

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 39 Verrill St (Lot #11)		Owner: David Chase		Phone: 878-9487		Permit No: 980780
Owner Address:		Lessee/Buyer's Name:		BusinessName:		
Contractor Name: Keith E. Alling		Address: 24 Lunt Dr Westbrook, ME 04092		Phone: 878-9487		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUL 21 1998 CITY OF PORTLAND </div>
Past Use: Vacant Land		Proposed Use: Single Family Dwelling		COST OF WORK: \$ 50,000.00 PERMIT FEE: \$ 270.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R-3 Type 5B BOCA 96 Signature: <i>Heffer.</i>		
Proposed Project Description: Construct Single Family Dwelling		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: <i>OK with conditions 7/20/98</i> Special Zone or Reviews <input checked="" type="checkbox"/> <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone N/A <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm		
Permit Taken By: SP		Date Applied For: 22 June 1998				

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: 07 July 1998 - Permit Routed _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date:

CEO DISTRICT 7

COMMENTS

10/4/98 Framing OK (D) Foundation Not Inspected

12/22/98 Final Need Start Handrail Garage (D)

Number
Mike Swino
797-3174

Inspection Record

Type

Foundation: _____
 Framing: _____
 Plumbing: _____
 Final: _____
 Other: _____

Date

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Minor/Minor Site Review, Building or Use Permit Pre-Application
Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: <i>Lot #11 Verrill St. #39</i>			
Total Square Footage of Proposed Structure		Square Footage of Lot <i>18,000</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>299</i> Block# <i>D</i> Lot# <i>040</i>		Owner: <i>David Chase</i> <i>50 Gray Rd</i>	Telephone#: <i>878-9487</i>
Lessee/Buyer's Name (If Applicable)		Owner's/Purchaser/Lessee Address: <i>50 Gray Rd. Falmouth 04101</i>	Cost Of Work: <i>\$50,000</i> Fee: <i>\$270</i>
Proposed Project Description:(Please be as specific as possible) <i>New Single Family 24x36 Cape Cod / Site Plan</i>			
Contractor's Name, Address & Telephone <i>Keith E. Alling 24 Hunt Dr. Westbrook 04092 878-9487</i>			Rec'd By:

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (**2 copies are required**). A complete plot plan (Site Plan)includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

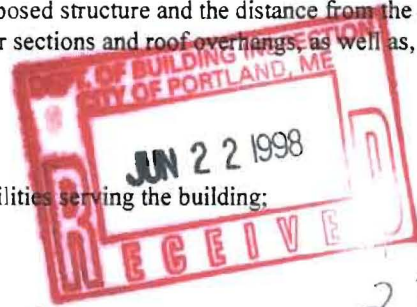
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such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

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued. I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>Keith E. Alling</i>	Date: <i>6/22/98</i>
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Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.



*270
150

420*

BUILDING PERMIT REPORT

DATE: 20 July 98 ADDRESS: 39 Verrill ST. (LOT #11) 299-D-040
REASON FOR PERMIT: To Construct a Single Family dwelling
BUILDING OWNER: David Chase
CONTRACTOR: Keith E. Alling
PERMIT APPLICANT: ↑
USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *2.5, *6, *8, *9, *10, *11, *13, *16, *23, *24, *25, *26, *27, *29

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- *2.5. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- *6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- *8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
- *9. Headroom in habitable space is a minimum of 7'6".
- *10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
- *11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
- *12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension

shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.

- 13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.

*16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)

*24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

*25. All requirements must be met before a final Certificate of Occupancy is issued.

*26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).

