

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that ERIC J DAWSON

Located At 45 TIDE MILL RD

Job ID: 2012-05-4074-SF

CBL: 212- A-049-001

has permission to build a new Single Family Residence with a Two (2) Car Garage.

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

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

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

07/11/2012

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

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

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Footings/ Setbacks
 2. Foundation/ Backfill
 3. Close-In: (Electrical, Plumbing, Framing)
 4. Insulation prior to Close-In
 5. Final Inspection/ Certificate of Occupancy

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

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-05-4074-SF

Located At: 45 TIDE MILL RD

CBL: 212- A-049-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
- 6. Sprinkler requirements**
7. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
8. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.
9. Application requires State Fire Marshal approval.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location.

3. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
4. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
5. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Contractor agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
6. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.

R302.3 Two family dwellings. *Dwelling units* in two family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1 hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

Exceptions:

1. A fire resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through *attic* spaces when the ceiling is protected by not less than 1/2-inch (15.9 mm) Type X gypsum board and an *attic* draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the *dwellings*. The structural framing supporting the ceiling shall also be protected by not less than 1/2-inch (12.7 mm) gypsum board or equivalent.

R302.3.1 Supporting construction. When floor assemblies are required to be fire resistance rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.

R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.

- 7.
8. Note: Contractor stated that the basement will have an emergency escape; he will submit final specifications from the front porch and center Lally Column; safety glazing will be provided in the tub enclosures.

DRC

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install or confirm the existence, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
3. A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

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.
5. 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.
6. 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.
7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
8. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
9. 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.
10. The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the "do not disturb/no cut" zone. All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed.
11. 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.
12. Prior to the construction of the retaining wall, a detail of the wall must be submitted for review and approval by the Planning Department. The wall may have to be designed and stamped by an engineer, and include plans and details.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-05-4074-SF	Date Applied: 5/23/2012	CBL: 212- A-049-001	
Location of Construction: 45 TIDE MILL RD	Owner Name: ERIC J DAWSON	Owner Address: 45 TIDE MILL RD PORTLAND, ME 04101 ME - MAINE	Phone: 207-761-4002
Business Name:	Contractor Name: Cloutier Construction - Mike Cloutier	Contractor Address: 49 Eastman Rd., Cape Elizabeth, ME 04107	Phone: (207) 671-9905
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - building	Zone: R-2
Past Use: Vacant land	Proposed Use: New single family - build new 2 story single family home with two car garage	Cost of Work: 414000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB IRC, 2009 (MUBEC) Signature: <i>[Signature]</i>
Proposed Project Description: New 3,741 sq. ft. single family home.		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/ conditions</i> <i>5/31/12</i></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>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist 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</p> <p>Date: <i>ABU</i></p>
	CERTIFICATION		

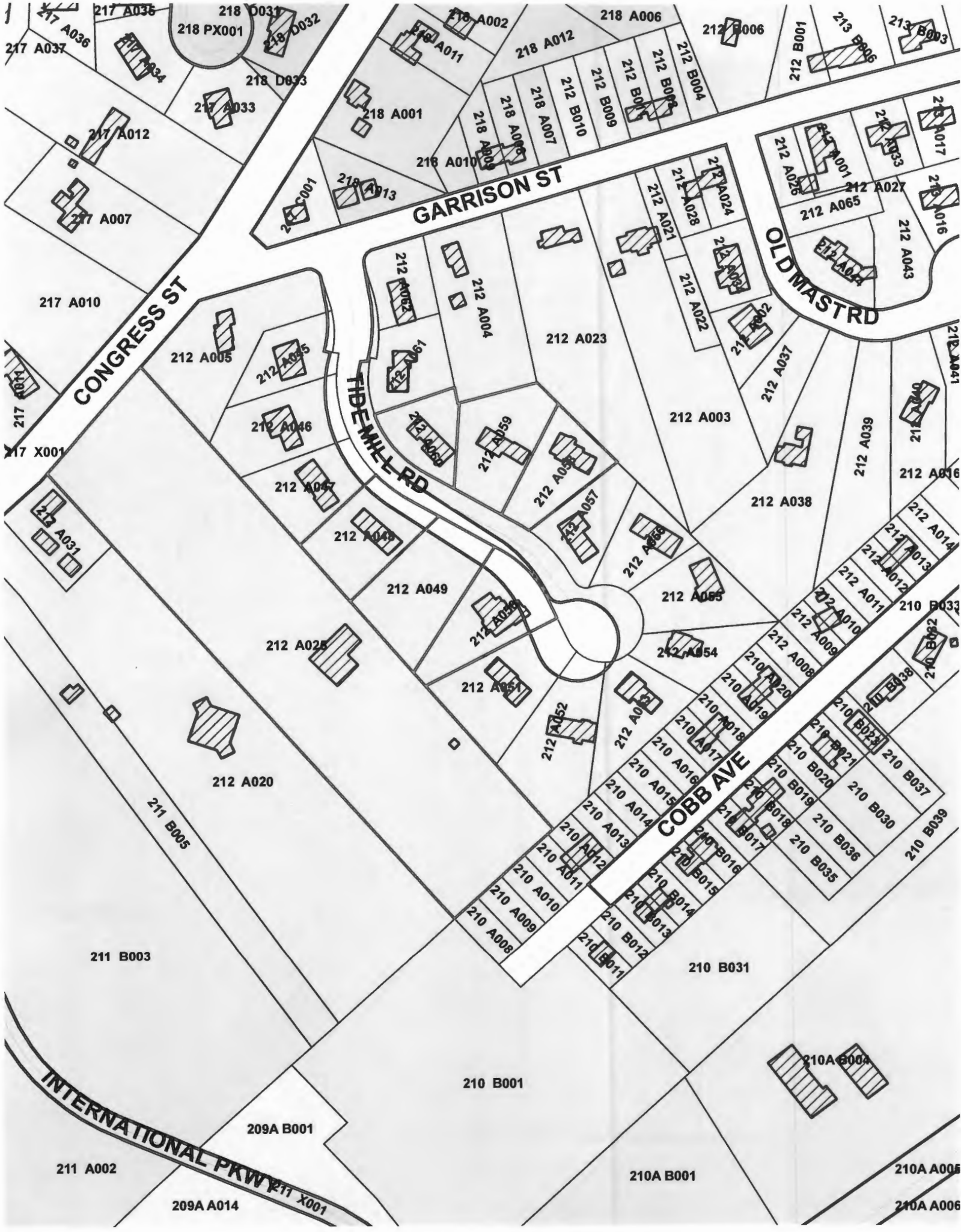
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	20x40" Spaced Footing w/ 8" Thick wall	okay
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" DIA Pipe / Drainage / Damp proofing	okay
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY		
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" 6-0" O.C. 1'-0"-corners	okay
Lally Column Type (Section R407)	"Steel lally" - a corner mid span? →	2.)
Girder & Header Spans (Table R 502.5(2))	U14 x 61 Steel Beam	
Built-Up Wood Center Girder Dimension/Type	Engineered Beam	
Sill/Band Joist Type & Dimensions	2x6" PT.	okay
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	Floor Trusses @ 16" O.C. 14'-0" TJI'S	Specs. (1)
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	↑	Specs.
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Engineered Trusses	Specs.

