

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

2009-0061  
Application I. D. Number  
6/22/2009  
Application Date  
Single Family Home  
Project Name/Description

Wayfarer Village Inc  
Applicant  
143 Craigie St , Portland , ME 04102  
Applicant's Mailing Address

**Phil DiPierro**

Consultant/Agent  
Agent Ph: \_\_\_\_\_ Agent Fax: \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

386 - 386 Capisic St , Portland, Maine  
Address of Proposed Site  
225 E010001  
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  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"/> PAD Review                  | <input type="checkbox"/> 14-403 Streets Review   |

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 6/22/2009

**DRC Approval Status:**

Reviewer Phil DiPierro

- Approved  Approved w/Conditions See Attached  Denied

Approval Date 7/2/09 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance Phil DiPierro 7/2/09  
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  |                 |

**From:** Lannie Dobson  
**To:** C of O; tm  
**Date:** 10/19/2009 11:12:43 AM  
**Subject:** Certificate of Occupancy/Final Scheduled. Property Addr: 386 CAPISIC ST Parcel ID:  
225 E010001 Di

Date: 10/23/2009 Time: 6:00:00 AM

Note: 415-7881 Jim Property Addr: 386 CAPISIC ST Parcel ID: 225 E010001

Application Type: Prmt  
Application ID: 90656

Contact:  
Phone1: Phone2:

Owner Name: WAYFARER VILLAGE INC  
Owner Addr: 143 CRAIGIE ST  
PORTLAND, ME 04102

- Grading
- Trees
- Foundation Drain

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: November 3, 2009

RE: C. of O. for #386 Capisic Street,  
(Id#2009-0061) (CBL 2255 E 010001)

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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: Barbara Barhydt, Development Review Services Manager  
Tammy Munson, Director of Inspection Services  
File: Urban Insight

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: October 28, 2009

RE: C. of O. for #386 Capisic Street,  
(Id#2009-0061) (CBL 2255 E 010001)

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After visiting the site, I have the following comments:

Site work incomplete:

1. Relocation of foundation drain outfall with stone/rip rap for erosion control,
2. Installation of 1 street tree meeting arboricultural standards.

I anticipate this work can be completed by **November 6, 2009**.

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

Cc: Barbara Barhydt, Development Review Services Manager  
Tammy Munson, Director of Inspection Services  
File: Urban Insight

- Foundation drain # Roof leaders drain to street  
 - field inlet tied to S.D?  
 - ~~Scrubble plan~~  
 - Driveway drain to street

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

**2008-0085**  
 Application I. D. Number  
 6/17/2008  
 Application Date  
 1600 Sq.Ft. Single Family 3 Bedroom H  
 Project Name/Description

**Wayfarer Village Inc**  
 Applicant  
 2 Pennell Ln , Gray , ME 04039  
 Applicant's Mailing Address  
Jim Gray  
 Consultant/Agent  
 Applicant Ph: (207) 415-7881 Agent Fax:  
 Applicant or Agent Daytime Telephone, Fax

**386 - 386 Capisic St , Portland, Maine**  
 Address of Proposed Site  
 225 E010001  
 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  Apt 0  Condo 0  Other (specify) \_\_\_\_\_  
 0

Proposed Building square Feet or # of Units	Acreage of Site	Proposed Total Disturbed Area of the Site	Zoning
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**Check Review Required:**

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

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 6/18/2008

**DRC 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	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		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	