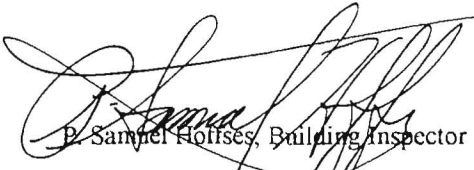
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

28. Please read and implement the attached Land Use-Zoning report requirements.

*29. *Boring, Notching and Cutting shall be done in accordance with sections 2305.5.1, 2305.3 and 2305.4.4.*

*30. *Glass & Glazing shall meet the requirements of Chapter 24-*

- 31. _____
- 32. _____


P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal

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

19980069

I. D. Number

Keith E. Alling

Applicant

24 Lunt Dr, Westbrook, ME 04092

Applicant's Mailing Address

SAA

Consultant/Agent

878-9487

Applicant or Agent Daytime Telephone, Fax

6/22/98

Application Date

Verrill St (Lot #11)

Project Name/Description

39 Verrill St

Address of Proposed Site

299-D-040 to 42

Assessor's Reference: Chart-Block-Lot

-
1. Separate permits shall be required for future decks, sheds, pools and/or garage.
 2. It is understood that there will be no rear doors or sliders, and no rear decks attached on these plans. Any changes shall require separate approval.
-

Fire Conditions of Approval

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Address of Proposed Site
299-D-040 to 42
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DRC Conditions of Approval

Approved subject to Site Plan Review (Addendum) Conditions of Approval:

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.

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.

Your new street address is now 39 Verrill Street, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) 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.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on-site. A crushed stone construction entrance shall be installed.

Applicant should be aware that this lot is low and is identified as a wetland. A wet basement is a possibility if the sump pump should fail or a power failure occurs. Recommend a higher basement finish floor elevation.

Planning Conditions of Approval

Inspections Conditions of Approval



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

Applicant: Keith Alling

Date: 7/9/98

Address: 39 Verrill St (lot #11)

C-B-L: 299-D-40 to 42

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - to construct 24' x 34' 1-family house - no garage
no rear deck

Sevage Disposal - City

Lot Street Frontage - 50' req - 90' shown

Front Yard - 25' req - 30' shown

Rear Yard - 25' req or 33' shown

Side Yard - 8' req - 16' & 40' shown

No rear slides
or deck per
Keith Alling

7/20/98

Projections -

Width of Lot - 75' req - 90' shown

Height - 1/2 (Cape, no dormers) -

Lot Area - 6,500^{sq} req 7,787^{sq} shown

Lot Coverage/Impervious Surface - 25% or 1946.75^{sq} MAX

Area per Family - 6,500^{sq} OK

Off-street Parking - 2 Spcs shown OK

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 6 - Zone C.

24 x 34 = 816^{sq}

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

1998-0069

Application I. D. Number

06/22/1998

Application Date

Verrill St (Lot #11)

Project Name/Description

Alling, Keith

Applicant

24 Lunt Dr, Westbrook, ME 04092

Applicant's Mailing Address

39 - 39 Verrill St

Address of Proposed Site

Consultant/Agent

Agent Ph:

Agent Fax:

299 D040 to 42

Assessor's Reference: Chart-Block-Lot

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 Other (specify) **no garage - no deck**

24' x 34'

18000

R-3

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$100.00** Date **06/22/1998**

DRC Approval Status:

Reviewer **Jim Wendel**

- Approved **Approved w/Conditions** Denied
 See Attached

Approval Date **07/01/1998** Approval Expiration **07/01/1999** Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** **07/01/1998**
 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 checked="" type="checkbox"/> Building Permit Issue | 07/21/1998 | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input checked="" type="checkbox"/> Temporary Certificate of Occupancy | 12/16/1998 | <input checked="" 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 | |

**CITY OF PORTLAND, MAINE
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PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

1998-0069

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Alling, Keith

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- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 9 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 10 A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.
- 11 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 12 Eroded soil shall be contained on-site. A crushed stone construction entrance shall be installed.
- 13 Applicant should be aware that this lot is low and is identified as a wetland. A wet basement is a possibility if the sump pump should fail or a power failure occurs. Recommend a higher basement finish floor elevation.