<p>Type of Heating System</p>		
<p>Means of Egress (Sec R311 & R312)</p>		
<p>Basement</p>		<p>5. Emergency escape Req.</p>
<p>Number of Stairways</p>		
<p>Interior</p>		
<p>Exterior</p>		
<p>Treads and Risers (Section R311.5.3)</p>	<p>7-3/4 x 10"</p>	
<p>Width (Section R311.5.1)</p>	<p>36" wide</p>	<p>okay</p>
<p>Headroom (Section R311.5.2)</p>	<p>6'-8"</p>	
<p>Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)</p>	<p>≥ 4" Ball. 34 to 38"; Fall Prot. 42"</p>	
<p>Carbon Monoxide Alarms (R315) Smoke Alarms (Section R313) Location and Interconnected</p>	<p>Smoke shown / CO Req.</p>	
<p>Dwelling Unit Separation (Section R302.3)</p>	<p>N/A</p>	
<p>Deck Construction (Section R502.2)</p>		<p>6.) will submit specs</p>

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	8 $\frac{12}{12}$; 6 $\frac{12}{12}$ Trusses E LVLs 2x8" & 2x12" @ 16" O.C.	Engineered
Sheathing; Floor, Wall and Roof (Table R503.2.1.1(1))	Floor: 3/4" / Wall: 1/2" / Roof: 5/8"	okay
Fastener Schedule (Table R602.3(1) & (2))	"Sec A0.01"	okay
Private Garage (Section R302.5) Living Space (Above or beside)? Table R302.6 Fire separation (Section R302.6)	"A0.01" 1/2" walls 5/8" ceiling Type-X	okay
Opening Protection (Section R302.5.1)	20 min. Fire door	okay
Emergency Escape and Rescue Openings (Section R310)	"R310 - Sec A0.01"	2. Basement?
Roof Covering (Chapter 9)	Asphalt	okay
Safety Glazing (Section R308)		3. Job Enclosure
Attic Access (Section R807)	All Attic(s) Access Req. →	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	"Per Code"	okay
Energy Efficiency IECC, 2009 R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration Ventilation of Space per ASRAE 62.2, 2007	"Sub-out"	4. will be installed per code



IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Eric J Dawson to build a new single family home at 45 Tide Mill Road.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email amachado@portlandmaine.gov

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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	CHRISTCHURCH OF PORTLAND	1900 CONGRESS ST PORTLAND, ME 04102	1888 CONGRESS ST	1
	DAWSON ERIC J & KRISTINE A DAWSON JTS	45 TIDE MILL RD PORTLAND , ME 04101	45 TIDE MILL RD	0
	DAWSON ERIC J & KRISTINE A DAWSON JTS	50 TIDE MILL RD PORTLAND , ME 04102	50 TIDE MILL RD	1
	DYKES THOMAS A & CYNTHIA H RASMUSSEN-DYKES	18 TIDE MILL RD PORTLAND, ME 04102	18 TIDE MILL RD	1
	EL AMARA TEVCHEA	35 TIDE MILL RD PORTLAND , ME 04102	35 TIDE MILL RD	1
	KRITZER ROBERT M & BARBARA N JTS	59 TIDE MILL RD PORTLAND , ME 04102	59 TIDE MILL RD	1
	TERHUNE PETER R & HILARY TERHUNE JTS	44 TIDE MILL RD PORTLAND , ME 04102	44 TIDE MILL RD	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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Total Listed: 7

6

Gayle Guertin - 45 Tide Mill Rd

From: Gayle Guertin
To: Ann Machado; Marge Schmuckal
Date: 7/10/2012 9:13 AM
Subject: 45 Tide Mill Rd
CC: Gayle Guertin

Mailed out the single family abutters notices for 45 Tide Mill Rd as of 7-10-12.

Gayle

R-2

Partial POS enter

2012 05 4074

66

Project Address: 45 TIDE MILL ROAD		
Total Square Footage of Proposed Structure/Area: 3056	Area of lot (total sq. ft.): 21,383 Garage: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Sq. Ft.: 840	Number of Stories: 2 Number of Bathrooms: 3 1/2 Number of Bedrooms: 4
Tax Assessor's Chart, Block & Lot(s): Chart# _____ Block # A Lot # 49 TAX MAP 212		RECEIVED MAY 23 2012 Dept. of Building Inspections City of Portland Maine
Current legal use: RAW LAND		
Number of Residential Units 1		
If vacant, what was the previous use? RAW LAND		
Is property part of a subdivision? Yes If yes, please name Harrow Farm Estates		
Project Description: single Family Home (per PLANS) 1 lot 14. 3,741 Sq FT		
Applicant - must be owner, Lessee or Buyer Name: Mike Cloutier Business Name, if applicable: Cloutier Construction Address: 49 Eastman RD City/State: Cape Elizabeth ME, Zip Code: 04107		Applicant Contact Information Work # 799-6232 Home# Cell # 671-9905 e-mail:
Owner - (if different from Applicant) Name: Eric Dawson Address: 50 TIDE Mill RD City/State: PORTLAND ME Zip Code: 04101		Owner Contact Information Work # Home# 761-4002 Cell # 650-0167 e-mail:
Billing Information Name: Cloutier Construction Address: 49 Eastman ROAD City/State: Cape Elizabeth ME, Zip Code: 04107 Phone Number: 799-6232		Contact when Building Permit is Ready: Name: Mike Cloutier Address: 49 Eastman RD City/State: C.E. ME. 04107 Zip Code: 04107 Phone Number: 671-9905

DEVELOPMENT REVIEW FEES:

Payment may be made in cash, credit card or check addressed to the City of Portland.

Level I Minor Residential Site Plan	Fees Paid:
1. Application Fee - \$300.00	\$ 300.00
2. Inspection Fee - \$100.00 (for site plan inspection by the Planning Division)	\$ 100.00
3. Certificate of Occupancy Fee - \$75.00	\$ 75.00
4. Building Permit (Cost of Work)	\$ 4,160.00
\$ 4,140.00 Total Due:	\$ 4,635.00
Building Permit Fee - \$30 for the first \$1,000 construction cost - \$10 every additional \$1,000	
Performance Guarantee - Exempt except for those projects that complete construction in the winter and the site work is incomplete.	

Please submit all of the information outlined on the applicable Checklist, shown on Page 4 and 5 of this Application. In addition, a CD or PDF (e-mailed to buildinginspections@portlandmaine.gov) of the entire Application, including all plans, must be submitted with the Application. Failure to do so may result in the automatic denial of your permit.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.


Property Taxes:

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 a permit of any kind is accepted.

Separate Permits:

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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 Planning Authority and Code Enforcement'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: 	Date: 5-23-2012
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This is not a permit - you may not commence any work until the permit is issued.

(A CD or PDF (e-mailed to buildinginspections@portlandmaine.gov) of the entire application, including all plans, must be submitted with the application.)

General Submittal Requirements – Level I Minor Residential

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
✓		2	Completed application form and check list.
✓	✓	1	Application fees.
✓	✓	2	Evidence of right, title and interest.
✓	N/A	2	Copies of required state and/or federal permits.
✓	N/A	2	Written Description of existing and proposed easements or other burdens.
✓	N/A	2	Written requests for waivers from individual site plan and/or technical standards.
✓	✓	2	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application..

