

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0172	Issue Date: PERMIT ISSUED	CBL: 790 C01001	T-13
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Location of Construction: 384 Island Ave <i>f I</i>	Owner Name: Roberts Christopher &	Owner Address: 48 Spruce St	Phone: 207-766-5819
Business Name: n/a	Contractor Name: self	Contractor Address: Portland	Phone: JUN 6 2005
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	Zone: R-2

Fast Use: Vacant Lot	Proposed Use: Build new 1913 sq ft single family home including deck and single car detached garage.	Permit Fee: \$1,176.00	Cost of Work: \$120,000.00	CEO District: 2
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Proposed Project Description: Build new 1913 sq ft single family home including deck and single car detached garage.	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC-2003
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Signature:	Signature: <i>[Signature]</i>
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 0211612005	Zoning Approval
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Review</p> <p><input checked="" type="checkbox"/> Shoreland <i>in 250' shoreline but willow 75' from HWY</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>panel 15 zone C</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i># 2005-0025</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p>late: _____</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>late: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied <i>[Signature]</i></p> <p>late: _____</p>
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 050172

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Roberts Christopher & /self
has permission to Build new 1913 sq ft single family home including deck and single car detached garage
AT 384 Island Ave P.I. C.O. 090 C011001

PERMIT ISSUED

JUN 6 2005

CITY OF PORTLAND

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is occupied or closed-in.
48 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
DepartmentName

Jeanie Bonte 6/6/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0172	Date Applied For: 02/16/2005	CBL: 090 C011001
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Location of Construction: 384 Island Ave P.I.	Owner Name: Roberts Christopher &	Owner Address: 48 Spruce St	Phone: 207-766-5819
Business Name: n/a	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	
Proposed Use: Build new 1913 sq ft single family home including deck and single car detached garage.		Proposed Project Description: Build new 1913 sq ft single family home including deck and single car detached garage.	

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/05/2005**Note:** 2/23/05 plot plan is not stamped - is not showing pre-existing grade - is not showing sill height - is not showing the left side chimney projection into the setback - see letter sent a copy of our application hand out - in my hold area **Ok to Issue:**

3/4/05 talked to owner - he had surveyor problems - was hoping that we could review the strucutrals in the mean time - He's worked with Jeannie before. I'll ask her.

3/7 Jeanie is reviewing the construction plans

5/4/05 received revised site plan and the predevelopment grades plan

- 1) The parking spaces shown off Island Avenue can not be placed there. You are providing your two required parking spaces elsewhere. The two parking spaces off Island Avenue would be placed within the required front yard which is prohibited by ordinance.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a single family dwellmg. Any change of use shall require a separate permit application for review and approval.
- 4) This permat is being approved on the basis of plans submitted on 5/4/05. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 06/06/2005**Note:** 3/7 received from Marge to review while waiting for more site plan details. **Ok to Issue:**

3114105 Left vm w/Chris R. For required details for review. He called back and will re-submit info at a scheduled meeting when he gets the new survey as well.

5/4 received new site plan from Marge, DRC has not signed off.

5/9 busy signal @ Chris R. To discuss HHE 200 based on new site plan. Got thru, cannot issue permit w/o a current HHE 200 and approved or a guarantee from the City that the public sewer will access this property.

5/24 Chris R. Left vm about new septic design and wants to verify the # of bedrooms, as there are 2 studys. I left vm saying it only needs to be designed for 2 bedrooms.

6/2 New HHE 200 form submitted

- 1) A pdf file or reduced copy of the new site plan shall be submitted to this office prior to the CO
- 2) Separate permits are required for any electrical, plumbing, or heating.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 05/06/2005**Note:** **Ok to Issue:**

- 1) The parking spaces shown on the site plan shall be revised to meet zoning standards.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 3) Your new street address is now #407 ISLAND AVE., the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

Location of Construction: 384 Island Ave P.I.	Owner Name: Roberts Christopher &	Owner Address: 48 Spruce St	Phone: 207-766-5819
Business Name: n/a	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	

Dept: Planning

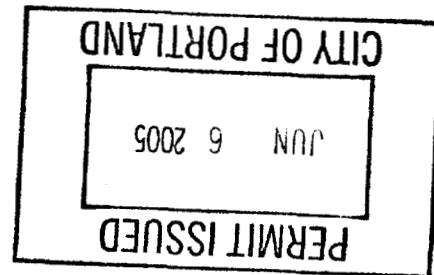
Status: Not Applicable

Reviewer: Jay Reynolds

Approval Date: 0510612005

Note:

Ok to Issue:



3/14/05

384 Island Ave

Permit # 05-0172

CBC: 090-0-011-13

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Plan Reviewer	Inspection/Date/Findings
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1)), (Section R403.1 & R403.1.4.1)	20 20" x 10"	OK
Foundation Drainage Damp proofing (Section R405 & R406)	Drains, Damp proof ? filter fabric	Per chris R revised 4/25/05
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	Partial Daylight	OK
Anchor Bolts/Straps (Section R403.1.6)	?	4/25/05 Per chris R. revised
Lally Column Type (Section R407)	Steel 24" x 24" x 12"	
Girder & Header Spans (Table R 502.5(2))	7'7" 1 FL. max 15 9'5"	OK
Built-Up Wood Center Girder Dimension/Type	4-2x10 + 2nd FL - LVLs 4-11 7/8 x 13 1/4	
Sill/Band Joist Type & Dimensions	2x6 PT 2x12 R _{lim}	need specs OK
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12 @ 16" o.c.	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x12 @ 16" o.c.	OK

Deck Porch = 3-2x8 Floor & Roof beam 8' x 6' spans 9'6" max
 FL Joist 2x8 16" o.c.
 Roof - 2x8 16 o.c., 2x6 ceiling J.