**GENERAL NOTES**

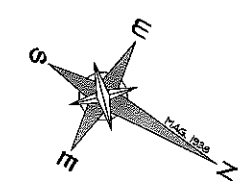
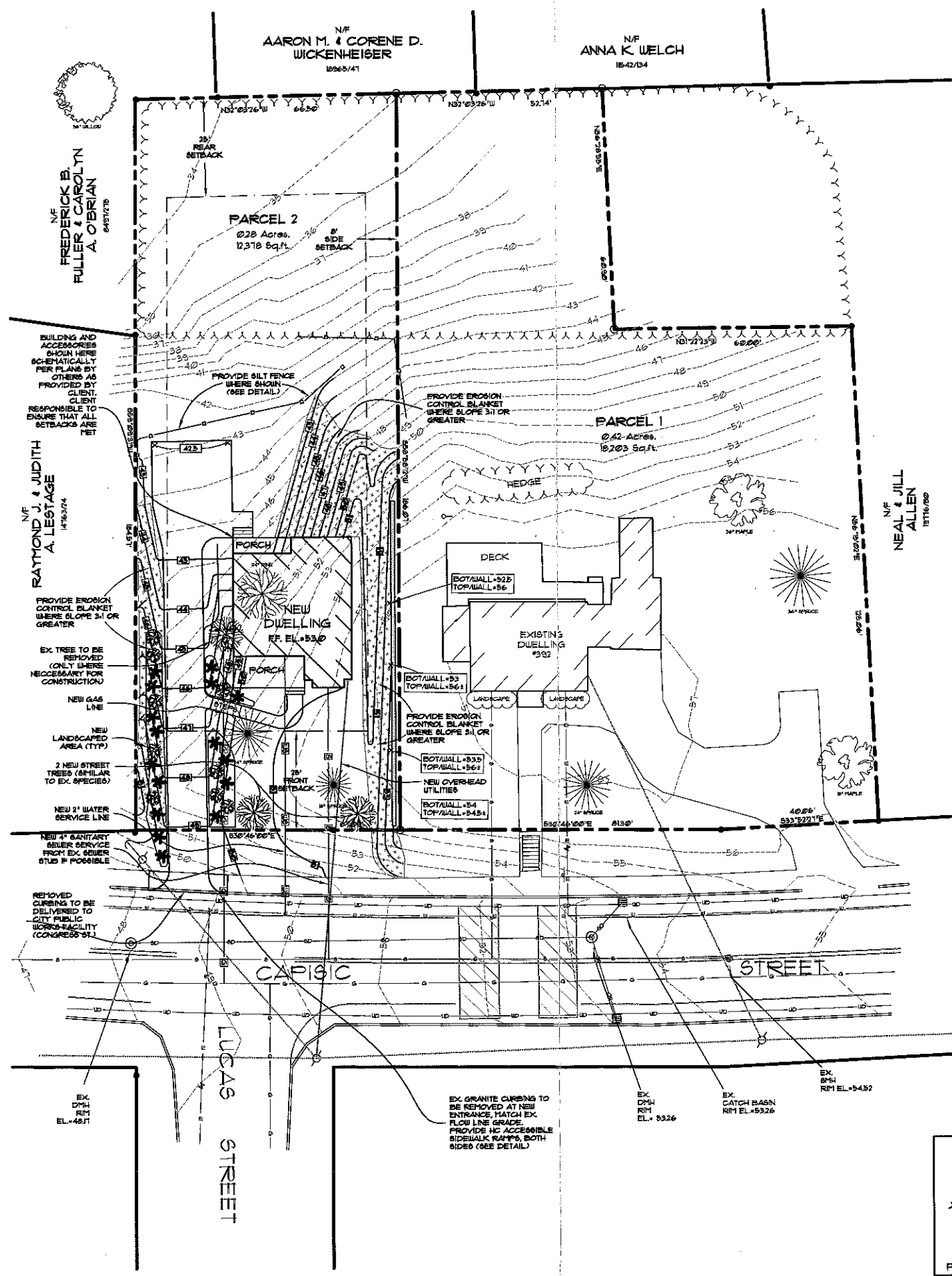
1. TEMPORARY BENCH MARK ASSUMED PER CULLENBERG SURVEY OF 9/18/05.
2. SITE TOPOGRAPHY SHOWN HEREON FROM A FIELD SURVEY AS PERFORMED BY CULLENBERG LAND SURVEYING AND VISUALLY REVISED 10/25/05 AND MAY NOT BE ACCURATE IN ALL LOCATIONS.
3. PROPERTY SURVEY, MERIDIAN AND METES AND BOUNDS PROVIDED CULLENBERG LAND SURVEYING.
4. NO SITE WETLAND REVIEW OR DELINEATION WAS PERFORMED ON THIS SITE.
5. PROPOSED BUILDING FOUNDATIONS AS SHOWN PER PLANS BY MANCOCK LUMBER DATED 8/22/05 AS PROVIDED BY THE CLIENT. REFER TO ACCEPTED ARCHITECTURAL PLANS FOR ACCURATE DIMENSION, ETC.