Site Plans and Boundary Survey Requirements – Level I Minor Residential

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
✓		3	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
✓		<ul style="list-style-type: none"> ▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone. 	
✓		<ul style="list-style-type: none"> ▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone). 	
✓		<ul style="list-style-type: none"> ▪ Location and dimension of existing and proposed paved areas. 	
✓		<ul style="list-style-type: none"> ▪ Proposed ground floor area of building. 	
✓		<ul style="list-style-type: none"> ▪ Finish floor elevation (FEE) or sill elevation. 	
✓		<ul style="list-style-type: none"> ▪ Exterior building elevations (show all 4 sides). 	
✓		<ul style="list-style-type: none"> ▪ Existing and proposed utilities (or septic system, where applicable) 	
✓		<ul style="list-style-type: none"> ▪ Existing and proposed grading and contours. 	
✓		<ul style="list-style-type: none"> ▪ Proposed stormwater management and erosion controls. 	
✓		<ul style="list-style-type: none"> ▪ Total area and limits of proposed land disturbance. 	
✓		<ul style="list-style-type: none"> ▪ Proposed protections to or alterations of watercourses. 	
✓		<ul style="list-style-type: none"> ▪ Proposed wetland protections or impacts. 	
✓		<ul style="list-style-type: none"> ▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house). 	

✓		▪ Existing and proposed curb and sidewalk, except for a single family home.
✓		▪ Existing and proposed easements or public or private rights of way.
✓		▪ Show foundation/perimeter drain and outlet.
✓		▪ Additional requirements may apply for lots on unimproved streets.

Building Permit Submittal Requirements—Level I: Minor Residential Development			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
✓		1	One (1) complete set of construction drawings must include:
✓			▪ Cross section with framing details
✓			▪ Floor plans and elevations to scale
✓			▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
✓			▪ Window and door schedules
✓			▪ Foundation plans w/required drainage and damp proofing , if applicable
✓			▪ Detail egress requirements and fire separation, if applicable
✓			▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
✓			▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
✓			▪ As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
✓			▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

**** Reminder: ****

1. A CD or PDF of the entire application, including all plans, must be submitted with the application.
2. Separate permits are required for internal and external plumbing, HVAC, and electrical installations.
3. Please submit all of the information outlined in this application checklist.
4. If the application is incomplete, the application may be refused.
5. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

WARRANTY DEED - SHORT FORM DEEDS ACT
33 M.R.S.A. §§ 761 et seq.

KNOW ALL BY THESE PRESENTS, that We, Amara Tevchea El and Leakhana El, of Portland, Cumberland County, State of Maine, for valuable consideration received, hereby grant to Eric J. Dawson and Kristine A. Dawson of Portland, Cumberland County, State of Maine, as JOINT TENANTS, with WARRANTY COVENANTS, that certain lot or parcel of land, with any improvements thereon, located at 45 Tide Mill Road, Portland, Cumberland County, State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

IN WITNESS WHEREOF, We have hereunto set our hands and seals on ~~November~~ ^{DECEMBER 2}, 2009.

Witness

Amara Tevchea El
Amara Tevchea El

Witness

Leakhana El
Leakhana El

STATE OF CALIFORNIA
San Francisco, ss.:

On November 30, 2009, personally appeared the above-named Leakhana El and acknowledged the foregoing deed to be her free act and deed.

Before me,



Robert Lewis Shepard

Notary Public/ Attorney At Law

Robert Lewis Shepard
Type or Print Name

STATE OF MAINE
Cumberland, ss.:

On ~~November~~ ^{DECEMBER 2}, 2009, personally appeared the above-named Amara Tevchea El and acknowledged the foregoing deed to be her free act and deed.

Before me,

Thomas W. Claver

Notary Public/ Attorney At Law

Thomas W. Claver
Type or Print Name

MAINE REAL ESTATE TAX PAD

NOTARY PUBLIC - CALIFORNIA

NOTARY PUBLIC - MAINE

EXHIBIT A
Legal Description of Property in Cumberland County
45 Tide Mill Road, Portland, ME 04101

File No. FP09168

Tax Map 212,BlkA,Lot49

A certain lot situated in Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land, together with any improvements thereon, situated on the southwesterly side of Tide mill Road, in the City of Portland, County of Cumberland, State of Maine, and being Lot 14 as shown on Property Plan of Harrow Farm Estates made for Kelsar Corporation by R.P.Titcomb Associates, Inc., dated August 25, 1986 and recorded in the Cumberland County Registry of Deeds in Plan Book 160, Page 43. The above described premises are conveyed subject to and together with the benefit of the terms and provisions of Harrow Farm Estates Declaration of Covenants and Restrictions by Robert E. Kurzius dated May 1, 1997 and recorded on may 30, 1997 in Book 13107, Page 224. Lot 14 is a portion of the premises conveyed to Robert E. Kurzius by deed of Peoples Heritage Savings Bank dated November 14, 1990 and recorded in the Cumberland County Registry of Deeds in Book 9385, page 186.

Meaning and intending to convey and hereby conveying the same premises conveyed to Amara Tevchea El and Leakhana El by deed of Robert E. Kurzius dated January 16, 2003 and recorded in the Cumberland County Registry of Deeds in Book 18821, Page 106.

Received
Recorded Register of Deeds
Dec 03, 2009 11:26:27A
Cumberland County
Pamela E. Lovley

Freedom Fire Protection, Inc.

30 Years of Fire Protection Experience
209 Quaker Ridge Road
Casco, Maine 04015
Phone (207) 627-4109 Fax (207) 627-7340

December 19, 2011

Cloutier Construction
49 Eastern Road
Cape Elizabeth, Maine 04017

Attn: Michael Cloutier

Ref: Eric Dawson Residence
45 Tide Mill Road
Portland, Maine 04101

Subject: Fire Sprinkler System

Dear Michael,

I am pleased to present my pricing for the fire protection sprinkler system work at the above referenced project.

Price will include design, material, and labor to construct a wet sprinkler system to accommodate the new residence as shown on FMC drawing for this project dated December 07, 2011.

The standard for the design and installation for the wet sprinkler system will be per the National Fire Protection Association 13D Standard (NFPA-13D) for single and duplex dwellings. Design approval and permitting will be received from the State Fire Marshal's office.

Sprinkler water supply will be from a new appropriately sized water line provided by others, properly retained with an approved compatible flange or threaded outlet, flushed and tested by others.

Water service size pipe, type and water flow gallon capacity for sprinkler system to be verified prior to starting design of the system.

The sprinkler equipment will include an approved backflow preventer if connected to the public water service.

Piping will be installed exposed in the basement, concealed on the first and second levels in walls and ceilings where adequate space is provided. Pipe and fittings will be a combination of black steel and Blazemaster CPVC plastic approved to be used with this installation.

Sprinkler heads installed in the basement will be brass pendent type. Sprinkler heads installed on the First floor will be the concealed models with the flat cover plate with a white finish. Sprinkler heads installed on the second level will be a combination of the wall mounted semi recessed horizontal sidewall and concealed models.

Exclusions:

- Electrical wiring of sprinkler equipment or devices.
- Painting of sprinkler pipe and devices.
- Protecting sprinkler system from freezing.
- Mounting of sprinkler alarm.
- Sprinkler protection in garage area.
- Sprinkler protection in attic areas

My pricing to perform the work mention above is **NINE THOUSAND TWO HUNDRED FIFTYTWO DOLLARS (\$9,250.00)**

Alternate # 1

Add One thousand two hundred sixty dollars (\$1,260.00) to the above price if the public water service is not adequate enough to meet the hydraulic sprinkler design demand.

Under this alternate Freedom Fire Protection will provide a three hundred gallon (300) cistern tank and an approved sprinkler pump. Both the tank and pump will be design to be located in a heated space in the basement.

Pricing is subject to change twenty days from quotation date unless quotation is accepted within this period.

I thank you for the opportunity to quote this project with you and I look forward to discussing my proposal. Should you have any questions, please feel free to call me.