OK

Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2X6 16" O.C.	OK	
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	7:12 / 12:12	OK	
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2X8 16" O.C. 2X10 Ridge	OK	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4" TAG, 1/2" EX, 5/8" CDX	OK	
Fastener Schedule (Table R602.3(1) & (2))	?	4/25/05 revised OK	
Private Garage (Section R309) Living Space? (Above or beside)	<i>Detached</i>	OK	
Fire Separation (Section R200 ?)	N/A	OK	
Opening Protection (Section R309.1)	N/A	OK	
Emergency Escape and Resc Openings (Section R310)	IDH 3600 DBL limg per windowsch.	OK	
Roof Covering (Chapter 9)	Asphalt	OK	
Safety Glazing (Section R308)	N/A		
Attic Access (Section R807)	?	revised 4/25/05 22X30	OK
Chimney Clearances/Fire blocking (Section R807)	N/A	OK	

Header Schedule (Section R502.5(1) & (2))	3-2x10 or 2-2x10 LVL's	OK
Type of Heating System	Oil Furnace	OK
Means of Egress (Sec R311 & R312)	has door out - ok	
Basement		
Number of Stairways	3	
Interior	1	
Exterior	2 7 1/2 - 7 3/4	
Treads and Risers (Section R311.5.3)	?	OK revision 4/25/05
Width (Section R311.5.1)	?	
Headroom (Section R311.5.2)	o	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	?	
Smoke Detectors (Section R313)	? Bad rooms	
Location and type/Interconnected	N/A	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		OK
Garage Construction (Section R502.2.1)	Frost wall, 4' 10" x 20" footing 8" wall, 2x4 24" o.c. Engineered frame Metal sheet piling	24" o.c. OK

See Chimney Summary Checklist

05 0172

All Purpose Building 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.

Location/Address of Construction: 379 ³⁸⁴ ISLAND AVE, PEAKS ISLAND		
Total Square Footage of Proposed Structure 1913 INCLUDING GARAGE AT FOOTPRINT	Square Footage of Lot 13,362	
Tax Assessor's Chart, Block & Lot Chart# 090 Block# N Lot# 002	Owner: CHRISTOPHER ROBERTS 379 ISLAND AVE PEAKS ISLAND	Telephone: 766-5819
Lessee/Buyer's Name (If Applicable) 90-C-11 to 13	Applicant name, address & telephone: ABOVE	cost Of Work. \$ 120,000
Current use: VACANT LAND		Fee: \$ 2144.00
If the location is currently vacant, what was prior use: VACANT		Site 300.00
Approximately how long has it been vacant: _____		COY 75.00
Proposed use: SINGLE FAMILY DWELLING		Total 1119.00
Project description: single car detached garage	DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME	
Contractor's name, address & telephone: OWNER	FEB 16 2005	
Who should we contact when the permit is ready: OWNER	RECEIVED	
Mailing address: ABOVE		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 766-5819		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <i>Chris Roberts</i>	Date: 02/16/05
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Lee Urban, Director

CITY OF PORTLAND

COPY

August 6, 2002

Todd E. **Smith**
379 Island Avenue
Peaks Island, **ME 04108**

RE: Island Ave., cor. Ocean Street, Peaks Island, - 090-C-11, 12, 13 (vacant land) – IR2

Dear Todd Smith,

I have reviewed the information that you submitted to me concerning the vacant lot you own on the corner of Island Avenue and Ocean Street on Peaks Island. I have read the title transfers concerning all the adjoining lots to this lot in question. I have found no common ownerships since July 15, 1985 with your lot. Therefore, these lots (090-C-11, 12, 13) may be considered a lot of record for building purposes as described under section 14-433 of the Zoning Ordinance.

Please note that this letter is not an approval for construction at this time. Any vacant lot that is to be developed shall require a building permit application with all the appropriate paperwork as required. Although this might be considered a lot of record for lot size, all other zoning requirements such as lot width, lot coverage, setbacks and building heights shall be met. Please also submit this letter at the time of permit application.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: File

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

2005-0025 _____

Application I. D. Number

2/16/2005 _____

Application Date

Hamilton **M** Elizabeth Heirs
Applicant

149 Frances St, Portland, ME 04102
Applicant's Mailing Address

379 Island Ave. _____
Project Name/Description

417 - 417 Island Ave, Portland, Maine _____
Address of Proposed Site

Consultant/Agent
Applicant Ph: **(207) 766-5819** Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

090 0010001 _____
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) _____

1913 sq. Ft _____ **13,362 sq. Ft** _____
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other |

Fees Paid: Site Pla **\$50.00** Subdivision Engineer Review **\$250.00** Date **2/16/2005**

Building Approval Status:

Reviewer

- Approved Approved w/Conditions
See Attached Denied

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

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

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

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

WARRANTY DEED
(Maine Statutory Short Form)
(Joint Tenants)


KNOW ALL PERSONS BY THESE PRESENTS, that I, Todd E. Smith of Portland, County of Cumberland, and State of Maine, for consideration paid, **grant to Christopher Roberts and Merriam Roberts**, of Portland, County of Cumberland, and State of Maine, whose mailing address is 48 Spruce Street, Peaks Island, Maine 04108, **as Joint Tenants with rights of survivorship with WARRANTY COVENANTS**, the land with buildings thereon, in Portland, County of Cumberland, and State of Maine, described as follows:

Three lots of land located on the westerly side of Island Avenue and the westerly side of Island Avenue and the northerly side of Ocean Street on Peaks Island and being lots numbered 64, 65 and 66 as designated on 1928 plan of Portland City Assessors, Plan 90, Block B, being the same premises described in deed of the City of Portland to Philenia E. Pierce dated January 20, 1928, and recorded in said Registry in Book 1279, Page 332. Said premises are conveyed subject to an easement conveyed by Philenia E. Pierce et al to the Portland Water District dated July 14, 1964 and recorded in said Registry in Book 2185, Page 219.

