Floodplain

Resource Protection Zone

Shoreland Overlay Zone

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



Sweet Associates HYDROGEOLOGY • SITE EVALUATIONS
155 GRAY ROAD • FALMOUTH, MAINE 04105 • (207) 797-2110 • FAX (207) 878-2364

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

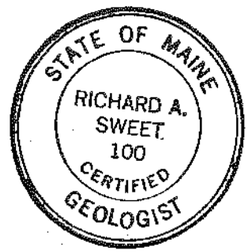
determine the depth of coloration (less than 7 inches) caused by groundwater reduction reactions. Wetland hydrology is the permanent or periodic inundation, or saturation of soil by groundwater for a significant period (usually two weeks or more) during the growing season. All three of the mandatory 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. & Mavoureen Thompson
115 Island Avenue
Peaks Island, ME. 04108

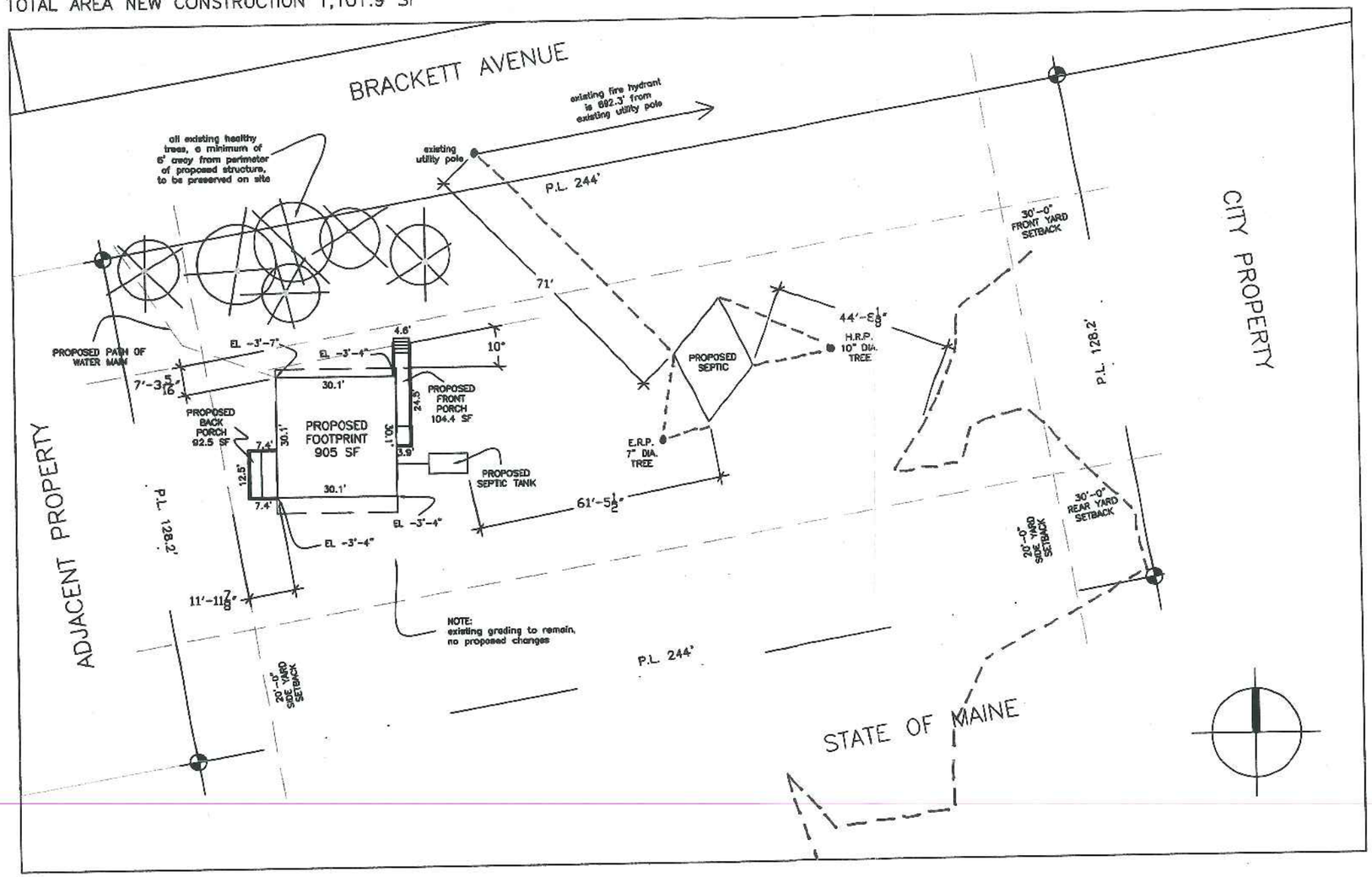
You are hereby notified that the legal STREET NUMBER of your building on Brackett AVE. P.I. is —

STREET NUMBER	LOT NUMBER
219	88-H-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.