Sincerely,

Authorized Signature _____

Date _____

**William
Wales**

Digitally signed by William Wales
DN: cn=William Wales,
o=Freedom Fire Protection, Inc.,
ou,
email=wwales@maine.rr.com,
c=US
Date: 2011.12.19 14:56:56 -05'00'

EASEMENT DEED

KNOW ALL BY THESE PRESENTS, that we, Robert M. Kritzer and Barbara N. Kritzer, of Portland, Cumberland County, State of Maine, for valuable consideration received, hereby GRANT to Eric J. Dawson, of Portland, Cumberland County, State of Maine, the right to a temporary grading easement as shown on the plan entitled Site Plan of Dawson Property for Cloutier Construction Inc by Sebago Technics, Inc. (Project 11360), dated January 9, 2012, revised June 20, 2012, included in this grant is the right to remove any and all vegetation within the temporary grading easement as referenced above, the area of the temporary grading easement is more fully described as Exhibit A attached hereto and fully incorporated herein by reference.

This grant of easement includes the right to install utility service, as that phrase is currently understood or comes to be understood in the future, as contemplated by 33 M.R.S.A. §458.

Grantees, his heirs, successors or assigns, by acceptance hereof agree to maintain the easement area in a clean and presentable condition, and shall have the right to clear, maintain and landscape areas within the easement area.


IN WITNESS WHEREOF, We have hereunto set our hands and seals on June 25, 2012.



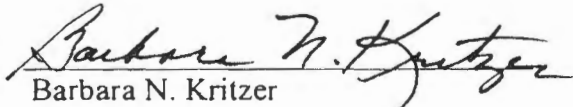
Witness



Robert M. Kritzer



Witness

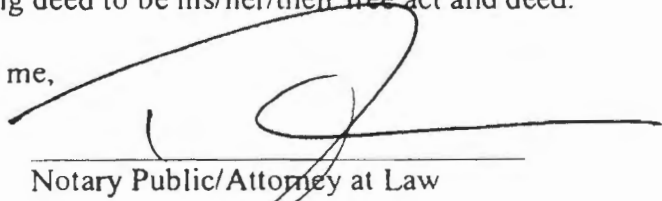


Barbara N. Kritzer

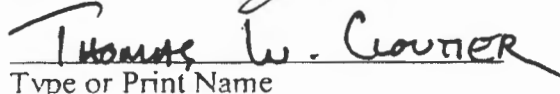
STATE OF MAINE
Cumberland, ss.:

On June 25, 2012, personally appeared the above-named Robert M. Kritzer and Barbara N. Kritzer and acknowledged the foregoing deed to be his/her/their free act and deed.

Before me,



Notary Public/Attorney at Law



Type or Print Name

RECEIVED

JUN 27 2012

City of Portland
Planning Division

Exhibit A

A certain easement situated on the southerly side of and adjoining to Tide Mill Road in the City of Portland, County of Cumberland, and State of Maine, as shown on a plan entitled Site Plan of Dawson Property for Cloutier Construction Inc by Sebago Technics, Inc. (Project 11360), dated January 9, 2012, revised through June 20, 2012 (hereinafter referred to as "said plan"), and being further bounded and described as follows:

Beginning at a 5/8 inch rebar with cap "Titcomb 1262" witnessing the northwesterly corner of land now or formerly of Robert & Barbara Kritzer as described in Deed Book 15439, Page 34, being Lot 13 as shown on Property Plan of Harrow Farm Estates for Kelsar Corporation, by R.P. Titcomb Associations, Inc. dated August 25, 1986, revised through December 30, 1986, and recorded in the Cumberland County Registry of Deeds in Plan Book 160, Page 43 (hereinafter referred to as the subdivision plan);

Thence S 60°-43'-05" E, along the southerly sideline of Tide Mill Road, a distance of 14.05 feet to a Point of Curvature witnessed by a 3 foot offset monument;

Thence along the southerly sideline of Tide Mill Road, by and along a curve to the right with a radius of 175.00 feet, a length of 0.95 feet, having a chord of S 60°-33'-47" E, 0.95 feet;

Thence S 29°-16'-55" W, though land of Kritzer, a distance of 35.00 feet;

Thence N 60°-43'-05" W, though land of Kritzer, a distance of 15.00 feet to Lot 14;

Thence N 29°-16'-55" E, along Lot 14, a distance of 35.00 feet to the Point of Beginning.

Meaning and intending to describe a temporary grading easement as shown on said plan. The bearings herein are based upon Grid North and have been rotated from the magnetic bearings of the subdivision plan. The herein described easement contains approximately 525 square feet.

MWE:mwe/df
June 20, 2012



**US Army Corps
of Engineers**[®]
New England District

Appendix B: Category 1 Notification Form
(for all Inland and Navigable Water Projects
in Maine subject to Corps jurisdiction)

RECEIVED

JUN 27 2012

City of Portland
Planning Division

Two (2) weeks before work commences, submit this to the following mailing address or complete the form at www.nae.usace.army.mil/reg, "State General Permits," "Maine." Call (207) 623-8367 with any questions.

Maine Project Office
U.S. Army Corps of Engineers
New England District
675 Western Avenue #3
Manchester, Maine 04351

State Permit Number: _____
Date of State Permit: _____
State Project Manager: _____

Permittee: Mike Cloutier
Address, City, State & Zip: 49 Eastman RD CE ME. 04107
Phone(s) and Email: 671-9905 mclouti2@maine.vr.com
Contractor: Cloutier Construction Inc.
Address, City, State & Zip: 49 Eastman RD Cape Elizabeth ME. 04107
Phone(s) and Email: 799-6232 mclouti2@maine.vr.com
Consultant/Engineer/Designer: Sebago Techniques
Address, City, State & Zip: 75 John Roberts Road Suite 1A
Phone(s) and Email: South Portland ME. 04106-6936 856-0277
Wetland/Vernal Pool Consultant: Sebago Techniques
Address, City, State & Zip: 75 John Roberts Rd S.P. ME. 04106-6936
Phone(s) and Email: 856-0277
Project Location/Description: 45 TIDE MILL RD
Address, City, State & Zip: Portland ME 04102
Latitude/Longitude Coordinates: 43.6535° 70.3147°
Waterway Name: NA
Work Description: Single Family Home Construction

Provide any prior Corps permit numbers: NA
Proposed Work Dates: Start: July 10 2012 Finish: July 31 2012
Area of wetland impact: 990 SF (leave blank if work involves structures & no fill in Navigable Waters)
Area of waterway impact: NA SF (leave blank if work involves structures & no fill in Navigable Waters)
Area of compensatory mitigation provided: NA SF

Work will be done under the following Appendix A categories (circle all that apply):

- I. Inland Waters and wetlands: a b c d e
II. Navigable Waters: a b c d e f g

Your name/signature below, as permittee, indicates that you accept and agree to comply with the terms, eligibility criteria, and general conditions of Category 1 of the Maine General Permit.

Permittee Printed Name: Michael Cloutier
Permittee Signature: [Signature] Date: July 26 - 2012



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , BusinessName: Eric J Dawson, Check Number: 2720
Tender Amount: 4635.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 5/23/2012
Receipt Number: 44253

Receipt Details:

Referance ID:	6640	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-05-4074-SF - New 3,741 sq. ft. single family home.			
Additional Comments: Mike Cloutier			

Referance ID:	6641	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	4160.00	Charge Amount:	4160.00
Job ID: Job ID: 2012-05-4074-SF - New 3,741 sq. ft. single family home.			