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

1998-0069

Application I. D. Number

06/22/1998

Application Date

Verrill St (Lot #11)

Project Name/Description

Aling, Keith

Applicant

24 Lunt Dr, Westbrook, ME 04092

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

39 - 39 Verrill St

Address of Proposed Site

299 D040 to 42

Assessor's Reference: Chart-Block-Lot

Conditions of Temporary Certificate Of Occupancy

- 1 From Jim Wendel's Inspection dated 12-16-98:
- 2 1. The final grading and landscape work has not been completed due to the time of year; significant re-grading of the drainage ditch in the 20' drainage easement will be required. The back slope of the ditch is too steep and is fundamentally unstable. This work must be completed by June 15, 1999.
- 3 2. The applicant must place a crushed stone check dam at the low end of the drainage ditch to contain eroded soil within the property.
- 4 From Jim Wendel's memo of 9-22-99 - (inspection of 9-21-99):
- 5 1. Two City of Portland approved species of tree needs to be planted in the front yard. It is our opinion that no permanent certificate of occupancy should be issued until the above item have been satisfactorily completed.

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

19980069
I. D. Number

Keith E. Alling
Applicant
24 Lunt Dr, Westbrook, ME 04092
Applicant's Mailing Address
SAA
Consultant/Agent
878-9487
Applicant or Agent Daytime Telephone, Fax

6/22/98
Application Date
Verrill St (Lot #11)
Project Name/Description



39 Verrill St
Address of Proposed Site
299-D-040
Assessor's Reference: Chart-Block-Lot

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

18000

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$100.00** Date: **6/22/98**

DRC Approval Status:

Reviewer **Jim Wendel**

Approved Approved w/Conditions see attached Denied

Approval Date **7/1/98** Approval Expiration **7/1/99** Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** **7/1/98**
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	_____		
	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		
<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	

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

19980069

I. D. Number

Keith E. Alling

Applicant

24 Lunt Dr, Westbrook, ME 04092

Applicant's Mailing Address

SAA

Consultant/Agent

878-9487

Applicant or Agent Daytime Telephone, Fax

6/22/98

Application Date

Verrill St (Lot #11)

Project Name/Description

39 Verrill St

Address of Proposed Site

299-D-040 to 42

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

- New Building
 Building Addition
 Change Of Use
 Residential
 Office
 Retail
 Manufacturing
 Warehouse/Distribution
 Parking Lot
 Other (specify) no garage - no deck

24' x 34'

18000

R-3

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor)
 Subdivision # of lots _____
 PAD Review
 14-403 Streets Review
 Flood Hazard
 Shoreland
 Historic Preservation
 DEP Local Certification
 Zoning Conditional Use (ZBA/PB)
 Zoning Variance
 Other _____

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$100.00 Date: 6/22/98

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved
 Approved w/Conditions see attached
 Denied

Approval Date 7/20/98 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

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



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

773 MAIN STREET
SUITE 9
SOUTH PORTLAND, MAINE 04106
TEL: 207 775 1121
FAX 207 679 3196

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, P.E. Development Review Coordinator

