

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

2010-0002  
Application I. D. Number

2/3/2010  
Application Date

New Single Family  
Project Name/Description

**Higgins Timothy A**  
Applicant  
244 Veranda St, Portland, Me 04103  
Applicant's Mailing Address

37 - 37 Grafton St, Portland, Maine  
Address of Proposed Site  
169 D045001  
Assessor's Reference: Chart-Block-Lot

Consultant/Agent  
Applicant Ph: (207) 838-5870 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Apt 0  Condo 0  Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Proposed Total Disturbed Area of the Site 0 Zoning \_\_\_\_\_

**Check Review Required:**

- |   |   |  |  |
|---|---|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB  | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> Design Review           |
| <input type="checkbox"/> Amendment to Plan - Board Review   | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Amendment to Plan - Staff Review   |   | <input type="checkbox"/> Historic Preservation       | <input type="checkbox"/> Site Location           |
| <input type="checkbox"/> After the Fact - Major             |   | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Housing Replacement     |
| <input type="checkbox"/> After the Fact - Minor             |   | <input type="checkbox"/> Stormwater                  | <input type="checkbox"/> Other _____             |
|   |   | <input type="checkbox"/> Traffic Movement            |  |
|   |   | <input type="checkbox"/> PAD Review                  |  |
|   |   | <input type="checkbox"/> 14-403 Streets Review       |  |

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 2/4/2010

**DRC Approval Status:**

- Approved  Approved w/Conditions See Attached  Denied

Reviewer Philip DiPierro

Approval Date 2/23/10 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance [Signature] 2/23/10  
signature date

Performance Guarantee  Required\*  Not Required

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

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

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## MEMORANDUM

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**To:** FILE

**From:** Philip DiPierro

**Dept:** DRC

**Subject:** Application ID: 2010-0002

**Date:** 2/23/2010

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See conditions.

### Approval Conditions of DRC

- 1 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

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- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

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- 3 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

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- 4 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.

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- 5 A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

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- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

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- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions. The applicant is responsible for addressing all drainage issues relating to this site, including the installation of stormwater control measures if required, i.e. drywells, rain barrels, rain gardens, etc.

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- 8 Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily. Development Review Coordinator Philip DiPierro can be reached at 874-8632 for the Erosion Control inspection.

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Memorandum  
Department of Planning and Urban Development  
Planning Division

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TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: October 25, 2010

RE: C. of O. for # 37 Grafton Street, Higgins Single Family  
(Id#2010-0002) (CBL 169 D 045001)

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After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a Permanent Certificate of Occupancy.**

Cc: Inspection Services Manager  
File: Barbara Barhydt, Development Review Services Manager  
File: Urban Insight

**Philip DiPierro - Certificate of Occupancy/Final Scheduled. Property Addr: 37  
GRAFTON ST Parcel ID: 169 D045001 Dist: 4**

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**From:** Lannie Dobson

**To:** C of O

**Date:** 10/20/2010 10:55 AM

**Subject:** Certificate of Occupancy/Final Scheduled. Property Addr: 37 GRAFTON ST Parcel ID: 169 D045001  
Dist: 4

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Date: 10/22/2010 Time: 6:00:00 AM

Note: Tim @ 838-5870 for final. Would like inspection late morning but before lunch Property Addr: 37  
GRAFTON ST Parcel ID: 169 D045001

Application Type: Prmt  
Application ID: 100106

Contact:  
Phone1: Phone2:

Owner Name: HIGGINS BUILDERS INC  
Owner Addr: 242 VERANDA ST  
PORTLAND, ME 04103