Additional Comments:

Referance ID:	6642	Fee Type:	BP-MSFSR
Receipt Number:	0	Payment Date:	
Transaction Amount:	300.00	Charge Amount:	300.00

Job ID: Job ID: 2012-05-4074-SF - New 3,741 sq. ft. single family home.

Additional Comments:

Referance ID:	6643	Fee Type:	BP-INSP
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00

Job ID: Job ID: 2012-05-4074-SF - New 3,741 sq. ft. single family home.

Additional Comments:

Thank You for your Payment!



RECEIVED

RECEIVED

June 20, 2012
11360

JUN 27 2012

JUN 27 2012

Philip DiPierro
Development Review Coordinator of Building Inspections
City of Portland Planning Division of Portland Maine
389 Congress Street
Portland, Maine 04101

City of Portland
Planning Division

Dawson Single Family, Project ID 2012-05-4074-SF
Response to Review Comments

Dear Phil:

Our office has revised plans to address review comments associated with the above referenced project. The following items address the comments found in your letter of June 11th.

The text of each comment is provided below in italics for referenced followed by our response. As noted below a number of these comments have been addressed through email correspondence during the review of the project. Those comments and responses are restated for reference.

Survey Requirements:

1. *Please submit a revised survey to include the following information:*

- *Property corners. Where no property markers exist, the City of Portland requires that the property markers be installed at all corners and, in some instances that a licensed surveyor set and confirm proposed building locations on site prior to the issuance of a building permit.*

The found property markers are shown and labeled at each corner on sheet 2 "Existing Conditions Plan".

Site Plan Requirements:

1. *Please submit a revised site plan that includes the following information:*

- *Sec. 14-526 (b) of the Site Plan Ordinance requires the submission of a tree save plan. Please submit a tree save plan that meets the requirements of the Site Plan Ordinance,*

All the tree's ten inches and larger have been located and are now shown on the plan set. Trees's to be removed have a bold "X" through them and are noted as such in the legend. Four of the ten trees (40%) within the setback area will be saved.

- *Please revise the grading along the northern property boundary. The current grading proposal appears to drain the surface flow of water onto the neighbor's property. This area should be graded in a manner that distributes the surface drainage within the owner's property limits.*

The grading along the northerly property line has been revised to direct runoff to the front of the lot and away from the abutting property.

- *Please note, during a recent site visit it was observed that wetlands appear to be present on the site. Please add the wetland boundaries to the site plan and include the total square footage of the wetlands. You may also need a permit from the DEP in order to fill the wetlands.*

During our original field work in December of 2011 the site did not appear to have wetlands. Upon our site inspection this morning with our wetlands specialist Gary Fullerton, we found and field located a wetland area of approximately 990 square feet. This is under the 4350 square foot requirement for permitting by D.E.P. but the wetlands have been added to our plan set.

- *The site plan includes provisions for a new curb cut. A new curb cut is allowed but the existing curb cut will need to be closed. Please revise the site plan that includes closing the existing curb cut.*

The plans have been modified to show the removal of the existing driveway curb cut.

- *Please include an engineered detail of the retaining wall that is located at the rear of the house.*

The proposed retaining wall has not been designed yet. The contractor may utilize on site or imported boulders to build the wall or manufactured retaining wall blocks may be utilized.

- *Please submit a copy of the temporary grading easement for abutting site to the east.*

Our proposed metes and bounds deed description is attached with this letter.

Please call if you have any questions regarding our review of this application.

Sincerely,

SEBAGO TECHNICS, INC.



Daniel L. Riley, P.E.
Senior Project Manager



Matthew W. Ek, P.L.S.
Senior Survey Manager

DLR/MWE:dlr/kn
Enc.

owner: Eric Dawson
Applicant: Clutter Construction

Date: 5/31/12

Address: 45 Tide Mill Rd.

C-B-L: 212-A-49
permit # 2012-05-4074

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

revised plan 6/27/12
no changes to zoning.

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - build two story single family home - 2 car attached garage -
79' x 50'

Sevage Disposal - City

Lot Street Frontage - 50' min. - 100' 6' max (OK)

Front Yard - 25' min. - 57' scaled (OK)

Rear Yard - 25' min. - 61' scaled (OK)

Side Yard - 2 spaces - 14' * corrected to 12' - need total of 28'
- 12.5 scaled on right (OK)
- 29' " on left

Projections -

Width of Lot - 80' min. - 116' scaled (OK)

Height - 35' - 31.5' (OK) scaled

Lot Area - 10,000 sq ft min. - 21,383 sq ft

Lot Coverage/Impervious Surface - 20% = 4276.6 sq ft

34 x 70 = 2380

12 x 5 = 60

22 x 4 = 88

6 x 12 = 72

4 x 12 = 48

12 x 10 = 120

2 x 12 = 24

4 x 20 = 80

4 x 16 = 64

2976 sq ft (OK)

Area per Family - 10,000 sq ft

Off-street Parking - 2 spaces required

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

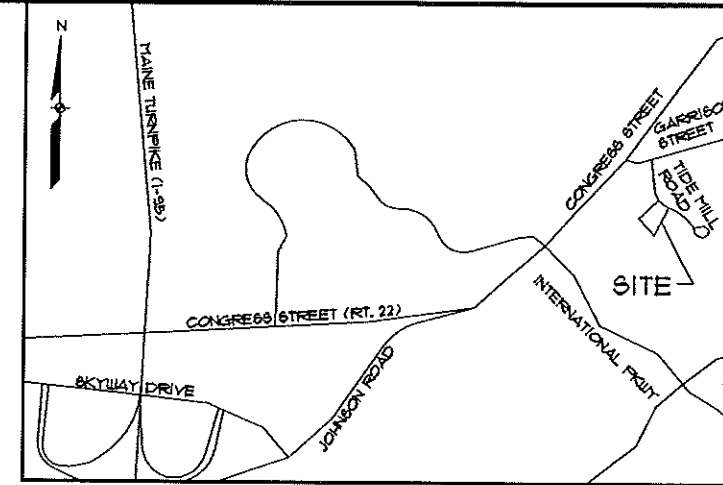
Flood Plains - Panel 112 - zones

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW.	---
---	ABUTTER LINE/ROW.	---
---	SETBACK	---
---	EASEMENT	---
□	MONUMENT	---
○	IRON PIPE/ROD	---
C1/L1	CURVE/LINE NO.	---
▭	BENCHMARK	---
▨	BUILDING	▨
---	EDGE PAVEMENT	---
---	CURBLINE	---
~	TREELINE	~
-122- -120-	CONTOURS	-124-
x30.20	SPOT GRADE	+ 30.20
---	RETAINING WALL	---
○	DECIDUOUS TREE	○ X
⊗	CONIFEROUS TREE	⊗ X
W	WATER	W
⊗	WATER GATE VALVE	---
⊗	WATER SHUT OFF	---
⊗	HYDRANT	---
S	SEWER	S
⊙	SEWER MH	---
SD	STORM DRAIN	SD
⊙	CATCH BASIN	---
⊙	DRAINAGE MH	---
UGU	UNDERGROUND UTILITY	UGU
T	TRANSFORMER PAD	---
⊙	LIGHT POLE/WALL	---
⊗	TREE TO BE REMOVED	⊗