DATE: September 22, 1999

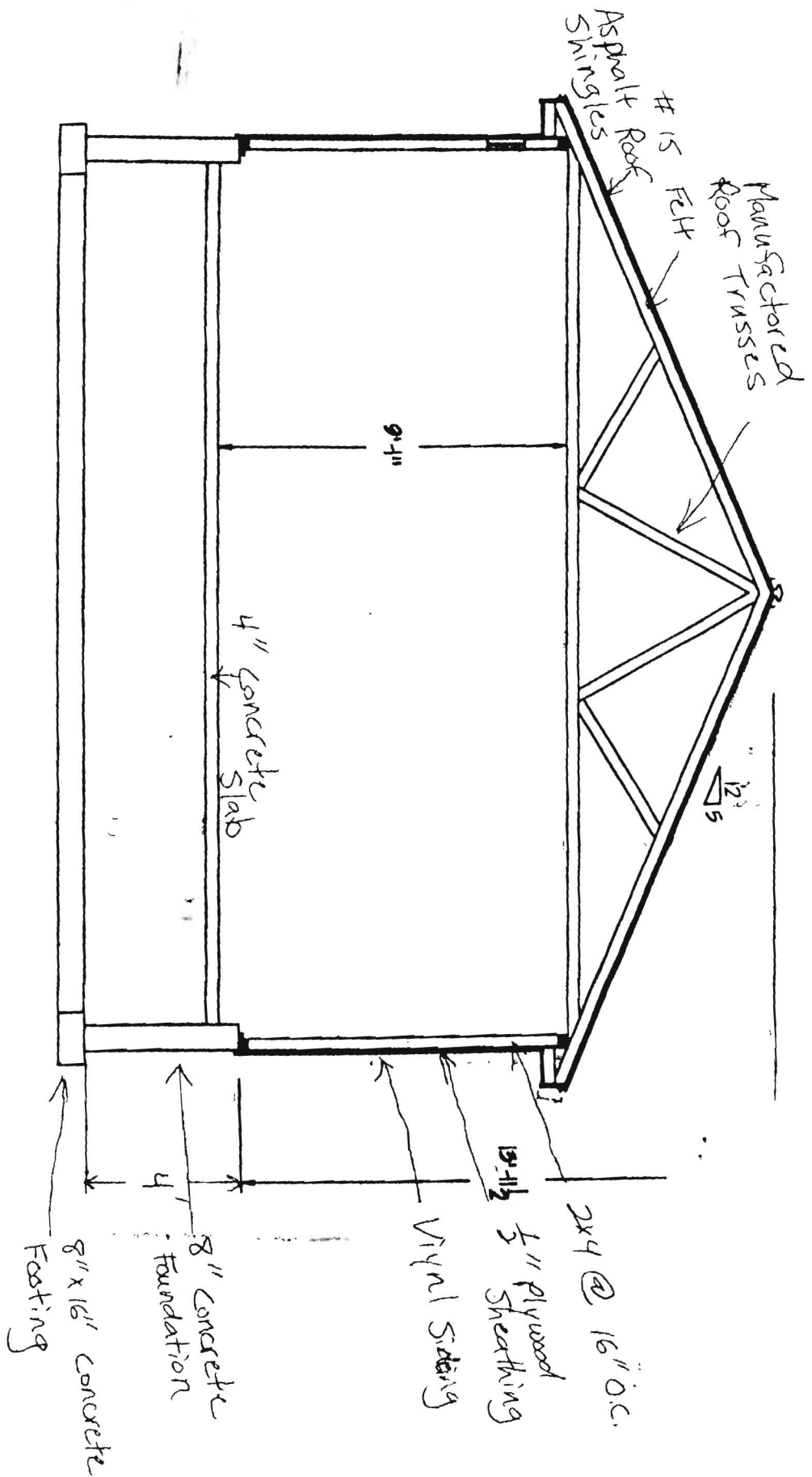
RE: Certificate of Occupancy
39 Verrill Street (lot 11)

On September 21, 1999 a site visit was made to review the completion of the conditions of site plan approval dated 7/1/98.

1. Two City of Portland approved species of tree needs to be planted in the front yard

It is our opinion that **no permanent certificate of occupancy should be issued until** the above item have been satisfactorily completed.

B
C
D
E



Section Thru Garage

MEMORANDUM

TO: Kandi Talbot, Planner
Code Enforcement

FROM: Jim Wendel, PE, Development Review Coordinator

DATE: December 18, 1998

RE: Certificate of Occupancy
39 Vernli Street (lot 11)

A site visit on 12/16/98 was made to review the completion of the conditions of the site plan approved dated 7/1/98; my comments are:

1. The final grading and landscape work has not been completed due to the time of year; significant re-grading of the drainage ditch in the 20' drainage easement will be required. The back slope of the ditch is too steep and is fundamentally unstable. This work must be completed by June 15, 1999.
2. The applicant must place a crushed stone check dam at the low end of the drainage ditch to contain eroded soil within the property.