SOUTH ELEVATION



STREET ELEVATION

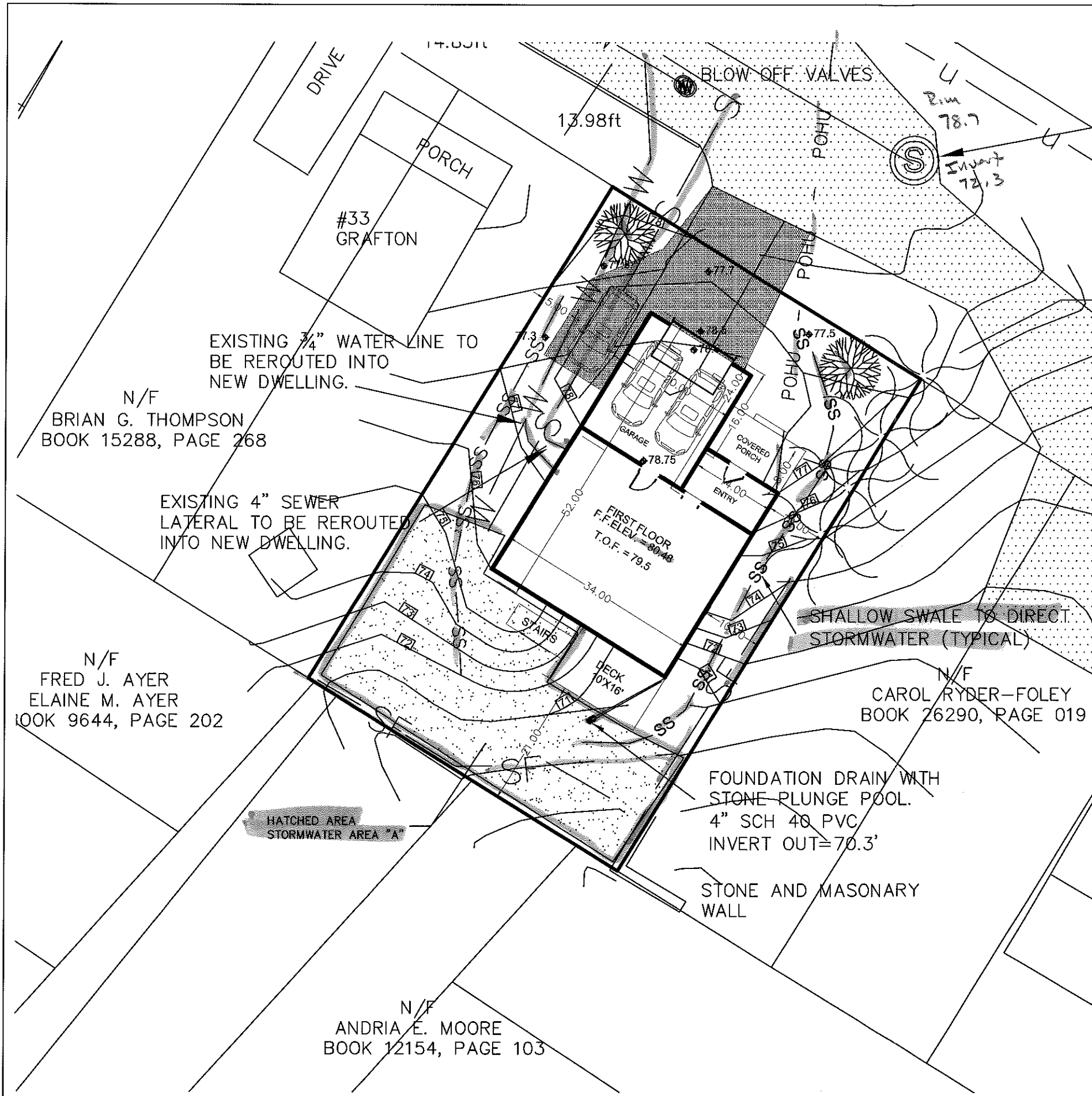
Stephen W. Tibbetts, P.E.  
 Consulting Civil Engineer  
**Architectural Designer**  
 15 Oak Ridge Road  
 Brunswick, Maine 04011  
 tel 207.725.6168  
 fax 207.725-6168  
 stibbettspe@suscom-maine.net

**HIGGINS HOUSE**  
 37 GRAFTON STREET  
 PORTLAND, MAINE

**ELEVATIONS**

DATE 1 FEBRUARY 2010	JOB NO.
DRAWN	CHECKED
SCALE 1/8"=1'-0"	FILE NAME

SHEET  
 A-1  
 OF



**STORM WATER NOTES:**  
 THE EROSION CONTROL MEASURES SHOWN THE DETAIL SHEET SHALL BE UTILIZED AT ALL TIMES DURING CONSTRUCTION.

SHOULD GUTTERS BE INSTALLED ON THE PROPOSED DWELLING, DOWN SPOUTS FITTED WITH SPLASH GUARDS SHALL BE UTILIZED TO DIRECT RAINWATER AWAY FROM THE DWELLING.