**GENERAL CONSTRUCTION NOTES**

1. THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR APPURTENANT TO, THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.
2. THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ALL CONTRACTORS TO CONFORM TO ALL APPLICABLE OSHA STANDARDS. ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL SPECIFICATIONS, OR OTHER STANDARDS, CODES OR ORDINANCES REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.
3. ALL CONSTRUCTION WITHIN THE CITY OF PORTLAND RIGHT OF WAY SHALL COMPLY WITH CITY PUBLIC WORKS STANDARDS. ALL CONSTRUCTION WITHIN A STATE RIGHT OF WAY SHALL COMPLY WITH HANE DOT STANDARDS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO RESPECTIVE UTILITY STANDARDS.
4. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE CITY OF PORTLAND PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF PORTLAND REQUIRED TO PERFORM ALL THE WORK (STREET OPENING, BUILDING PERMIT, ETC.). THE CONTRACTOR SHALL POST ALL WORK AS REQUIRED, PAY ALL FEES, PROVIDE PROOF OF LIABILITY AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.
5. PRIOR TO CONSTRUCTION THE SITE CONTRACTOR IS TO NOTIFY ALL AREA UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO CONTACT DIVISION (U-868-725-4574) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.
6. THE PROJECT DRAWINGS ARE GENERALLY SCHEMATIC AND INDICATE THE POSSIBLE LOCATION OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN OBTAINED FROM AVAILABLE INFORMATION INCLUDING CITY CORPUS, MANHOLE RECORD MAPS, AND FIELD SURVEY. IT IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING THE ACTUAL LOCATION AND DEPTH OF ALL UTILITIES INCLUDING SERVICES. WHEN THESE SERVICES ARE TO BE LEFT IN PLACE, THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATING AND BACKFILLING OPERATIONS. SHOULD ANY UNEXPECTED OR INCORRECTLY CHARTED UTILITIES BE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.
7. OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN FEET (10') OF ANY ELECTRIC LINE. IF THE CONTRACTOR OPERATES CLOSER THAN TEN FEET CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS BEFORE ENCOACHING ON THIS REQUIREMENT.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, APPROVALS AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS IN THE FIELD AND CONTACT THE DESIGN ENGINEER IF THERE ARE ANY DISCREPANCIES REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT AN APPROPRIATE REVISION CAN BE MADE PRIOR TO BIDDING.
9. THE CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS AND CONSTRUCTION DETAILS OF THE BUILDING AREA (SITE PLANS AND APPROPRIATE BUILDING DIMENSIONS) ALL SITE DIMENSIONS ARE REFERENCED TO PROPERTY LINES, THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
10. ALTERNATIVE METHODS AND PRODUCTS COVER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED IN WRITING BY THE OWNER, DESIGN ENGINEER, AND APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO INSTALLATION.
11. THE CONTRACTOR SHALL RESTORE ALL UTILITY STRUCTURES, PIPE, UTILITIES, PAVEMENT, CURBS, SIDEWALKS, AND LANDSCAPED AREAS DISTURBED BY CONSTRUCTION TO AS GOOD AS BEFORE BEING DISTURBED AS DETERMINED BY CITY OF PORTLAND CODE ENFORCEMENT OFFICIALS. ANY DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
12. TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH HANE DOT STANDARDS. THE CONTRACTOR SHALL PROVIDE MAINTAIN AND PROTECT TRAFFIC CONTROL DEVICES TO THE EXTENT REQUIRED BY LAW FOR THE PROTECTION OF THE PUBLIC CONSISTING OF DRIVE BARRIERS, SIGNS, LIGHTS, FENCES, AND UNIFORMED TRAFFIC CONTROL PERSONNEL AS REQUIRED OR ORDERED BY THE DESIGN ENGINEER OR CODE ENFORCEMENT PERSONNEL. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LINES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE CITY OF PORTLAND. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH HANE DOT SPECIFICATIONS. TWELVE INCH (12") WIDE STOP BAR AND FOUR INCH (4") WIDE STRIPES SHALL BE LOCATED AS SHOWN ON THE PLANS.
13. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF ALL PRODUCT MATERIALS AND PLANT SPECIFICATIONS TO THE OWNER AND DESIGN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OR DELIVERY TO THE SITE. ALLOW A MINIMUM OF 10 WORKING DAYS FOR REVIEW.
14. THE OWNER MAY RETAIN AN INDEPENDENT TESTING LABORATORY FOR SOIL AND PAVEMENT TESTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH ANY RECONSTRUCTION AND RE-TESTING OF UNSATISFACTORY SOILS.
15. ALL EXCAVATION SHALL BE BACKFILLED TO EXISTING GRADE BEFORE THE END OF THE DAY OR ADEQUATELY PROTECTED FROM DANGER TO HUMANS AND ANIMALS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE OWNER WILL PROVIDE A BENCH MARK AT THE CONSTRUCTION SITE FROM WHICH TO BEGIN LAYOUT.
17. THE CONTRACTOR SHALL FURNISH ELECTRICAL, POWER, WATER, AND SANITARY FACILITIES FOR HIS EXCLUSIVE USE AT THE CONSTRUCTION SITE SHOULD THE CONTRACTOR DEEM THIS ESSENTIAL FOR THE PROPER PERFORMANCE OF THE CONTRACT.
18. WORK MAY PROCEED MONDAY THROUGH SATURDAY 7:00 AM TO 7:00 PM WORK AT OTHER TIMES MAY PROCEED UPON WRITTEN APPROVAL BY THE OWNER AND THE CITY OF PORTLAND. THE CONTRACTOR SHALL BE REQUIRED TO CONFORM WITH ALL RULES AND REGULATIONS SET FORTH IN CITY OF PORTLAND SUBDIVISION REGULATIONS.
19. THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REPLY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEE PAYMENT FOR ANY DEFECTS WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.
20. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.
21. A PRE-CONSTRUCTION CONFERENCE WITH THE OWNER, DESIGNER, CITY OFFICIALS AND CONTRACTOR SHALL BE REQUIRED BEFORE ANY CONSTRUCTION OCCURS ON THE PROJECT. DURING CONSTRUCTION THERE SHALL BE WEEKLY PROGRESS MEETINGS WITH THE OWNER (ON SITE OR TELECONFERENCE) UNTIL PROJECT COMPLETION.
22. PROPER IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE OF PARAMOUNT IMPORTANCE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INITIATED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR STATE/LOCAL/FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.
23. REFER AND WATER CONNECTIONS TO THE EXISTING LINES, THE TYPE AND LOCATIONS OF WHICH TO BE VERIFIED BY THE CONTRACTOR ARE TO BE MADE IN CONFORMANCE WITH THE CITY OF PORTLAND WATER AND SANITARY DISTRICT REGULATIONS.