It is my opinion that **with the completion of item 2 above a temporary certificate of occupancy can be issued** assuming code enforcement has no outstanding issues.

1350.10/disk#9/39verill

AGREEMENT MADE THIS 25th day of January, 1999 between Mortgage Network, Inc., a corporation organized under the laws of the Commonwealth of Massachusetts and having a place of business in Portland, Maine (hereinafter referred to as the Lender) and Keith Alling, builder and having a place of business in Portland, Maine (hereinafter referred to as Builder).

The Lender proposes to lend to Francis C. VanZandt and Valerie VanZandt One Hundred Thirteen Thousand Fifty Dollars (\$113,050.00) to purchase real estate and improvements located at Lot 11 Verrill Street, Portland, Maine 04101, which said improvements have been constructed by Builder.

There remains certain work to be done on the said real estate consisting of the following items, which the Builder agrees to complete on or before the date indicated below:

Final grading, loaming and seeding of lawn

The above work is to be completed in a satisfactory workmanlike manner by June 1, 1999.

COST TO COMPLETE: \$1,500.00 For lawn seeding

The above figure represents the cost to complete the needed work. A one time disbursement for this item will be made from this account. Any work completed which is not part of this Holdback Agreement will not be paid from this account.

In order to assure the Lender that the Builder will complete the above mentioned items of work within the allotted time-frame the Builder hereby agrees to the establishment of a holdback account to be held by the Lender in a non-interest bearing account. When the work has been completed satisfactorily, the Lender will promptly release said funds to Builder after deducting inspection fees, if any.

In the event that the Builder does not complete said work within the time limit or to the reasonable satisfaction of the Lender, then the Lender shall utilize the funds to complete said work.

SEEN AND AGREED TO:

Keith Alling
Keith Alling

Frank W. [unclear]
Mortgage Network



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: December 18, 1998

SUBJECT: Certificate of Occupancy
39 Verrill Street (lot 11)

A site visit on 12-16-98 was made to review the completion of the conditions of the site plan approval dated 7-1-98; my comments are:

1. The final grading and landscape work has not been completed due to the time of year; significant re-grading of the drainage ditch in the 20' drainage easement will be required. The back slope of the ditch is too steep and is fundamentally unstable. This work must be completed by June 15, 1999.
2. The applicant must place a crushed stone check dam at the low end of the drainage ditch to contain eroded soil within the property.

It is my opinion that **with the completion of item 2 above a temporary Certificate of Occupancy can be issued assuming Code Enforcement has no outstanding issues.**

Verrill St L#11

SHORT FORM WARRANTY DEED

Robert J. Esposito of 6 Birkdale Road, ^{Falmouth ME} ~~North Yarmouth~~, ME, 04106, FOR CONSIDERATION PAID, grants to David A. Chase of Falmouth, ME, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

Certain lots or parcels of land, with any improvements thereon, situated on Verrill Street, in the City of Portland, County of Cumberland and State of Maine, being Lots 175 and 176 and Lots 271 through 289, as shown on Plan of Lots at Portland Villa Sites, belonging to J.W. Wilbur Company Incorporated, said plan being made by Ernest W. Branch, C.E., dated July 9, 1918, and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 7. The foregoing premises are further shown on a plan entitled "amended Recording Plat" as recorded in said Registry of Deeds in Plan Book 184, Page 15.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantee herein, by acceptance of this deed, assumes and agrees to pay.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Joseph A. Raynes and Bonnie Belanger, dated May 7, 1997 and recorded in Book 13068, Page 290 and by deed of Robert M. Close dated April 11, 1997 and recorded in Book 13027, Page.

WITNESS my hands and seals this day of June, 1998.

WITNESS

[Handwritten Signature]
Robert J. Esposito

STATE OF MAINE
Cumberland, ss.