GENERAL NOTES

- THE RECORD OWNERS OF THE PARCEL ARE ERIC AND KRISTINE DAWSON BY DEED DATED DECEMBER 2, 2003 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 21436 PAGE 63.
- THE PROPERTY IS SHOWN AS LOT 49 WITHIN BLOCK A ON THE CITY OF PORTLAND TAX MAP 212 AND IS LOCATED IN THE R-2 RESIDENTIAL ZONE.
- SPACE AND BULK CRITERIA FOR THE R-2 ZONE ARE AS FOLLOWS:
 MINIMUM LOT SIZE: 10,000 SF.
 MINIMUM STREET FRONTAGE: 50 FEET
 MINIMUM FRONT YARD: 25 FEET
 MINIMUM SIDE YARD: 16 FEET (2.5 STORIES)
 MINIMUM REAR YARD: 25 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET
 MAXIMUM BUILDING COVERAGE: 20%
 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION
- TOTAL AREA OF PARCEL IS APPROXIMATELY 21,383 SQUARE FEET.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON PLAN REFERENCE A AND FOUND MONUMENTATION (BEARINGS HAVE BEEN ROTATED TO GRID NORTH, SEE NOTE 1). TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. PERFORMED IN DECEMBER OF 2011.
- PLAN REFERENCES:
 A. SUBDIVISION PLAN OF HARROW FARM ESTATES FOR KELSAR CORPORATION BY R. P. TITCOMB ASSOCIATES, INC., DATED AUGUST 25, 1986 AND RECORDED IN THE CCRD IN PLAN BOOK 160 PAGE 43.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NGVD29, BASED ON DUAL FREQUENCY GPS OBSERVATIONS AND VERTCON CONVERSION.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- ALL WATER MAIN SERVICE CONNECTIONS SHALL BE MADE UNDER THE SUPERVISION AND INSPECTION OF THE PORTLAND WATER DISTRICT.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., VERIZON TELEPHONE CO. AND TIME WARNER CABLE T.V. CO. STANDARDS.
- TOTAL DEVELOPED AREA ASSOCIATED WITH LOT IMPROVEMENT IS APPROXIMATELY 20,000 SQUARE FEET.
- TOTAL PAVED AREA ASSOCIATED WITH LOT IMPROVEMENT IS APPROXIMATELY 2,350 SQUARE FEET.
- SOILS ON THE PROPERTY ARE GENERALLY BELGRADE SERIES VERY FINE SANDY LOAM AS CLASSIFIED BY THE USDA/NRCS MEDIUM INTENSITY SOIL SURVEY OF CUMBERLAND COUNTY.
- THE LOT OWNER SHALL BE RESPONSIBLE FOR PLANTING A MINIMUM OF TWO (2) STREET TREES ON THE PROPERTY AS REQUIRED UNDER SECTION 14-499 OF THE CITY OF PORTLAND LAND USE ORDINANCE. THE SPECIES AND LOCATION OF SAID TREES MAY DIFFER FROM WHAT IS SHOWN ON THIS PLAN SET, BUT SHALL BE IN CONFORMANCE WITH THE "STANDARDS FOR LANDSCAPING AND LANDSCAPE PRESERVATION" CONTAINED IN THE CITY OF PORTLAND TECHNICAL MANUAL AND MUST BE APPROVED BY THE CITY ARBORIST.



LOCATION MAP

SHEET INDEX

- COVER SHEET (NOTES, LEGEND, LOCATION MAP)
- EXISTING CONDITIONS PLAN
- SITE PLAN
- GRADING/UTILITY PLAN

RECEIVED

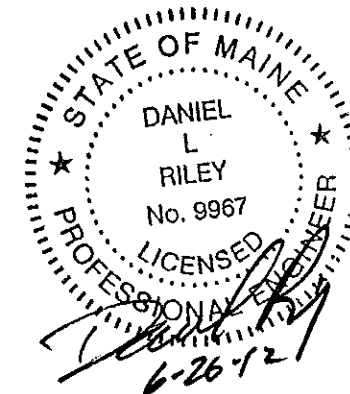
JUN 27 2012

City of Portland
Planning Division

RECEIVED

JUN 27 2012

Dept. of Building Inspections
City of Portland Maine



REV. BY:	DATE:	STATUS:	REVISIONS PER REVIEW COMMENTS
A	MWE 6/20/12		

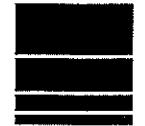
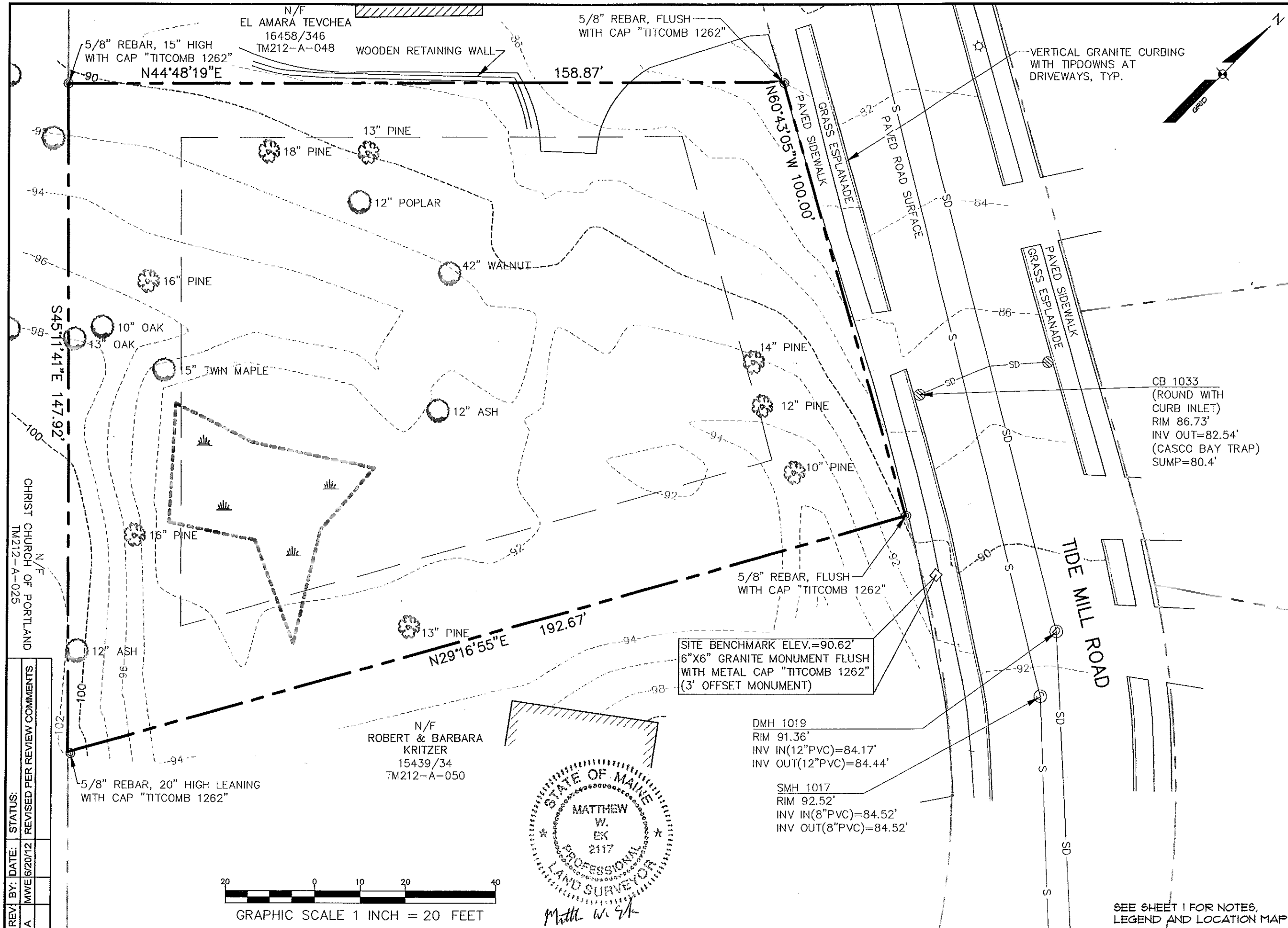