Jana McRobbins
Archivist Public Works

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



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

THOMPSON JOHNSON WOODWORKS

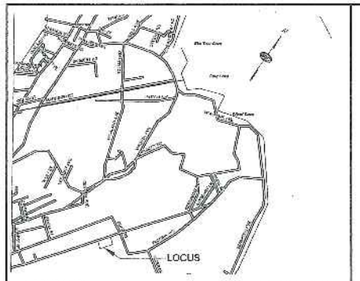
115 ISLAND AVENUE
PEAKS ISLAND ME 04108
207.766.5919

Page One

Notes

PLOT PLAN
(revised)

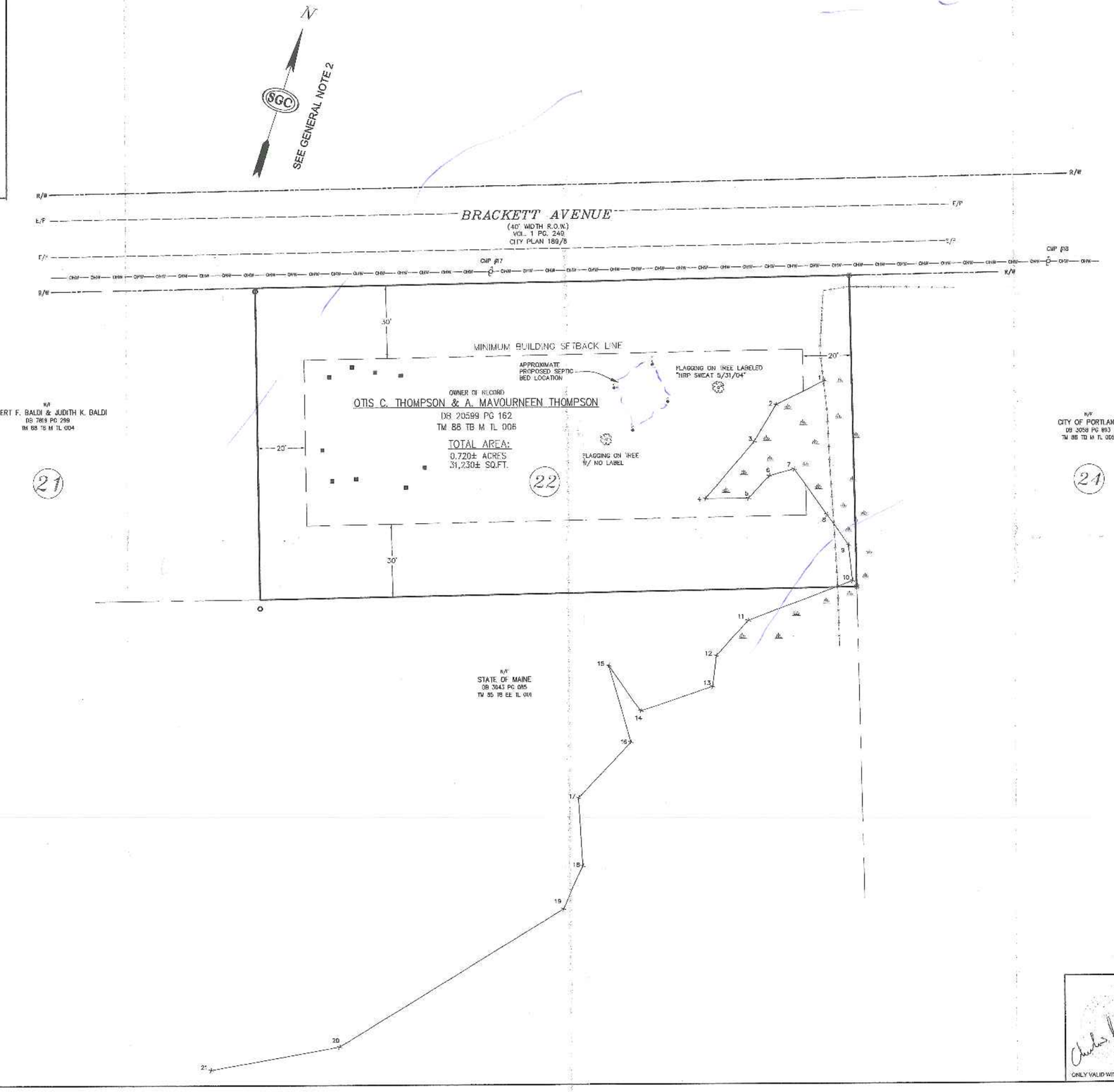
PROJECT	THOMPSON RESIDENCE
DATE 3.11.04	REVISED 4.28.04 6.17.04
SCALE 1/32"=1'-0"	DRAWN BY
ITEM	