AREA OF SUBJECT PARCEL: 5700 SQUARE FEET.  
 EXISTING IMPERVIOUS AREA OF SITE: 1086 SQUARE FEET OR 19%.  
 PROPOSED IMPERVIOUS AREA: 2115 SQUARE FEET OR 37%.  
CALCULATIONS FOR 25 YEAR STORM EVENT 5.5 INCHES OF RAIN  
 SOIL TYPE: LYMAN FINE SANDY LOAM  
 AREA OF ROOF: 1618 SQUARE FEET OR 252 GALLONS AN HOUR.  
 AREA OF YARD TO RECEIVE A PORTION OF ROOF RUNOFF 1700 SQUARE FEET OR 265 GALLONS PER HOUR. LABELED HEREON AS "A".  
 CAPACITY OF LYMAN SANDY SOIL AT AN ESTIMATED DEPTH OF 18" EQUALS 1/4" PER HOUR WITH A CAPACITY LEVEL REACHED IN 24 HOURS.  
 THE RUNOFF AMOUNT IS DECREASED SLIGHTLY DUE TO EVAPORATION, SPLASH AND ABSORPTION  
 THE RUNOFF DIRECTED TO THE DRIVEWAY WILL BE PARTIALLY REDIRECTED TO THE PROPOSED SWALE AND CONVEYED TO THE REAR YARD.

**STORMWATER PLAN**  
 OF 37 GRAFTON STREET PORTLAND, MAINE  
 HIGGINS BUILDERS INC.

N/F  
 BRIAN G. THOMPSON  
 BOOK 15288, PAGE 268

EXISTING 4" SEWER LATERAL TO BE REROUTED INTO NEW DWELLING.

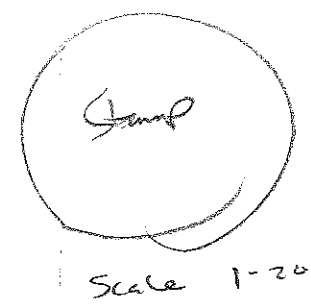
N/F  
 FRED J. AYER  
 ELAINE M. AYER  
 BOOK 9644, PAGE 202

N/F  
 CAROL RYDER-FOLEY  
 BOOK 26290, PAGE 019

N/F  
 ANDRIA E. MOORE  
 BOOK 12154, PAGE 103

DRAWN BY:RTG	CHECKED BY:MMB	SCALE: NOT TO SCALE	DATE OF SURVEY: 12-08-2009	JOB NUMBER: 2010001	SHEET: 1 of 1.
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PREPARED BY:  
**OCEAN PARK LAND SURVEYING LLC**  
 P.O. BOX 7265  
 OCEAN PARK, MAINE 04063  
 207-749-9471 OCEANPARKLLC@GWI.NET



# TEMPORARY & PERMANENT EROSION & SEDIMENT CONTROL

## General

This plan has been developed to provide a strategy for dealing with soil erosion and sedimentation during and after the removal of the paved area outlined on sheet 2 of 3. This plan is based on the Standards and Specifications for Erosion Prevention as contained in the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices (dated March 1991)

## Construction Phase

In order to protect the soil, water, wetland, and wildlife resources of the area, only those areas necessary to remove the pavement, loam and reseed shall be disturbed.

The following measures shall be mandatory and the responsibility of the Contractor:

1. Those areas undergoing actual construction will be left in an untreated or unvegetated condition for a maximum of 14 days from final grading of the loam.
2. Prior to clearing and grubbing the site, hay bales and/or filter fabric will be installed and staked across/ along points of concentration and/or grades in excess of 3 percent and at the inlets of all existing culverts and catch basins.
3. Prior to clearing and grubbing, filter fabric fencing or hay bale barriers will be staked across the slopes, on the contour, at or just below the limits of construction and/or just above any downslope adjacent property or wetland to protect against construction related erosion.
4. Stabilized construction entrances shall be constructed for ingress and egress from the project site prior to construction.
5. Check dams shall be placed in all drainage ditches not otherwise protected from erosion control measures.
6. All hay bale barriers and silt fencing shall be inspected, replaced, and/or repaired weekly, as well as immediately following any significant rainfall, or when sediment reaches 1/3 the barrier height.
7. When work is immediately adjacent to the existing wetland, the construction site must be stabilized prior to the end of the work day.
8. If final seeding of the disturbed area is not completed by September 15th of the year of construction, then on that date these areas will be graded and smoothed, then seeded to a winter cover crop of Rye at the rate of 112 lbs/acre or 3 lbs/1,000 square feet and mulched at a rate of 70lbs./1000 square feet. The rye seeding will proceed by an application of 3 tons of lime and 1000lbs. of 10-10-10 fertilizer per acre, or its equivalent. If the rye seeding does not make adequate growth to prove at least 75% vegetative cover by November 15th, then on that date, a temporary mulch of hay will be applied to the area at a rate of 150lbs./1000 square feet. Areas stabilized with rye and mulch will be tilled and reseeded using the vegetation plan for permanent seeding the following spring. Final vegetation of the site shall not be considered complete until each disturbed area not to be paved or treated with riprap has a vegetative cover over at least 90% of its surface.
9. During the construction phase, intercepted sediment will be returned to the site and regraded onto open areas. The disposal of post seeding sediment, if any shall, be the responsibility of the Contractor.
11. Temporary mulch will be applied to all exposed soil surfaces within seven (7) days or prior to any storm event.