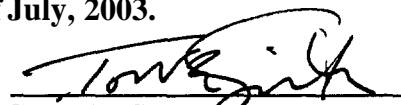
Also conveyed all rights of access and usage of the beach and shore appurtenant to the premises hereby conveyed. Grantor does not warrant the existence of said rights.

Meaning and intending to convey the same premises described in deed of Elizabeth A. Kilday, dated December 23, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13522, Page 148.

Witness my hand and seal this 15th day of July, 2003.



Witness



Todd E. Smith

STATE OF MAINE
COUNTY OF CUMBERLAND, SS

July 15, 2003

Then personally appeared before me the above named Todd E. Smith and acknowledged the foregoing instrument to be his free act and deed.

Before me  JUL 15 2003

Notary Public/ Attorney at Law

Applicant: Christopher Roberts
Address: 384 Island Ave, P.I

Date: 5/5/05
C-B-L: 90-C-11 to 13

CHECK-LIST AGAINST ZONING ORDINANCE

Date - VACANT lot based on revised plans 5/4/05 #05-0172

Zone Location - IR-2

Interior of corner lot - Island Ave: Ocean Ave

Proposed Use/Work - TO CONSTRUCT NEW SINGLE family dwelling with free standing GARAGE 15x25
8'x12' side deck

Sevage Disposal - Private

Lot Street Frontage - 70' min - 119.97' shown along Ocean
Along Island

Front Yard - 25' min - 26' scaled

Rear Yard - 25' min - 25' given

Side Yard - 20' min - 20' from rear of garage
onside st - 20' min - 27' to porch

Projections - Right side deck 8'x12' - front porch 8'x24 - 4x8' stairs off front porch

Width of Lot - 80' min - 101' scaled

Height - 35' MAX for principal structure from pre-dev grade
18' MAX for detached garage from pre-dev grade

my letter dated 2/6/02 → Lot Area - 20,000# - 13,362# given - this is a lot of record under 14-433

Lot Coverage Impervious Surface - 20% MAX or 2,672# MAX

Area per Family - lot of record

Off-street Parking - 2 spaces req - 1 garage, 1 in drive

Loading Bays - N/A

Site Plan - minor/minor # 2005-0025

Shoreland Zoning/Stream Protection - within 250' but structures are well over
75' from HWM

Flood Plains - Panel 15

Zone C

condition → taking in right front lot not permitted

15x25 =	375
8x12 =	96
8x24 =	192
24x24 =	576
10x16 =	160
9x18 =	162
10x16 =	160
16x24 =	384
4x8 =	32
<hr/>	
	2137#

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

February 23, 2005

Christopher & Merriam Roberts
379 Island Avenue
Peaks Island, ME 04108

*revised plans
and pre-erect grades
received 5/4/05*

RE: 384 Island Avenue, P.I. - 090-C-11,12,13 - IR-2 Zone - Application #05-0172

Dear Mr. & Mrs. Roberts,

Your permit application for a new single family dwelling has been denied because you have not submitted all the required information so this office can determine compliance with the Land Use Zoning Ordinance. I am attaching a page from our single family home permit application that highlights missing information.

front stairs not shown

Please note that your site plan must be stamped by a registered land surveyor. Your submittal is not stamped. All projections such as the left hand side chimney shall be shown on the site plan. The first floor sill elevation shall be given. All utilities shall be shown. On the plans, the existing predevelopment and post development grades must be shown. By definition, the Land Use Ordinance begins height measurements for all structures at the predevelopment grade levels. The predevelopment grade levels shall be shown on your building elevation plans so that heights can be determined for compliance for both the dwelling and the garage. No silt fencing is shown. There is no indication of where the two required trees are to be placed.

Please review all items on the attached list to be sure that all required items have been submitted. This office will need two sets of these required plans. This permit has not been reviewed for building codes yet. If you have any questions, please do not hesitate to call this office.

Very truly yours,

Marge Schmuckal
Zoning Administrator
cc: Planning

*OK per plans
dated 5/4/05*

From: Marge Schmuckal
To: Jeanie Bourke
Date: Mon, Apr 25, 2005 10:42 AM
Subject: Chris Roberts House on Peaks

Jeannie,

I have looked at the new survey basically setbacks, lot coverage etc. is ok. I have several questions concerning ~~pre~~development grades vs ~~post~~ development grades ~~for~~ measuring bldg heights. And the little sketch you had for interior stairs shows some big honk'n (tech. term) stairs to his front porch. These are not on his survey. He is right on his setbacks and can not have more than 50 square feet and projecting more than 6. My original letter states that ALL PROJECTIONS have to be shown on the plans and that I need to know PRE & POST development grades.

I have a call into him asking him about these things.