LOCUS MAP NOT TO SCALE

LEGEND

○	MONUMENT FOUND (PIPE/ROD)
⊛	5/8" REBAR W/CAP "SGC ENGINEERING, LLC 2294" SET
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
DB	DEED BOOK
PG	PAGE
TM	TAX MAP
TR	TAX BLOCK
TL	TAX LOT
-OHW-	OVERHEAD WIRES
	UTILITY POLE
(24)	LOT NUMBER ON MAP REFERENCE 1
■	GRADE STAKE FOUND
	WETLAND LOCATION REFERENCE TREE
WF	WETLAND FLAG FOUND
WA	WETLAND AREA
⚑	PIN FLAG FOUND



REVISIONS:

NO.	DATE	
0	06/11/04	APPROVED FOR SUBMITTAL

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.

2) NORTH AS SHOWN HEREON IS BASED ON MAP REFERENCE #1.

3) 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.

4) ABUTTING PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS OBTAINED FROM MAP REFERENCE #1.

5) LOCUS PARCEL IS IN THE IR 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.

6) 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:

1) 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 05, 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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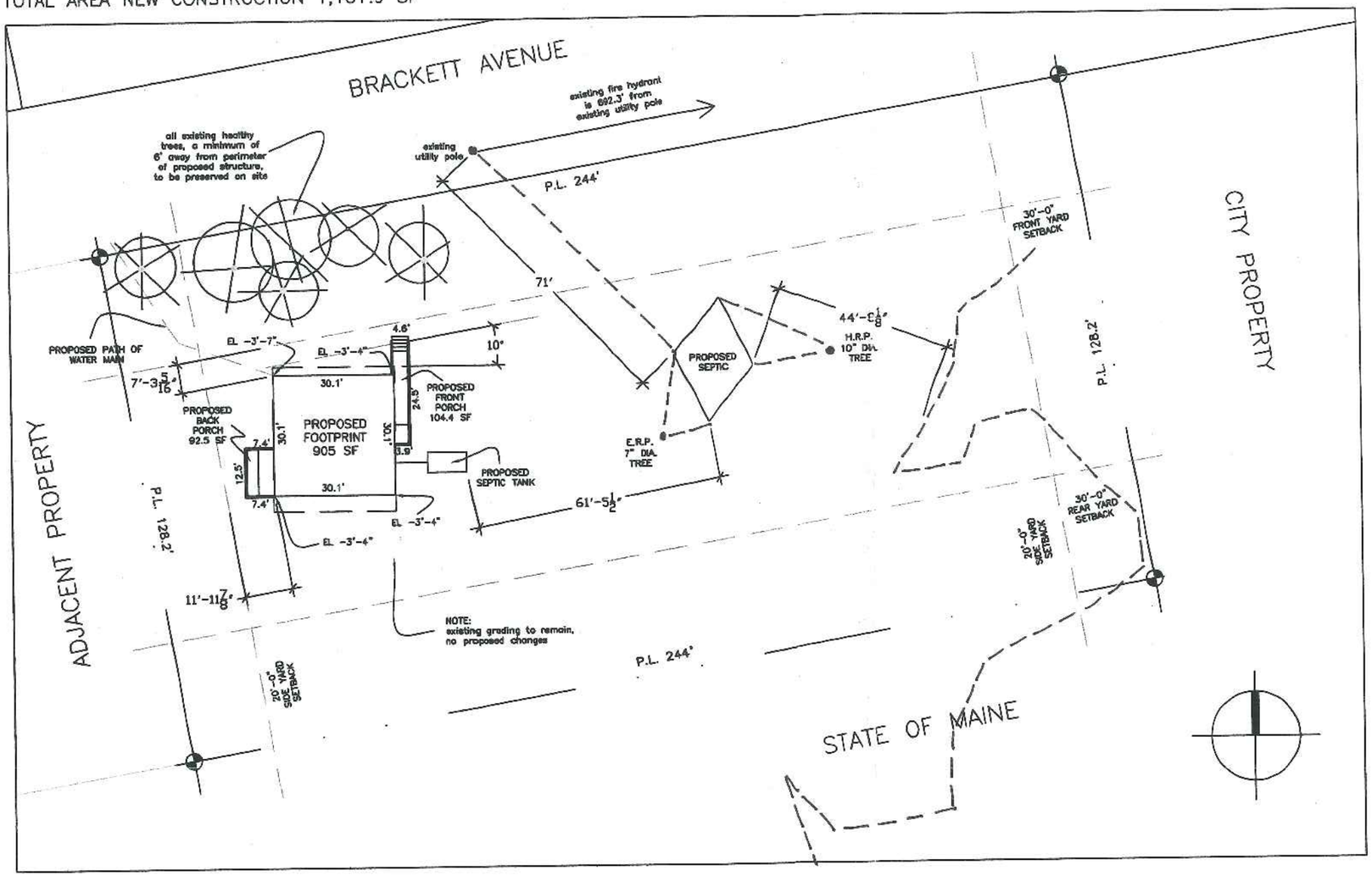
Fax: 207.307.0161
Target Technology Center
20 Godfrey Drive, Suite 200
Orono, Maine 04473
Tel: 207.866.6021
Fax: 207.866.6021