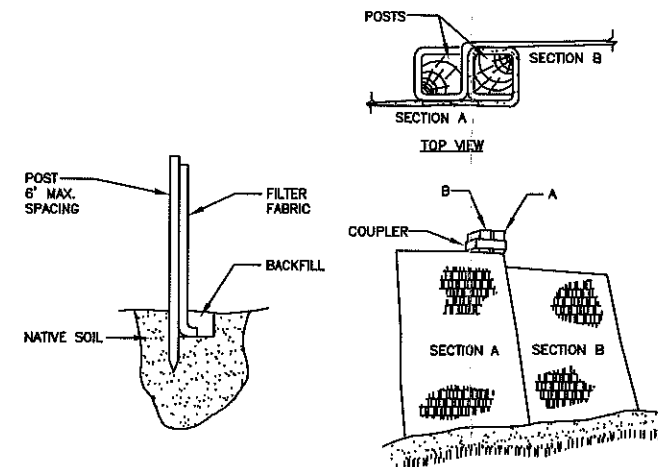
## Vegetation Plan

Revegetation measures will commence immediately upon completion of construction except as noted under Paragraph 9 above. All disturbed areas not otherwise stabilized will be graded, smoothed, and prepared for final seeding as follows:

1. Four inches of loam will be spread over disturbed areas and smoothed to a uniform surface.
2. In lieu of soil tests, agricultural limestone will be spread at the rate of three tons per acre. 10-20-20 fertilizer will follow at a rate of 800 lbs per acre. These two soil amendments will be incorporated into the soil prior to installing plantings.
3. Following seed bed preparation, the landscaped areas shall be seeded with a mixture of Kentucky Bluegrass, Creeping Red Fescue and Perennial Ryegrass as specified table 3.2 of the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices Cumberland County SWCD.
4. All areas designated for seeding (i.e. side slopes, embankments, swales, etc.) shall be covered with a "bonded fiber matrix" such as Weyerhaeuser SOIL GUARD or an approved equivalent. Bonded Fiber Matrix shall be spray-applied at a rate of 3000-4000 lb/acre, utilizing standard hydraulic seeding equipment in successive layers as to achieve 100% coverage of all exposed soil. The Bonded Fiber Matrix shall not be applied immediately before, during or immediately after rainfall, such that the matrix will have opportunity to dry for 24 hours after installation. Agricultural limestone, fertilizer and grass seed (Road-side Mixture Number 2 as specified in MDOT 717.03) can be all be mixed together with the SOIL GUARD and hydraulically applied as part of the same application.
5. All hay bale, filter fabric barriers and stone check dams will remain in place until seedings have become 75% established and then removed within 10 days.

## Monitoring

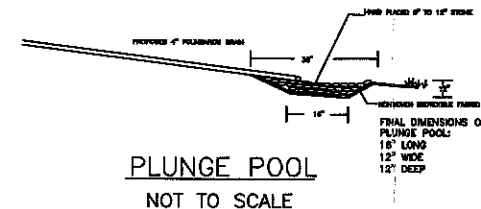
Maintenance measures will be applied as needed during the entire construction cycle. Weekly and after each rainfall, a visual inspection will be made of all installed erosion control measures and repairs will be made as needed to insure their continuing function as designed. Following the final seedings, the site will be inspected every fifteen days until the seedings have been established. Established means a minimum of 75% of area vegetated with vigorous growth. Reseeding will be carried out, with follow up inspections, in the event of any failures. All erosion control measures will be removed within 10 days when vegetation is adequately established.



## INSTALLATION:

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTION AS SHOWN ABOVE.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. BARRIER SHALL BE MIRAFI SILT FENCE OR APPROVED EQUAL.

FILTER BARRIER  
NOT TO SCALE



PLUNGE POOL  
NOT TO SCALE

REVISED 02-16-10: ADDED EROSION NOTES AND PLUNGE POOL

DETAIL SHEET

OF 37 GRAFTON STREET PORTLAND, MAINE

HIGGINS BUILDERS INC.

DRAWN BY: RTG	DATE OF SURVEY: 12-08-2009	JOB NUMBER: 2010001	SHEET: 3 of 3.
CHECKED BY: MMB			
SCALE: NOT TO SCALE			

PREPARED BY:  
OCEAN PARK LAND SURVEYING LLC

P.O. BOX 7265  
OCEAN PARK, MAINE 04063  
207-749-9471 OCEANPARKLLC@GWI.NET

DRAWER: 2010 NO: 001