Marge

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

Card Number 1 of 1
Parcel ID 090 C011001
Location 384 ISLAND AVE
Land Use VACANT LAND

Owner Address ROBERTS CHRISTOPHER & MERRIAM ROBERTS JTS
 48 SPRUCE ST
 PEAKS ISLAND ME 04108

Book/Page 19763/202
Legal 90-C-11 TO 13
 ISLAND AVE
 OCEAN ST
 PEAKS ISLAND 12664 SF

Valuation Information

Land	Building	Total
\$3,780	\$ 0.00	\$3,780

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres
				0.291
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic
				Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
07/01/2003	LAND + BLDING	\$150,000	19763-202
12/01/1997	LAND + BLDING		13522-148

Picture and Sketch

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

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



NEW SINGLE FAMILY HOMES

Your submissions must include the following to be accepted as a complete application:

- 1 Copy of the deed and purchase and sales agreement
- 4 Copies of the site/plot plan to scale, this must be prepared and sealed by a registered land surveyor
- 1 Copy of the building/construction plan
- 1 Copy of the site/plot plan and construction/building plan on 11" x 17" paper, we cannot accept the application without the reduced submissions. Electronic plans in .PDF format may be submitted in place of the 11" x 17" copies

*not included in your
submission*

PLOT PLAN INCLUDES THE FOLLOWING:

- • The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown and to seal. A photocopy of the plat with hand drawn footprints of buildings if it is not to scale, it will not be accepted *→ stamped as stated above*
- • Boundary survey to scale showing north arrow; zoning district & setbacks
- • First Floor sill elevation (based on mean sea level datum);
- • Location and dimensions of parking areas and driveways; *2 parking spaces required*
- • Location and size of both existing utilities in the street and the proposed utilities serving the building;
- • Location of areas on the site that will be used to dispose of surface water.
- • Existing and proposed grade contours *The Islands require building height measurement from predevelopment grades*
- • Silt fence locations
- • Location of two proposed trees by Ordinance
- • THE SURVEYORS MONUMENTS MUST BE IN PLACE AND THE LOT STAKED FOR A SETBACK INSPECTION PRIOR TO ISSUANCE OF A BUILDING PERMIT.

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING

- COMPLETE STRUCTURAL DETAILS OF ALL ELEMENTS OF CONSTRUCTION.
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

February 23, 2005

Christopher & Merriam Roberts
379 Island Avenue
Peaks Island, ME 04108

RE: 384 Island Avenue, P.I. – 090-C-11,12,13 – IR-2 Zone – Application #05-0172

Dear Mr. & Mrs. Roberts,

Your permit application for a new single family dwelling has been denied because you have not submitted all the required information *so* this office can determine compliance with the Land Use Zoning Ordinance. I am attaching a page from our single family home permit application that highlights missing information.

Please note that your site plan must be stamped by a registered land surveyor. Your submittal is not stamped. All projections such as the left hand side chimney shall be shown on the site plan. The first floor sill elevation shall be given. All utilities shall be shown. On the plans, the existing predevelopment and post development grades must be shown. By definition, the Land Use Ordinance begins height measurements for all structures at the predevelopment grade levels. The predevelopment grade levels shall be shown on your building elevation plans *so* that heights can be determined for compliance for both the dwelling and the garage. No silt fencing is shown. There is no indication of where the two required trees are to be placed.

Please review all items on the attached list to be sure that all required items have been submitted. This office will need two sets of these required plans. This permit has not been reviewed for building codes yet. If you have any questions, please do not hesitate to call this office.

Very truly yours,

Marge Schmuckal
Zoning Administrator
cc: Planning



CITY OF PORTLAND

February 23, 2005

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Very truly yours,

Marge Schmuckal
Zoning Administrator
cc: Planning



Not
acceptable

Peaks Island Ocean Street/ Island Ave Johnson
TOWN LOCATION APPLICANT'S NAME

1) The Plumbing and Subsurface Wastewater Disposal Rules adopted by the State of Maine, Department of Human Services pursuant to 22 M.R.S.A. § 42 (the "Rules") are incorporated herein by reference and made a part of this application and shall be consulted by the owner/applicant, the system installer and/or building contractor for further construction details and material specifications. The system installer should contact Albert Frick Associates, Inc. 839-5563, if there are any questions concerning materials, procedures or designs. The system installer and/or building contractor installing the system shall be solely responsible for compliance with the Rules and with all state and municipal laws and ordinances pertaining to the permitting, inspection and construction of subsurface wastewater disposal systems.

2) This application is intended to represent facts pertinent to the Rules only. It shall be the responsibility of the owner/applicant, system installer and/or building contractor to determine compliance with and to obtain permits under all applicable local, state and/or federal laws and regulations (including, without limitation, Natural Resources Protection Act, wetland regulations, zoning ordinances, subdivision regulations, Site Location of Development Act and minimum lot size laws) before installing this system or considering the property on which the system is to be installed a "buildable" lot. It is recommended that a wetland scientist be consulted regarding wetland regulations.

Prior to the commencement of construction/installation, the local plumbing inspector shall inform the owner/applicant and Albert Frick Associates, Inc. of any local ordinances which are more restrictive than the Rules in order that the design may be amended. All designs are subject to review by local, state and/or federal authorities. Albert Frick Associates, Inc.'s liability shall be limited to revisions required by regulatory agencies pursuant to laws or regulations in effect at the time of preparation of this application.

3) All information shown on this application relating to property lines, well locations, subsurface structures and underground facilities (such as, utility lines, drains, septic systems, water lines, etc.) are based solely upon information provided by the owner/applicant and has been relied upon by Albert Frick Associates, Inc. in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information.

4) Installation of a garbage (grinder) disposal is not recommended. If one is installed, an additional 1000 gallon septic tank or a septic tank filter should be connected in series to the proposed septic tank.