ONLY VALID WITH ORIGINAL STAMP

20 10 0 20 40 SCALE: 1" = 20'

DATE: 06/11/04	DRAWN: CRM	JOB NO.: 3200101	SHEET 1 OF 1
COMPOSSIGN: CRM	CHECK: AJN	DWG NO.: LOC_3200101.DWG	

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



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

THOMPSON JOHNSON WOODWORKS

115 ISLAND AVENUE
PEAKS ISLAND ME 04108
207.766.5919

Page One

Notes

PLOT PLAN
(revised)

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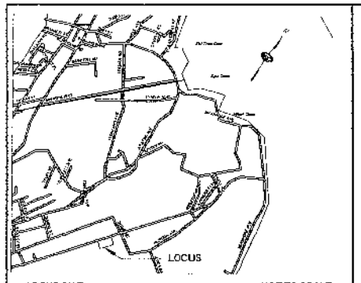

LOCUS MAP NOT TO SCALE

LEGEND

○	MONUMENT FOUND (PIPE/ROD)
●	5/8" REBAR W/CAP "SGC ENGINEERING, LLC 2294" SET
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
DB	DEED BOOK
PG	PAGE
TM	TAX MAP
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(24)	LOT NUMBER ON MAP REFERENCE 1
■	GRADE STAKE FOUND
	WETLAND LOCATION REFERENCE TREE
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	WETLAND AREA
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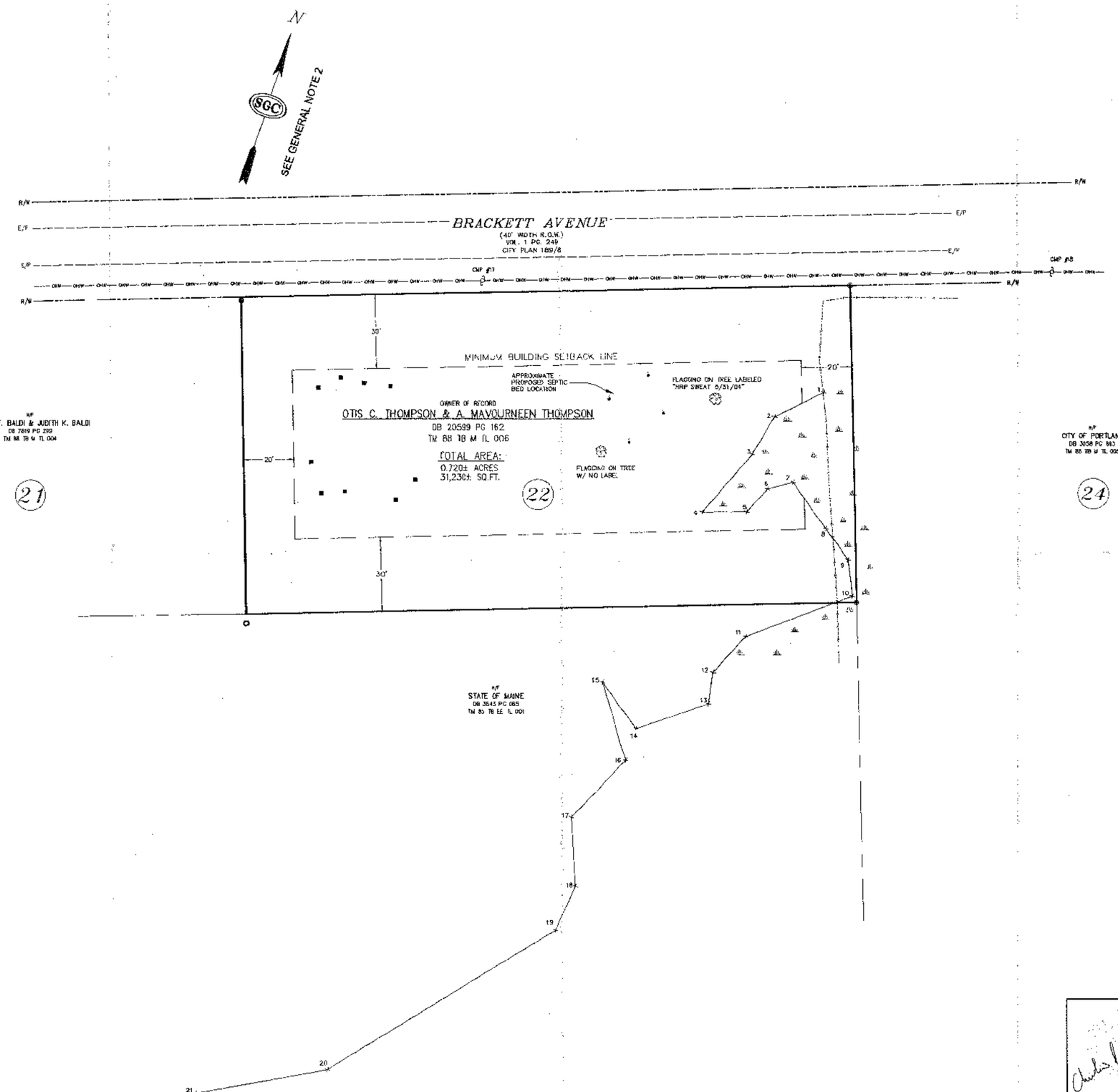