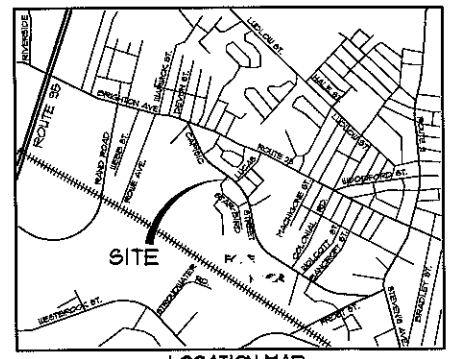
**GRADING NOTES**

1. THE CONTRACTOR SHALL PRESERVE EXISTING TREES WHERE POSSIBLE.
2. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
3. EMBANKMENT LAYERS SHALL START AT THE DEEPEST PORTION OF THE FILL, AND AS PLACEMENT PROGRESSES, LAYERS SHALL BE PLACED APPROXIMATELY HORIZONTAL IN EIGHT INCH (8") LIFTS. AT THE CLOSE OF EACH DAY, BARE SOIL EMBANKMENT SURFACE SHALL BE GRADED, CROWNED, SMOOTHED, ROLLED AND REAGED AGAINST INFILTRATION OF WATER. EXCESS EXCAVATION, IF ANY, SHALL BE REMOVED OFF-SITE UNLESS CONTRACTOR OBTAINS WRITTEN APPROVAL FROM OWNER FOR STOCKPILING MATERIALS ON-SITE.
4. THE CONTRACTOR SHALL CONTRACT FILL UNDER ALL PARKING, BUILDING AND DRIVE AREAS TO 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D991 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.
5. AGGREGATE FOR GRAVEL SURFACE COURSE SHALL MEET TYPE "A" HANE DOT GRAVELS SECTION 709.06. AGGREGATE FOR GRAVEL BASE COURSE SHALL MEET TYPE "B" HANE DOT GRAVELS SECTION 709.06. THE COMPLETED SURFACE OF EACH LAYER OF GRAVEL SHALL BE SHAPED AND MAINTAINED TO A TOLERANCE ABOVE OR BELOW THE REQUIRED GRADE, OF ONE HALF INCH.
6. ALL AREAS WHERE LOAM IS REQUIRED SHALL BE TRIMMED AND SHAPED TO THE REQUIRED GRADE. ALL OBSTRUCTIONS SHALL BE REMOVED FROM THE LOAM. LOAM SHALL BE SPREAD UNIFORMLY ON THE PREPARED AREAS TO A UNIFORM DEPTH OF FOUR INCHES (4"). ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOMBING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. IT IS NECESSARY TO COMPACT THE TOPSOIL ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL, HOWEVER, UNDER CONSTRUCTION IS TO BE AVOIDED AS IT PREVENTS SEED GERMINATION.



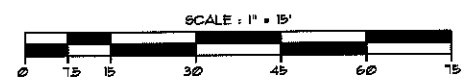
**LEGEND**

- ..... EX. UTILITY POLE
- EX. GAS MAIN
- EX. WATER MAIN
- EX. SANITARY SEWER
- EX. STORM DRAIN
- ▭ EX. PAVEMENT
- EX. TREE LINE
- ⊙ EX. TREE
- N/F 3821/39 NOW OR FORMERLY BOOK AND PAGE #
- — — — — PROPERTY LINE
- ▭ EX. ASPHALT SIDEWALK
- ▭ NEW ASPHALT PAVING
- NEW WATER SERVICE
- NEW SANITARY SEWER SERVICE
- NEW GAS SERVICE
- — — — — NEW OVERHEAD UTILITIES
- — — — — NEW SILT FENCE



**UTILITY CONSTRUCTION NOTES**

1. UTILITY CONNECTION DESIGN AS REFLECTED ON THESE PLANS MAY CHANGE SUBJECT TO UTILITY COMPANY AND CITY STAFF REVIEW.
  2. PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANIES (AND CITY) STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET.
  3. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTION BY UTILITY COMPANY PERSONNEL PRIOR TO BACKFILL OF TRENCHES.
  4. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER OWNER/DESIGNER APPROVED ACCURATE METHOD.
  5. SANITARY LINES SHALL MAINTAIN A TEN FOOT (10') MINIMUM HORIZONTAL AND EIGHTEEN INCH (18") VERTICAL SEPARATION DISTANCE FROM WATER LINES.
  6. RELOCATION OF UTILITY COMPANY FACILITIES (SUCH AS POLES) SHALL BE RELOCATED WITH THE AGREEMENT OF OWNER (OR CITY) AND UTILITY COMPANY.
1. ALL WATER LINES TO HAVE 55' OF EARTH COVER OVER PIPE WHERE POSSIBLE. THE WATER LINES ARE TO BE CONSTRUCTED, BACKFILLED AND COMPACTED TO PORTLAND WATER DISTRICT STANDARDS.