5) The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and/or chlorine (such as from water treatment) and controlled or hazardous substances shall not be disposed of in this system.

ATTACHMENT TO SUBSURFACE WASTEWATER DISPOSAL APPLICATION

Peaks Island Ocean Street/Island Ave Johnson
TOWN LOCATION APPLICANT'S NAME

- 6) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than once every three years.
- 7) The actual water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a reevaluation of the system as proposed. If the system is supplied by public water or a private service with a water meter, the water consumption per period should be divided by the number of days to calculate the average daily water consumption (water usage (cu.ft.) \times 7.48 cu.ft.(gallons per cu.ft.) \div # of days in period).
- 8) The general minimum setbacks between a well and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.
- 9) When a gravity system is proposed: **BEFORE CONSTRUCTION/INSTALLATION BEGINS**, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum slope requirements. In gravity systems, the invert of the septic tank(s) outlet(s) shall be at least 4 inches above the invert of the distribution box outlet at the disposal area. When an effluent pump is required, provisions shall be made to make certain that surface ground water does not enter the septic tank or pump station. An alarm device warning of a pump failure shall be installed. Also, when pumping is required to a chamber system, install a "T" connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.
- 10) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact thoroughly before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off the chambers. Divert the surface water away from the disposal area by ditching or shallow swales.
- 11) Unless noted otherwise, fill shall be gravelly coarse sand which contains no more than 5% fines (silt and clay).
- 12) Do not install system on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.
- 13) Seed all filled and disturbed surfaces with perennial grass seed, then mulch with hay or equivalent material to prevent erosion.



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footings/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

Date

6/6/05

[Signature]
Signature of Inspections Official

Date

6/6/05

CBL: 090 C 011 Building Permit #: 050172

2005-6013

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10 SHS
(207) 257-5672 FAX (207) 287-4172

PROPERTY LOCATION		>> Caution: Permit Required - Attach In Space Below <<	
City, Town, or Plantation	PEAKS LONG ISLAND	PORTLAND PERMIT # 9409 TOWN COPY Date Permit Issued: <u>6/2/05</u> \$ <u>1100.00</u> <input type="checkbox"/> If Double Fee Charged L.P.I. # <u>0732</u> <i>Jeanie Brunke</i> Local Plumbing Inspector Signature	
Street or Road	384 ISLAND AVE/ OCEAN AVE		
Subdivision, Lot #			
OWNER/APPLICANT INFORMATION			
Name (last, first, MI)	ROBERTS CHRIS		
Mailing Address of	379 ISLAND AVE		
<input type="checkbox"/> Owner <input type="checkbox"/> Applicant	PEAKS ISLAND, ME		
Daytime Tel. #			
Owner or Applicant Statement		Caution: Inspections Required	
my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit		with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner / Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1st) Dole Approved _____	
		Municipal Tax Map # <u>90</u> Lot # <u>11213</u>	
		Local Plumbing Inspector Signature _____ (2nd) Dole Approved _____	

PERMIT INFORMATION

TYPE OF APPLICATION _____ _____	THIS APPLICATION REQUIRES 1 <input checked="" type="checkbox"/> No Rule Variance 2 <input type="checkbox"/> First Time System Variance a <input type="checkbox"/> Local Plumbing Inspector Approval b <input type="checkbox"/> State & Local Plumbing Inspector Approval 3 Repacement System Variance o <input type="checkbox"/> Local Plumbing Inspector Approval b <input type="checkbox"/> State & Local Plumbing Inspector Approval 4 <input type="checkbox"/> Minimum Lot Size Variance 5 <input type="checkbox"/> Seasonal Conversion Approval DISPOSAL SYSTEM TO SERVE 1 <input checked="" type="checkbox"/> Single Family Dwelling Unit. No of Bedrooms: <u>2</u> 2 <input type="checkbox"/> Multiple Family Dwelling. No of Units: _____ 3 <input type="checkbox"/> Other: _____ SPECIFY _____	DISPOSAL SYSTEM COMPONENTS 1 <input checked="" type="checkbox"/> Complete Non-Engineered System 2 <input type="checkbox"/> Primitive System (graywater & old toilet) 3 <input type="checkbox"/> Alternative Toilet. specify _____ 4 <input type="checkbox"/> Non-Engineered Treatment Tank (only) 5 <input type="checkbox"/> Holding Tank, _____ Gallons 6 <input type="checkbox"/> Non-Engineered Disposal Field (only) 7 <input type="checkbox"/> Separated Laundry System 8 <input type="checkbox"/> Complete Engineered System (2000 gpd+) 9 <input type="checkbox"/> Engineered Treatment Tank (only) 10 <input type="checkbox"/> Engineered Disposal Field (only) 11 <input type="checkbox"/> Pre-treatment, specify. 12 <input type="checkbox"/> Miscellaneous components TYPE OF WATER SUPPLY 1 <input type="checkbox"/> Drilled Well 2 <input type="checkbox"/> Dug Well 3 <input type="checkbox"/> Private 4 Public 5
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TREATMENT TANK 1 <input checked="" type="checkbox"/> Concrete a <input checked="" type="checkbox"/> Regular b <input type="checkbox"/> Low Profile 2 <input type="checkbox"/> Plastic 3 <input type="checkbox"/> Other _____ CAPACITY <u>1000</u> gallons	DISPOSAL FIELD TYPE & SIZE 1 <input type="checkbox"/> Stone Bed 2. Stone Trench 3 <input checked="" type="checkbox"/> Proprietary Device a <input type="checkbox"/> Cluster array c <input checked="" type="checkbox"/> Linear b <input checked="" type="checkbox"/> Regular d <input type="checkbox"/> H-20 loaded 4 <input type="checkbox"/> Other: _____ SIZE <u>720</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	GARBAGE DISPOSAL UNIT 1 <input checked="" type="checkbox"/> No 3. <input type="checkbox"/> Maybe 2. <input type="checkbox"/> Yes >> Specify one below. a. <input type="checkbox"/> Multi-compartment tank b. <input type="checkbox"/> _____ tanks in series C. O Increase in tank capacity d. <input type="checkbox"/> Filter on tank outlet 3 <input type="checkbox"/> Required >> Specify only for engineered or experimental systems DOSE _____ Gallons	DESIGN FLOW 180 gallons per day BASED ON: 1. <input checked="" type="checkbox"/> Table 501.1 (dwelling unit(s)) 2. <input type="checkbox"/> Table 501.2 (other facilities) SHOW CALCULATIONS - for other facilities - 2 BEDROOMS AT 90 GALLONS PER DAY EACH 3 <input type="checkbox"/> Section 503.0 (meter readings) ATTACH WATER-METER GATA
AT Observation Hole # <u>TP 1</u> Depth <u>14</u>	3 <input checked="" type="checkbox"/> Medium-Large 33 sqft gpd 4 <input type="checkbox"/> Large - 41 sqft gpd 5 <input type="checkbox"/> Extra Large - 50 sqft gpd		