REVISIONS:

NO.	DATE	
0	06/11/04	APPROVED FOR SUBMITTAL

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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4) ABUTTING PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS OBTAINED FROM MAP REFERENCE #1.

5) LOCUS PARCEL IS IN THE IR-1 ISLAND RESIDENTIAL ZONE.
SETBACKS: FRONT SETBACKS: 30'
REAR SETBACKS: 20'
SIDE SETBACKS: 20'
COVERAGE OF STRUCTURE NOT MORE THAN 20% OF TOTAL LOT AREA.

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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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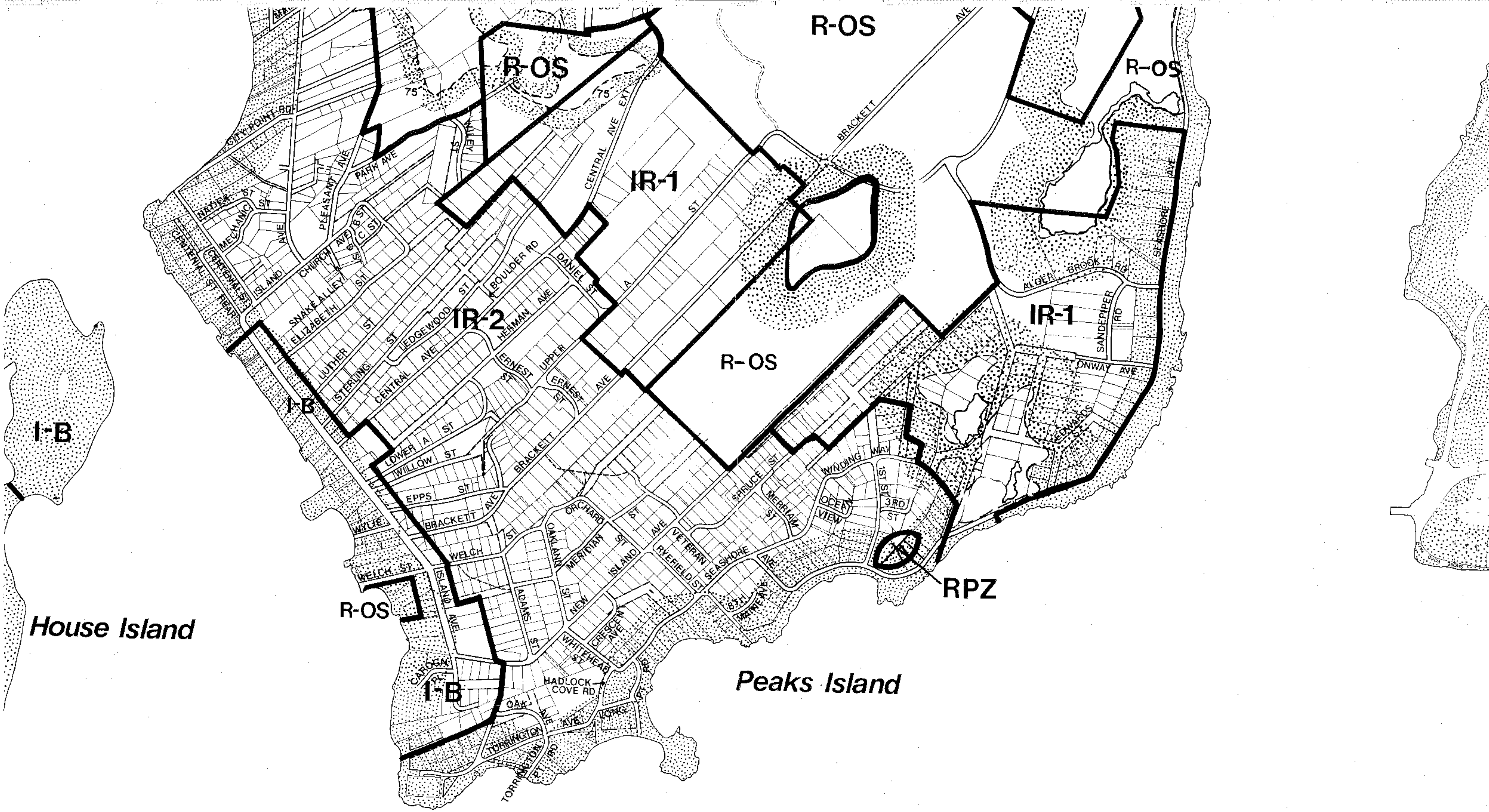
Target Technology Center
20 Gurney Drive, Suite 205
Orono, Maine 04473
Tel: 207-866-6571
Fax: 207-866-6201