- REV. 4 6/10/06 REGRADE SITE, RELOCATE RETAINING WALL
- REV. 3 5/23/06 REV. BLDG. DRIVE, UTILS, GRADING, ETC.
- REV. 2 05/10/06 REV. BLDG. COFFER PER COP. REVIEW LETTER OF JAN 25, 2006
- REV. 1 05/10/06 REV. BLDG. DIMS. AND LOCATION PER CLIENT REQUEST.

**SJR ENGINEERING**

21 MAYFLOWER ROAD  
AUGUSTA, MAINE  
TEL: (207) 622-1616

**S.J.R. ENGINEERING**

RESIDENTIAL DEVELOPMENT PLAN  
CAPISIC STREET

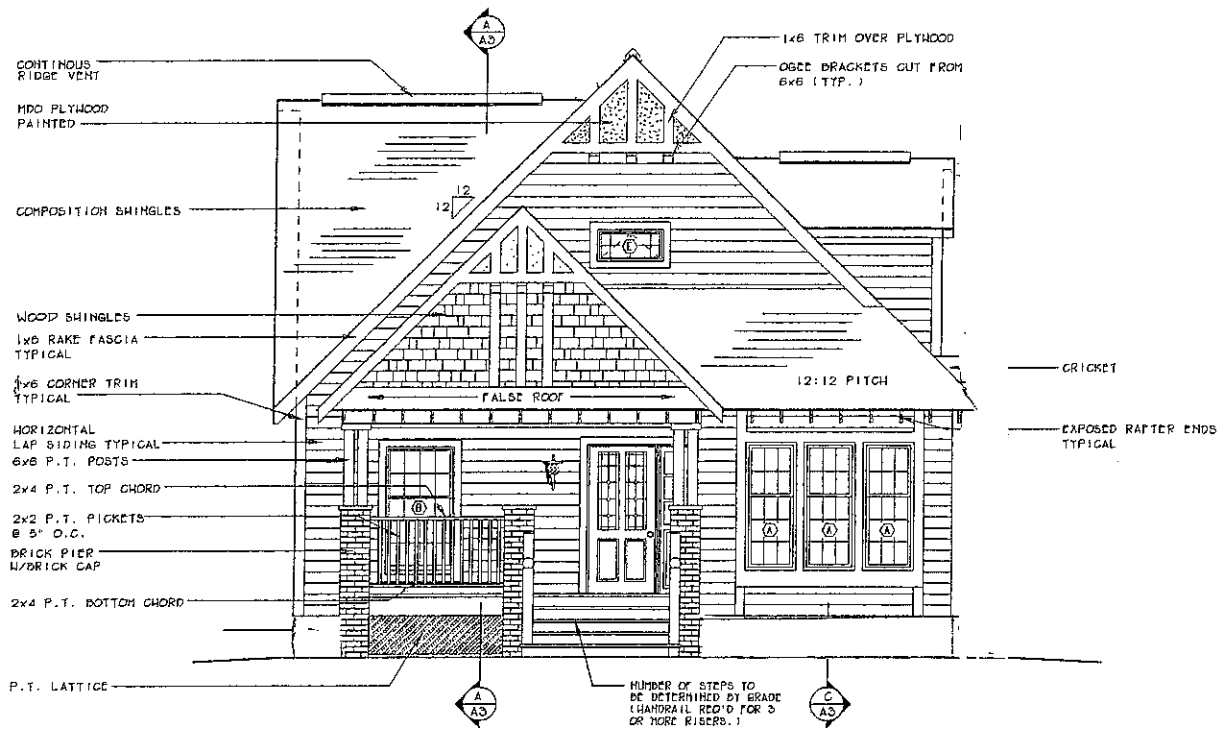
**WAYFARER VILLAGE, INC - JAMES R. GRAY PRES.**