SITE EVALUATOR STATEMENT

I Certify that on 5/25/05 (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed system complies with the Subsurface Wastewater Disposal Rules (10 144A CMF 241)

Site Evaluator Signature: Albert Frick SE # 163 Date: 6/2/05

ALBERT FRICK (207) 839-5563 ALBERTFRICK@WORLDNET.ATT.NET
 Site Evaluator Name Printed Telephone Number E-mail Address

ALBERT FRICK ASSOCIATES - 95A COUNTY ROAD ROAD GORHAM, MAINE 04038 - (207) 839-5563
 Note: Changes to or deviations from the design should be confirmed with the Site Evaluator HHE 200 Rev 8 01

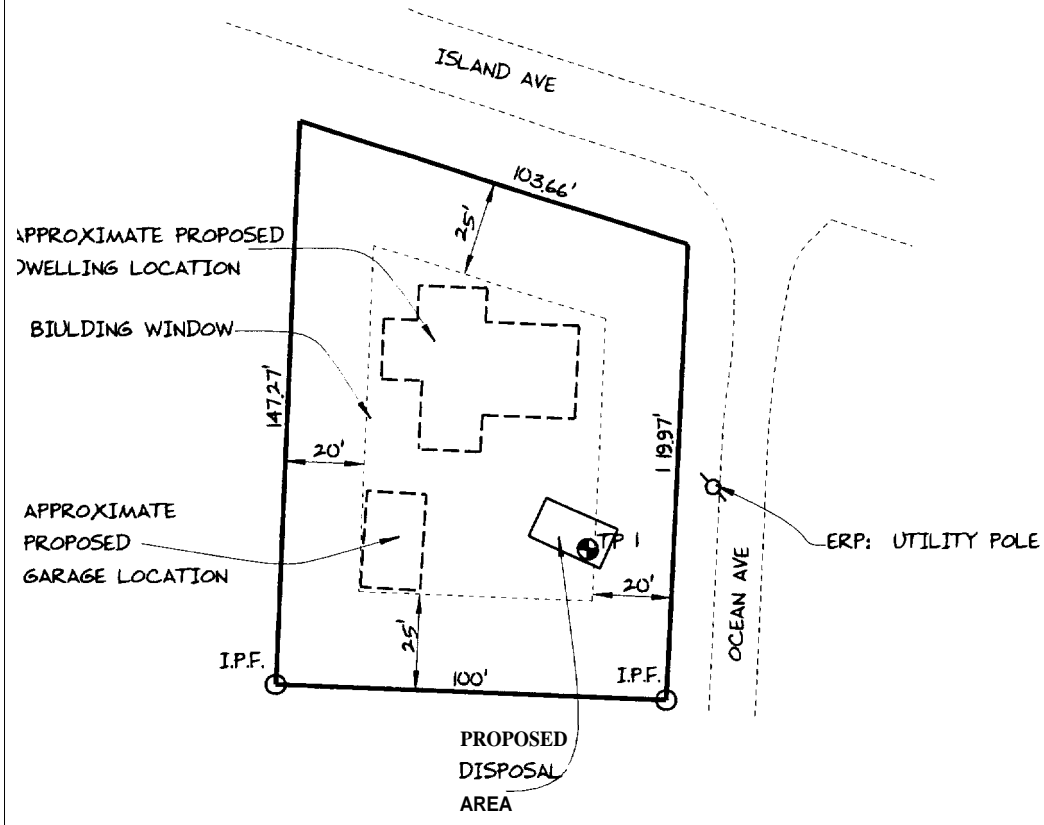
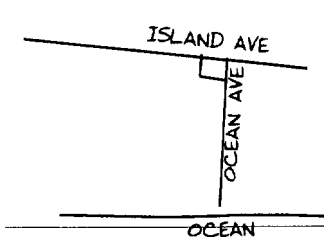
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Resources
 Dr. 1207 2012
 Registration Engineer in 2010 October 14 2015

Town, City, Flotation LONG ISLAND	Street, Road Subdivision ISLAND AVE/ OCEAN AVE	Owner's Name CHRIS ROBERTS
---	--	--------------------------------------

SITE PLAN: Scale 1" = 50 Ft. or as shown

SITE LOCATION PLAN
 (Attach Map from Maine Atlas for New System Variance)