ONLY VALID WITH ORIGINAL STAMP

SCALE: 1" = 20'

DATE: 06/11/04	DRAWN: CRM	JOB NO.: 3200101
COMP/DESIGN: CRM	DISCK: AJN	DWG NO.: LOC_320001.DWG

SHEET 1 OF 1


R-OS
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IR-1
IR-1
IR-2
R-OS
I-B
I-B
R-OS
I-B
RPZ
House Island
Peaks Island
BRACKETT AVE
CENTRAL AVE EXT
SEASHORE AVE
ALDER BROOK RD
SANDPIPER RD
ONWAY AVE
EDWARDS ST
WINDING WAY
1ST ST
3RD ST
OCEAN VIEW
MERRIAM ST
SPRUCE ST
VETERAN
RYEFIELD ST
ISLAND AVE
MERIDIAN ST
OAKLAND
ORCHARD ST
ADAMS ST
NEW ST
WHITEHEAD ST
CRESCENT AVE
HADLOCK COVE RD
OAK AVE
TORRINGTON AVE
TORRINGTON PT RD
LONG
CAROGN PL
WELCH ST
WYLIE
EPPS ST
BRACKETT AVE
WILLOW ST
LOWER A ST
ERNEST ST
UPPER ERNEST AVE
HERMAN AVE
LEDGEWOOD ST
CENTRAL AVE
STERLING ST
LUTHER ST
ELIZABETH ST
SNAKE ALLEY
BOULDER RD
DANIEL ST
A ST
CHURCH AVE
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VALLEY ST
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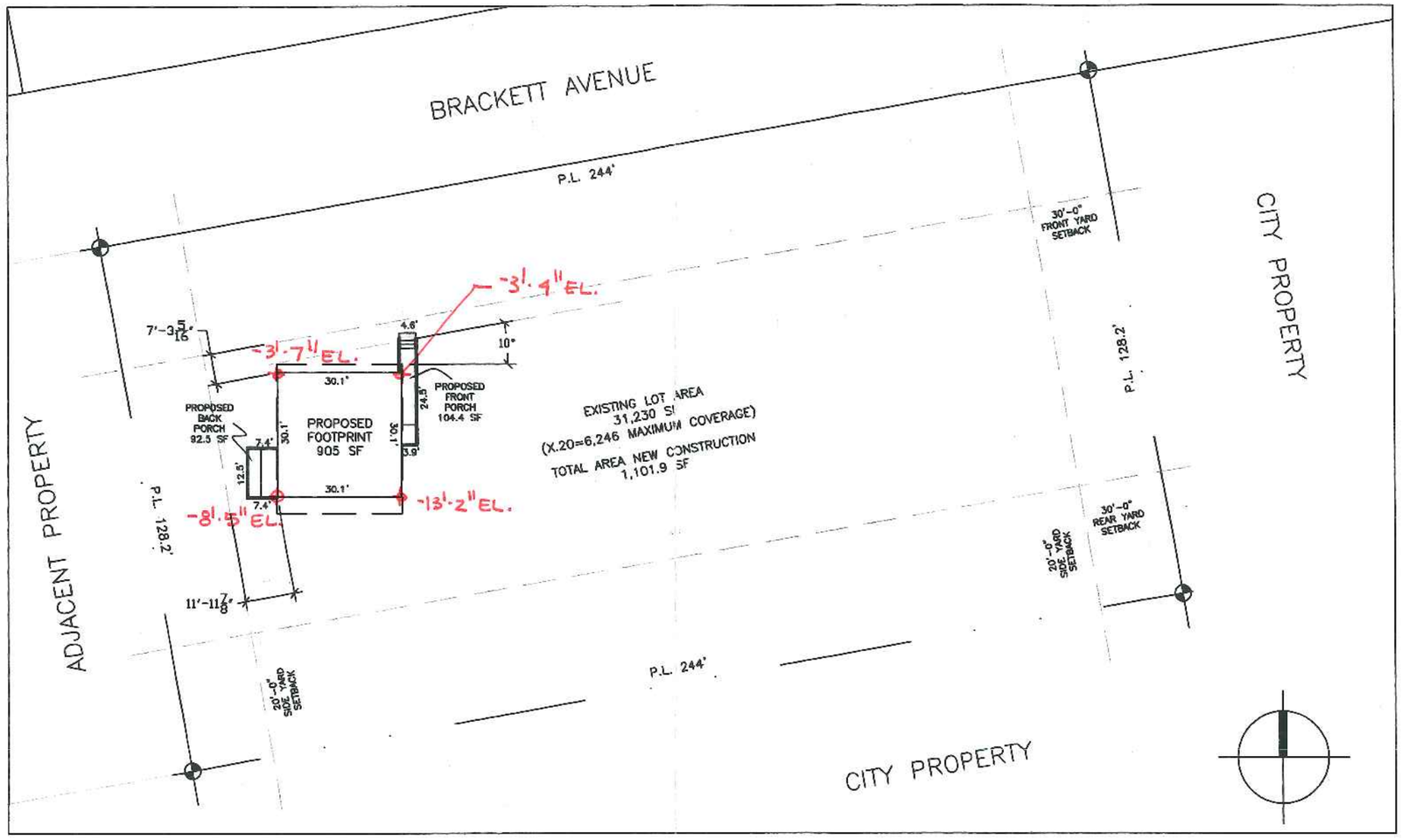