2 FENNEL LANE - GRAY, MAINE 04039  
CUMBERLAND COUNTY

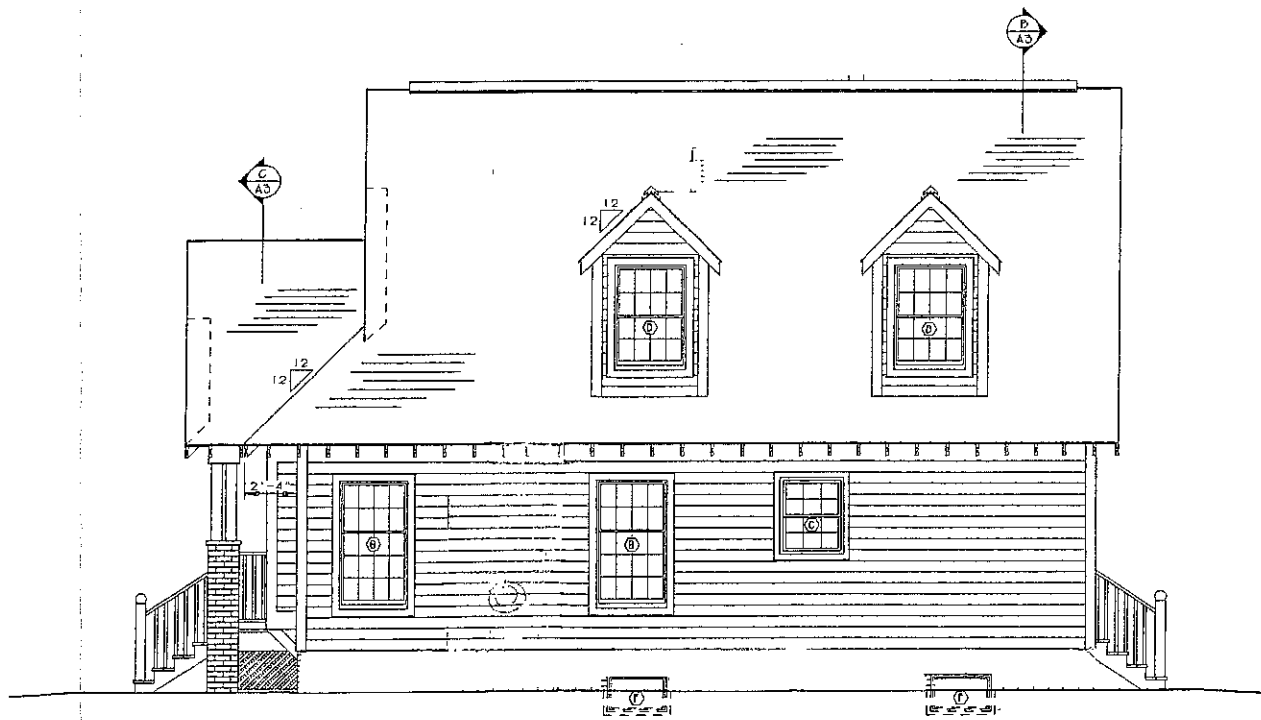


FOR APPROVALS ONLY

SCALE: AS SHOWN      DRAWN BY: BOMAC      PROJECT: GRAY-RDPS  
DATE: OCT, 2005      CHECKED BY: SJR      DRAWING: #1



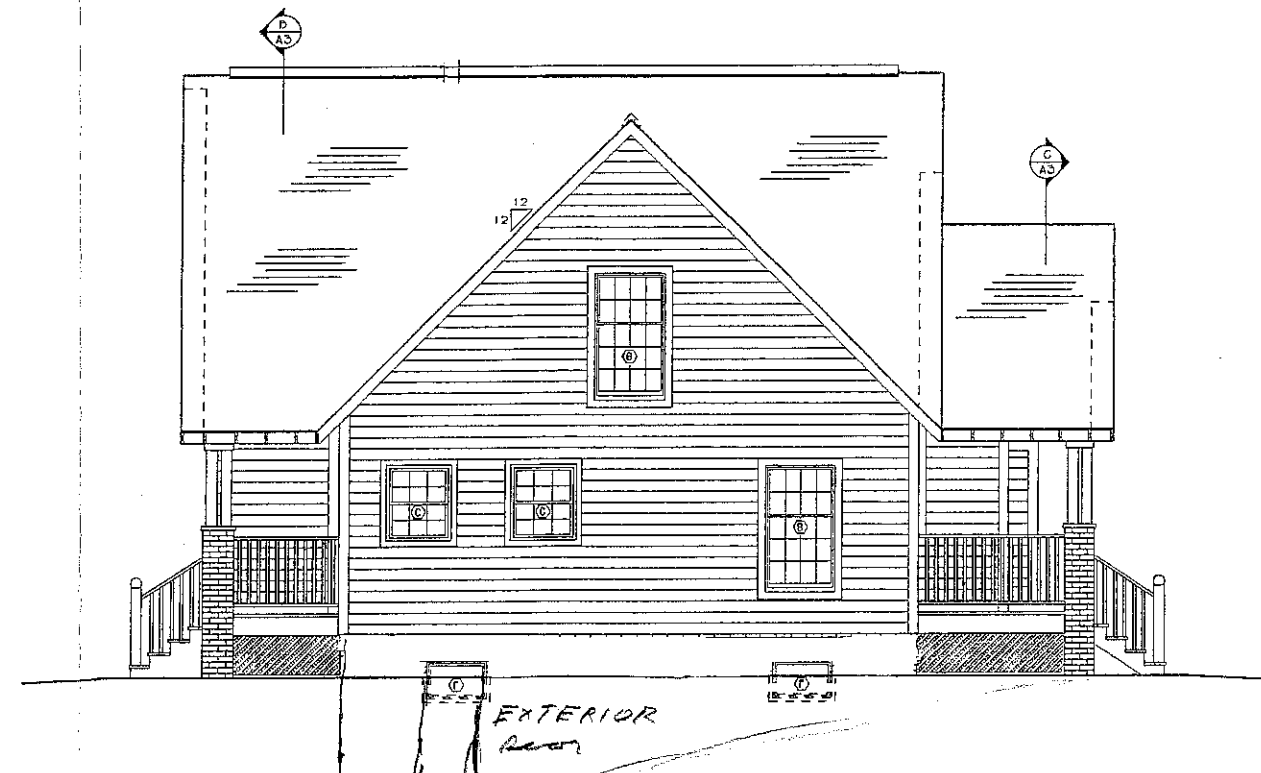
**FRONT ELEVATION**  
SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION**  
SCALE: 1/4" = 1'-0"



**REAR ELEVATION**  
SCALE: 1/4" = 1'-0"



**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE				
SYMBOL	MODEL #	UNIT DIMENSION	ROUGH OPENING SIZE	REMARKS
(A)	2056	2'-1 5/8" x 5'-9 1/4"	2'-2 1/8" x 5'-9 1/4"	TEMPERED GLASS
(B)	2056	3'-1 5/8" x 5'-9 1/4"	3'-2 1/8" x 5'-9 1/4"	TEMPERED GLASS
(C)	2052	2'-9 5/8" x 3'-5 1/4"	2'-10 1/8" x 3'-5 1/4"	
(D)	2046	3'-1 5/8" x 4'-9 1/4"	3'-2 1/8" x 4'-9 1/4"	
(E)	ARD1	2'-11 15/16" x 1'-5"	3'-0 1/2" x 1'-5 1/2"	
(F)	2017	2'-6 1/8" x 1'-7 3/8"	2'-6 5/8" x 1'-7 1/4"	LOCATED IN ATTIC

**Notes:**

1. Install 2" continuous screened vent or 4" x16" screened vent in soffit. Maintain a minimum 1" airspace between the soffit insulation and roof sheathing.
2. Louver vents at gables or ridge vent continuous throughout.
3. Windows in sleeping rooms must be approved for emergency escape. Verify with local codes.
4. Install steel angle lintels over masonry openings. Size per local code.