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DARK BROWN	
SANDY LOAM	FRIABLE	DARK	
		YELLOW	
		BROWN	
		YELLOW	△△△
		BROWN	FREE WATER
	FIRM		COMMON,
		OLIVE	DISTINCT
		BROWN	

Observation Hole _____ Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer
3			<input type="checkbox"/> Pit Depth
Profile	Condition		

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Profile	Condition		

Albert Frick

Site Evaluator Signature

SE *

6/2/05

Date

Town City, Plantation
LONG ISLAND

Street Road, Subdivision
ISLAND AVE/ OCEAN AVE

Owner's Name
CHRIS ROBERTS

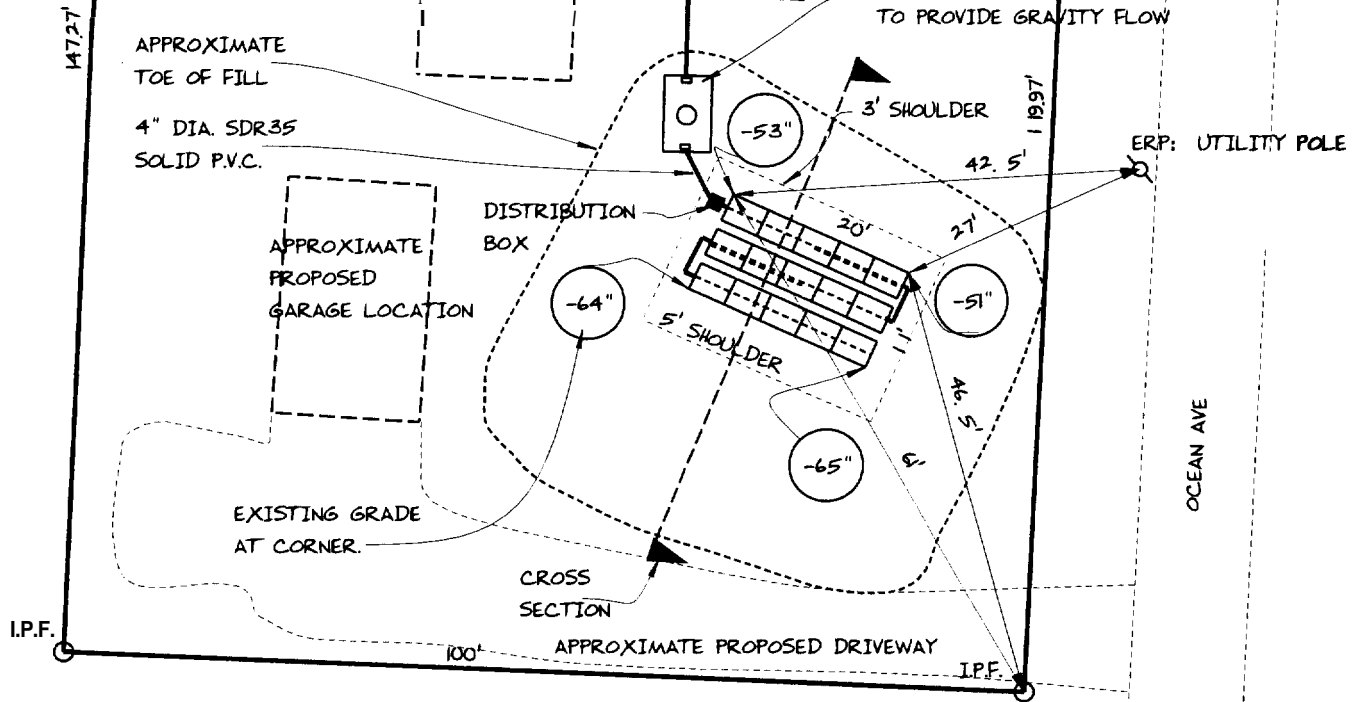
SUBSURFACE WASTEWATER, DISPOSAL PLAN

SCALE 1" = 20' FT

VERIFY WATERLINE LOCATION
TO ASSURE MIN. 10' SETBACK
FROM DISPOSAL AREA

APPROXIMATE PROPOSED
DWELLING LOCATION
MTN. FROM DISPOSAL AREA

NEW 1000 GALLON CONCRETE
SEPTIC TANK LOCATE
WHERE FEASIBLE, 8' MIN.
FROM BUILDING STRUCTURE
SET AT HIGH ENOUGH ELEVATION
TO PROVIDE GRAVITY FLOW



FILL REQUIREMENTS

Depth of fill (Upslope) : 33" - 35"
Depth of Fill (Downslope) : 36" - 37"
DEPTHS AT CROSS SECTION (shown below)

CONSTRUCTION ELEVATIONS

Finished Grade Elevation
Top of Distribution Pipe or Proprietary Device
Bottom of Disposal Area