Sebago Technics
 Engineering Expertise You Can Build On
 One Chabot Street
 Westbrook, ME 04098-1339
 Tel (207) 856-0277
 250 Goddard Road - Suite B
 Lewiston, ME 04240
 Tel (207) 783-6656
 WWW.SEBAGOTECHNICS.COM

RECORD OWNER:
ERIC & KRISTINE DAWSON
45 TIDE MILL RD
PORTLAND, MAINE 04101

COVER SHEET
 OF:
DAWSON PROPERTY
 45 TIDE MILL ROAD
 PORTLAND, MAINE
 FOR:
CLOUTIER CONSTRUCTION INC.
 49 EASTMAN ROAD
 CAPE ELIZABETH, MAINE 04107

DESIGN BY:	DMR
DRAWN BY:	MWE
CHECKED BY:	MWE
DATE:	1/9/12
SCALE:	1"=20'
FIELD BK:	772A
PROJ. NO:	11360
DWG:	11360S(COVER)



Sebago Technics
 Engineering Expertise You Can Build On

One Chabot Street
 Westbrook, ME 04098-1339
 Tel (207) 866-0277

250 Goddard Road - Suite B
 Lewiston, ME 04240
 Tel (207) 789-6666

WWW.SEBAGOTECHNICS.COM

EXISTING CONDITIONS PLAN

OF:
DAWSON PROPERTY
 45 TIDE MILL ROAD
 PORTLAND, MAINE

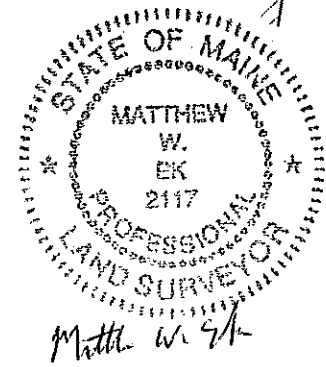
FOR:
CLOUTIER CONSTRUCTION INC.
 49 EASTMAN ROAD
 CAPE, ELIZABETH, MAINE 04107

RECORD OWNER:
ERIC & KRISTINE DAWSON
 45 TIDE MILL RD
 PORTLAND, MAINE 04101

DESIGN BY:	DMR
DRAWN BY:	MWE
CHECKED BY:	MWE
DATE:	1/9/12
SCALE:	1"=20'
FIELD BK:	772A
PROJ. NO:	11360
DWG:	11360S(EC)

SEE SHEET 1 FOR NOTES,
 LEGEND AND LOCATION MAP

REV. BY:	DATE:	STATUS:
MWE	6/20/12	REVISED PER REVIEW COMMENTS
A		



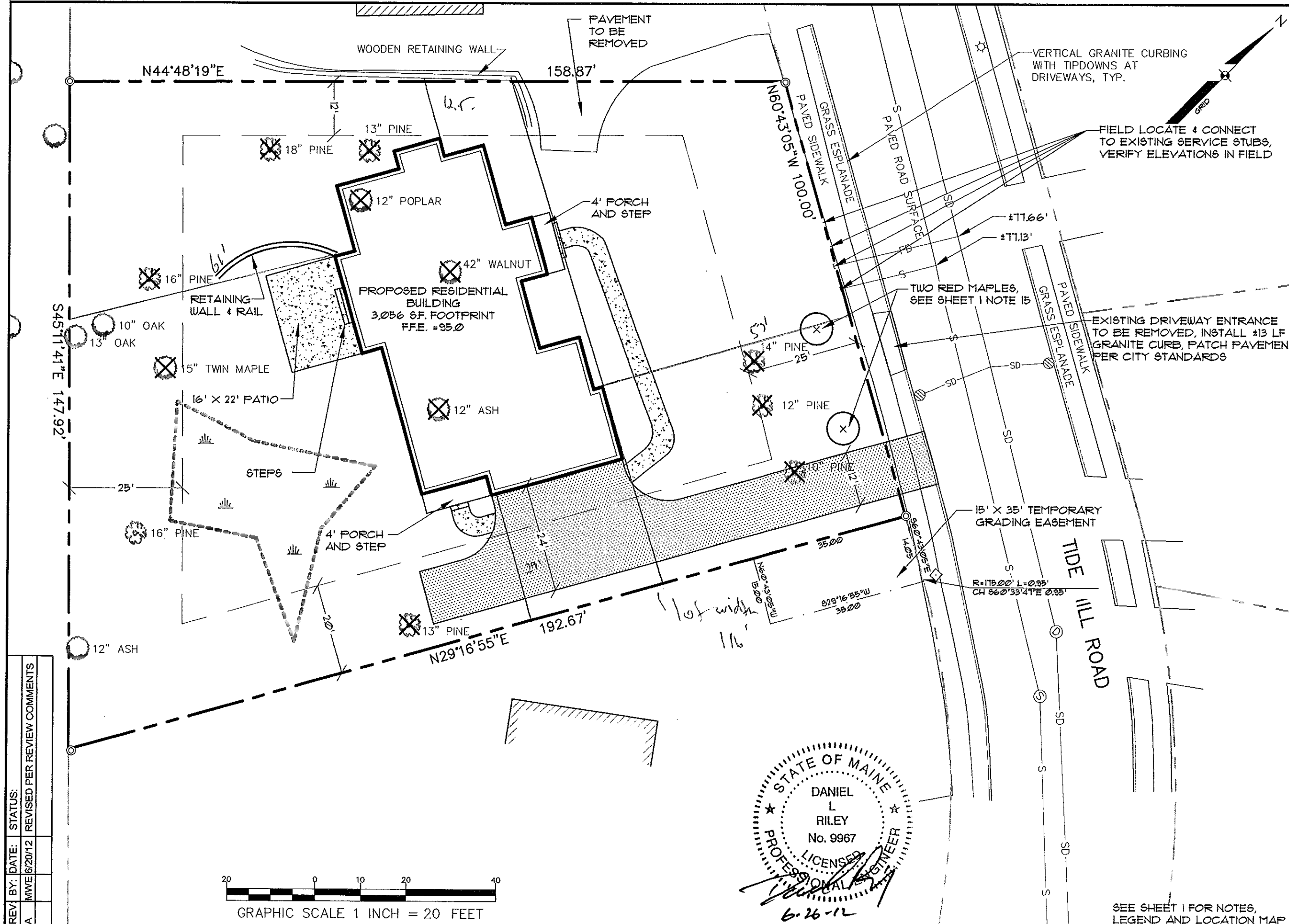
N/F
ROBERT & BARBARA KRITZER
 15439/34
 TM212-A-050

SITE BENCHMARK ELEV.=90.62'
 6"X6" GRANITE MONUMENT FLUSH
 WITH METAL CAP "TITCOMB 1262"
 (3' OFFSET MONUMENT)

DMH 1019
 RIM 91.36'
 INV IN(12"PVC)=84.17'
 INV OUT(12"PVC)=84.44'