THOMPSON JOHNSON WOODWORKS

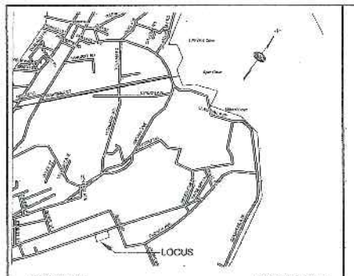
115 ISLAND AVENUE
PEAKS ISLAND ME 04108
207.766.5919

Page One

Notes

PLOT PLAN

PROJECT	THOMPSON RESIDENCE
DATE: 3.11.04	REVISED: 4.13.04
SCALE: 1/32"=1'-0"	DRAWN BY:
ITEM:	

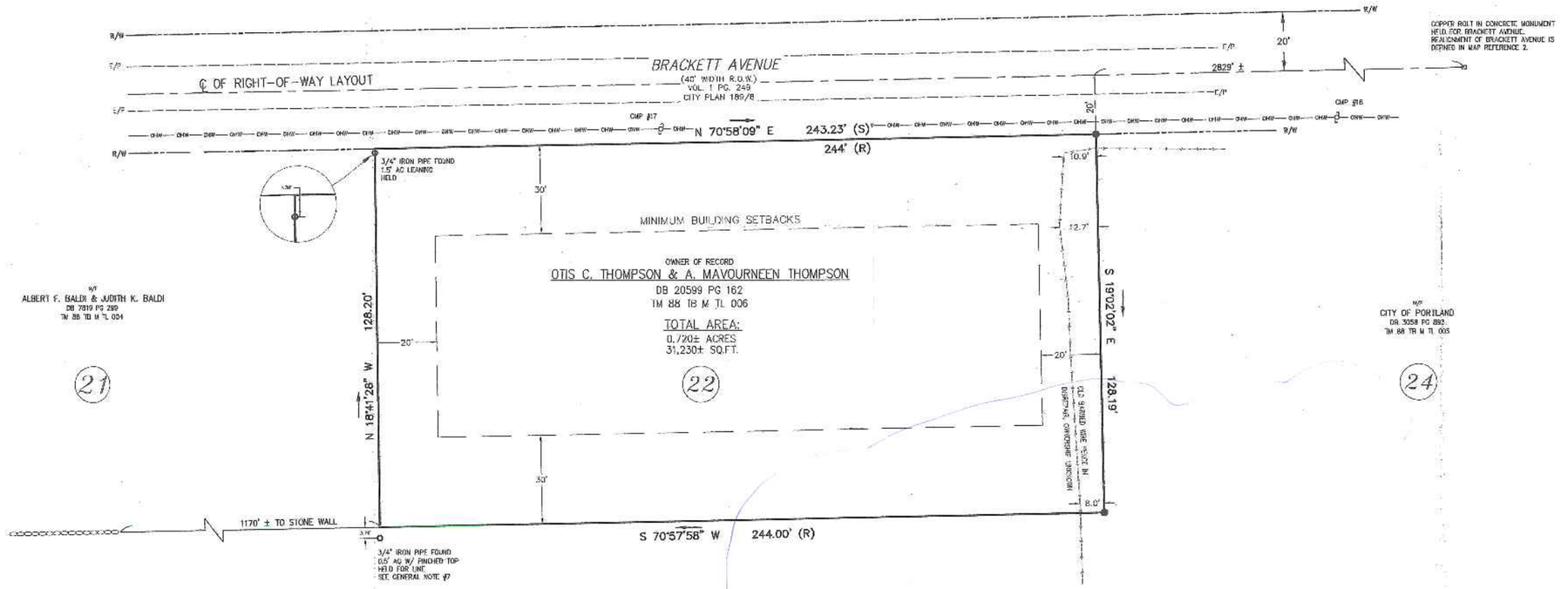


LOCUS MAP NOT TO SCALE

LEGEND

- ⊙ MONUMENT FOUND (PIPE/RCD)
- ⊡ BOUND FOUND (GRANITE/CONCRETE)
- ● 5/8" REBAR W/CAP "SGC ENGINEERING, LLC 2204" TO BE SET
- (S) SURVEY
- (R) RECORD
- 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
- AG ABOVE GRADE
- STONE WALL
- -OHW- OVERHEAD WIRES
- UTILITY POLE
- (24) LOT NUMBER ON MAP REFERENCE 1