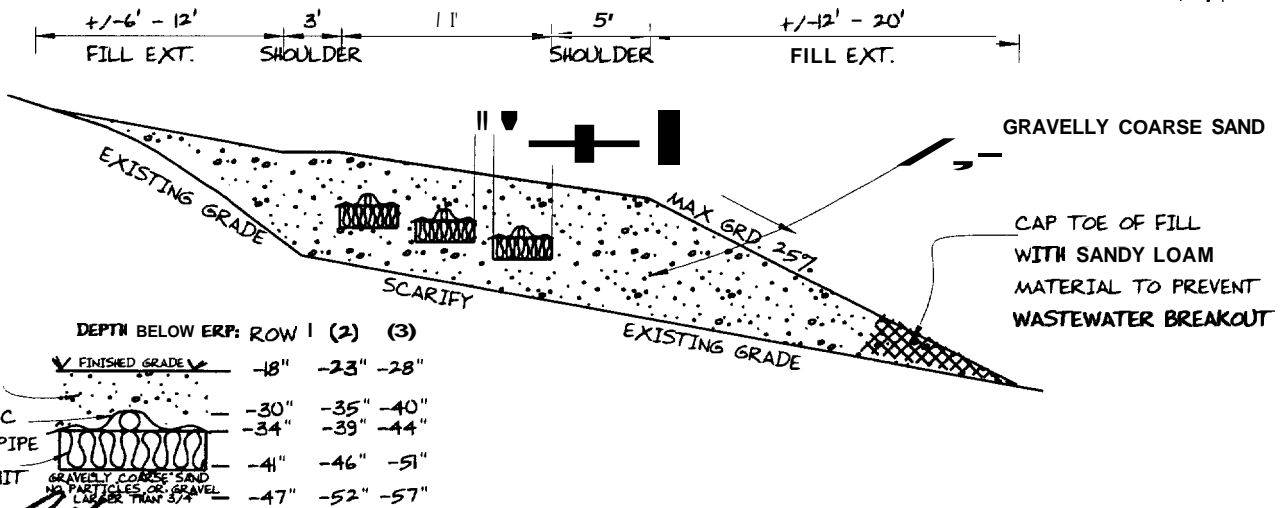
SEE
DETAIL
BELOW

ELEVATION REFERENCE POINT

Location & Description NAIL 17" ABOVE
BASE OF UTILITY POLE
Reference Elevation is: 0.0 or -----

DISPOSAL AREA CROSS SECTION

SCALE
VERTICAL 1" = 5 FT
HORIZONTAL 1" = 10 FT



Albert Frick
Site Evaluator Signature

163
SE *

6/2/05
Date

Page 3 of 3
HHE-200 Rev. 10 02



Albert Frick Associates, Inc.
Soil Scientists & Site Evaluators
 95A County Road Gorham, Maine 04038
 (207) 839-5563

LONG ISLAND

IKAND AVE/ OCEAN AVE

CHRIS ROBERTS

TOWN LOCATION APPLICANT'S NAME

1) The Plumbing and Subsurface Wastewater Disposal Rules adopted by the State of Maine, Department of Human Services pursuant to 22 M.R.S.A. § 42 (the "Rules") are incorporated herein by reference and made a part of this application and shall be consulted by the owner/applicant, the system installer and/or building contractor for further construction details and material specifications. The system installer should contact Albert Frick Associates, Inc. 839-5563, if there are any questions concerning materials, procedures or designs. The system installer and/or building contractor installing the system shall be solely responsible for compliance with the Rules and with all state and municipal laws and ordinances pertaining to the permitting, inspection and construction of subsurface wastewater disposal system.

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3) All information shown on this application relating to property lines, well locations, subsurface structures and underground facilities (such as utility lines, drains, septic systems, water lines, etc.) are based solely upon information provided by the owner/applicant and has been relied upon by Albert Frick Associates, Inc. in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information. Well locations on abutting properties but not readily visible above grade should be confirmed by the owner/applicant prior to system installation to assure minimum setbacks.

4) Installation of a garbage (grinder) disposal is not recommended. If one is installed, an additional 1000 gallon septic tank or a septic tank filter shall be connected in series to the proposed septic tank

5) The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and/or chlorine (such as from water treatment units) and controlled or hazardous substances shall not be disposed of in this system. Additives such as yeast or enzymes are discouraged, since they have not been proven to extend system life.

6) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than every three years. All septic tank, pump stations and additional treatment tanks shall be installed to prevent groundwater and surface water infiltration.

LONG IKAND

ISLAND AVE/ OCEAN AVE

CHRIS ROBERTS

TOWN

LOCATION

APPLICANT'S NAME

7) The actual water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed. If the system is supplied by public water or a private service with a water meter, the water consumption per period should be divided by the number of days to calculate the average daily water consumption (water usage (cu. ft.) x **7.48** cu. ft. (gallons per cu. ft.) divided by the # of days in period).

8) The general minimum setbacks between a well and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.

9) When a gravity system is proposed: **BEFORE CONSTRUCTION/INSTALLATION BEGINS**, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum slope requirement. In gravity systems, the invert of the septic tank(s) outlet(s) shall be at least **4** inches above the invert of the distribution box outlet at the disposal area. When an effluent pump is required, provisions shall be made to make certain that surface ground water does not enter the septic tank or pump station, by sealing/grouting all seams and connections, and by placement of a riser and lid at or above grade. An alarm device warning of a pump failure shall be installed. Also, when pumping is required of a chamber system, install a "T" connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.

10) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling to a depth of at least **8** inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage or differential setting). Do not use wheeled equipment on the scarified soil area until after **12** inches of fill is in place. Keep equipment off proprietary devices. Divert the surface water away from the disposal area by ditching or shallow landscape swales.

11) Unless noted otherwise, fill shall be gravelly coarse sand, which contains no more than **5%** fines (silt and clay).

12) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.

13) Seed all filled and disturbed surfaces with perennial grass seed, then mulch with hay or equivalent material to prevent erosion. Alternatively, bark or permanent landscape mulch may be used to cover system, Woody trees or shrubs are not permitted on the disposal area or fill extensions.



Albert Frick Associates, Inc.
Soil Scientists & Site Evaluators

95A County Road Gorham, Maine 04038
(207) 839-5563