SMH 1017
 RIM 92.52'
 INV IN(8"PVC)=84.52'
 INV OUT(8"PVC)=84.52'

CB 1033
 (ROUND WITH CURB INLET)
 RIM 86.73'
 INV OUT=82.54'
 (CASCO BAY TRAP)
 SUMP=80.4'



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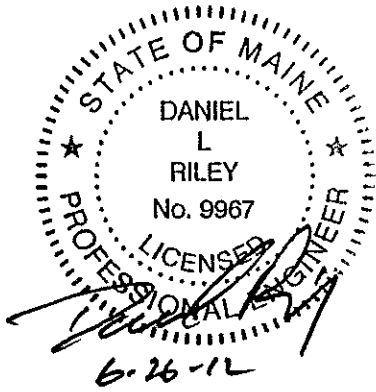
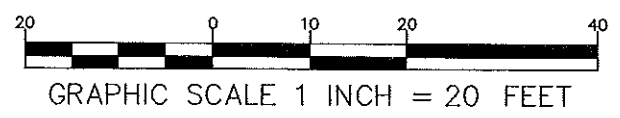
RECORD OWNER:
ERIC & KRISTINE DAWSON
 45 TIDE MILL RD
 PORTLAND, MAINE 04101

FOR:
CLOUTIER CONSTRUCTION INC.
 49 EASTMAN ROAD
 CAPE ELIZABETH, MAINE 04107

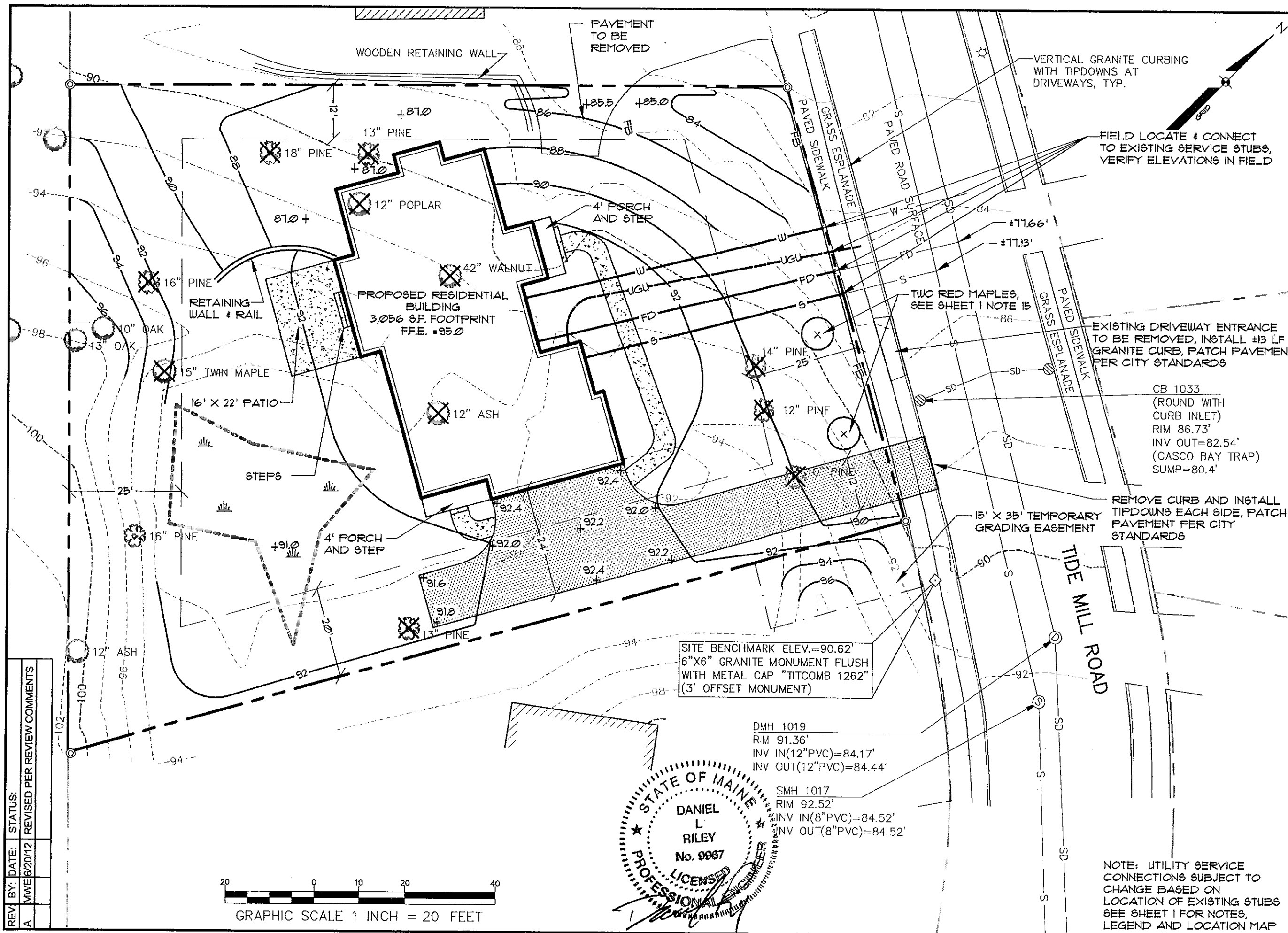
DESIGN BY:	DMR
DRAWN BY:	MWE
CHECKED BY:	MWE
DATE:	1/9/12
SCALE:	1"=20'
FIELD BK:	772A
PROJ. NO:	11360
DWG:	11360S(SITE)

SHEET 3 OF 4

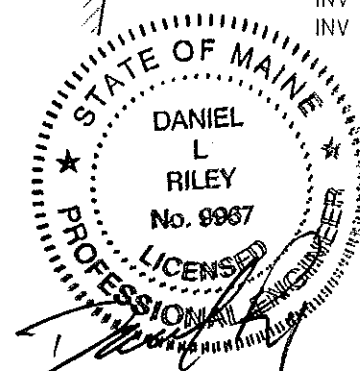
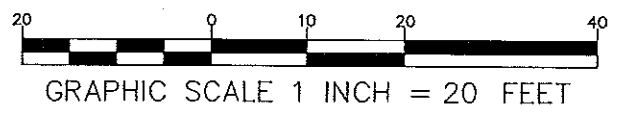
REV BY:	DATE:	STATUS:
A	6/20/12	MWE REVIS PER REVIEW COMMENTS



SEE SHEET 1 FOR NOTES, LEGEND AND LOCATION MAP



REV. BY:	DATE:	STATUS:
A	MWE 6/20/12	REVISED PER REVIEW COMMENTS



6.26.12

SITE BENCHMARK ELEV.=90.62'
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 (3' OFFSET MONUMENT)

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GRADING UTILITY PLAN
 OF: **DAWSON PROPERTY**
 45 TIDE MILL ROAD
 PORTLAND, MAINE
 FOR: **CLOUTIER CONSTRUCTION INC.**
 49 EASTMAN ROAD
 CAPE ELIZABETH, MAINE 04107

DESIGN BY:	DMR
DRAWN BY:	MWE
CHECKED BY:	MWE
DATE:	1/9/12
SCALE:	1"=20'
FIELD BK:	772A
PROJ. NO:	11360
DWG:	11360S(GU)

SHEET 4 OF 4

NOTE: UTILITY SERVICE CONNECTIONS SUBJECT TO CHANGE BASED ON LOCATION OF EXISTING STUBS SEE SHEET 1 FOR NOTES, LEGEND AND LOCATION MAP