SEE GENERAL NOTE 2



REVISIONS:

NO.	DATE	
0	04/06/04	APPROVED FOR SUBM. TAX

GENERAL NOTES:

1) THIS PLAN AND ALL WORK ASSOCIATED WITH IT WAS PERFORMED BY SGC ENGINEERING LLC, PURSUANT TO A CONTRACT WITH THOMPSON JOHNSON WOODWORKS FROM SGC ENGINEERING LLC, DATED FEBRUARY 11, 2004.

2) NORTH AS SHOWN HEREON IS REFERENCED TO STATE PLANE, MAINE WEST COORDINATE SYSTEM, NAD 27 BASED ON GPS OBSERVATIONS.

3) BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY SGC ENGINEERING LLC, ON FEBRUARY 24, 2004 AND FEBRUARY 27, AND MARCH 23, 2004.

4) ABUTTING PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS OBTAINED FROM THE CITY OF PORTLAND, MAINE TAX ASSESSOR RECORDS AT THE TIME THE SURVEY WAS PERFORMED.

5) 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.

6) NO SUBSURFACE UTILITY INVESTIGATION HAS BEEN PERFORMED BY SGC ENGINEERING LLC. PRIOR TO CONTRACTOR PERFORMING ANY WORK DIG SAFE SHOULD BE CONTACTED.

7) MAP REFERENCE 5 IS AN UNRECORDED BOUNDARY SURVEY OF LOT 6 FOUND AT THE CITY OF PORTLAND PUBLIC WORKS. PLEASE BE ADVISED, SAID BOUNDARY SURVEY HOLDS THE 3/4" IRON PIPE FOUND AS THE SOUTH LOT CORNER OF LOT 6.

MAP REFERENCES:

1) A PLAN ENTITLED "PLAN ESTATE OF MARY BRACKETT, PEAKS ISLAND AS DIVIDED BY ORDER OF PROBATE", DATED MARCH 1888, RECORDED AT THE CITY OF PORTLAND PUBLIC WORKS. A COPY OF THIS PLAN WITH NO PUBLISHED ANGLES OR DISTANCES IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 101.

2) A PLAN ENTITLED "RELOCATION OF BRACKETT AVE, PEAKS ISLAND", BY: CITY ENGINEER, DATED 1915 AND RECORDED IN THE CITY ENGINEER'S ARCHIVES PLAN 189/8.

3) A PLAN ENTITLED "PLAN OF BRACKETT AND HILBORN ESTATE, PEAKS ISLAND" BY: WM. S. EDWARDS C.E., DATED JUNE 1872, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 3, PAGE 45.

4) A PLAN ENTITLED "PROPOSED CORRECTION ISLAND AVENUE" AS RECORDED IN THE CITY ENGINEER'S ARCHIVES PLAN 363/77.

5) A PLAN ENTITLED "STANDARD BOUNDARY SURVEY & SITE PLAN FOR PROPERTY LOCATED ON BRACKETT AVENUE, PEAKS ISLAND, PORTLAND, MAINE FOR: JUDITH & ALBERT BALDI" BY: ADVANCED ENGINEERING INC DATED 09/10/1998 AND RECORDED IN THE CITY ENGINEER'S ARCHIVES PLANS.

6) A PLAN ENTITLED "RIGHT-OF-WAY SURVEY FOR WILCOX STREET AND ISLAND AVENUE ON PEAKS ISLAND, MARKED PRELIMINARY" BY: CITY OF PORTLAND, PUBLIC WORKS DEPARTMENT, ENGINEERING SECTION, DATED JUNE 5TH, 2003. PLAN RECEIVED FROM CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.

STATE OF MAINE
APR 2 0 2004
RECEIVED

TITLE:

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
115 ISLAND AVENUE
PEAKS ISLAND, MAINE 04108

S.G.C. ENGINEERING, LLC OF NEW ENGLAND
ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
12 Westbrook Common, 2nd Floor
Westbrook, Maine 04092
Phone: 207-856-0006 • Fax: 207-856-0007
E-Mail: sgc@sgceng.com

ONLY VALID WITH ORIGINAL STAMP

20 10 0 20 40 SCALE: 1" = 20'

DATE: 04/06/04	DRAWN: CRM	JOB NO.: 32000101	SHEET 1 OF 1
COMP/DESIGN: CRM	CHECK: TAP	DWG NO.:SUR 32000TY.DWG	