June 11th, 1998

Personally appeared the above named Robert J. Esposito, and acknowledged the foregoing instrument to be his free act and deed.

Before me.

[Handwritten Signature]
Notary Public/Attorney at Law
JAMES M. HUNT
CUMBERLAND COUNTY, MAINE
EXPIRES 12/31/98

print name

**CITY OF PORTLAND, ME
BOCA 1996 Plan Review Record
One and Two Family Dwelling**

Valuation: \$50,000.00 Plan Review # _____
 Fee: \$270.00 Date: 20-July-98

Building Location: 39 Verrill St. (LOT #11) CBL: 299-D-040

Building Description: Single Family dwelling

Reviewed by: S. Hoffes

Use or Occupancy: R-3 Type of Construction: 5B

*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All building and site plan requirements must be completed before a Certificate of occupancy can or will be issued	111.4
2.	Foundation Inspection	See Report
3.	Foundation drain	18 13.52
4.	Guardrails & Handrails	1021, 1022.1
5.	Rise & Tread stairs	1014.1 1014.6
6.	Means of egress or rescue	1010.4
7.	Smoke detectors	920.32
8.	Fastening Schedule Table	Table 2305.2
9.	Boring, Notching and Cutting	2305.5.1 2305.4.4 2305.3
10.	Glass & Glazing	Chapter 24
11.		

Correction List		
NO:	Description	Code Section

Foundations (Chapter 18)

Wood Foundation (1808)

N.A. Design
N.A. Installation

Footings (1807.0)

OK Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.
N.A. Insulated footing provided
Soil bearing value (table 1804.3)
16" Footing width
8x16" Concrete footing (1810.0) 3.1, 3.2

Foundation Walls

- Design (1812.1)
8" Minimum thickness Tables 1812.3.2(1) & 1812.3.2 (2)
OK Water proofing and damp proofing Section 1813
2x6 Sill plate (2305.17)
OK Anchorage bolting in concrete (2305.17)
OK Columns (1912)
N.A. Crawl space (1210.2) Ventilation
N.A. Crawl opening size (1210.2.1)

Floors (Chapter 16-23)

OK Joists - Non sleeping area LL40PSF (Table - 1606)
OK Joists - Sleeping area LL30PSF (Table - 1606)
- Grade
16" Spacing
12 Span
OK Girder 4" bearing 2305

Floors (contd.)

- OK Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- OK Bridging (2305.16)
- SR Boring and notching (2305.5.1)
- SR Cutting and notching (2305.3)
- SR Fastening table (2305.2)
- NA Floor trusses (AFPANDS Chapter 35)
- OK Draft stopping (721.7)
- Framing of openings (2305.11) (2305.12)
- 3/4 T&G Flooring - (2304.4) 1" solid - 1/2" particle board
- 4" Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
-
-
-
-
-

Wall Construction (Chapter 2300)

- Design (1609) wind loads
- OK Load requirements
- Grade
- SR Fastening schedule (Table 2305.2)
- 2x6 Wall framing (2305.4.1)
- 2x6 Double top plate (2305.4.2)
- OK Bottom plates: (2305.4.3)
- SR Notching and boring: (2305.4.4) studs
- OK Non load bearing walls (2305.5)
- SR Notching and boring (2305.5.1)
- OK Wind bracing (2305.7)
- OK Wall bracing required (2305.8.1)
- 2x6 Stud walls (2305.8.3)
- 1/2" G Sheathing installation (2305.8.4)
- ✓ Minimum thickness of wall sheathing (Table 2305.13)
- NA Metal construction
- NA Masonry construction (Chapter 21)
- 4" lap Sd Exterior wall covering (Chapter 14)
- OK Performance requirements (1403)
- wood Materials (1404)
- NA Veneers (1405)
- 1/2 gyp Interior finishes (Chapter 8)
-
-
-

Roof-Ceiling Construction (Chapter 23)

- 2x8 Roof rafters - Design (2305.15) spans
- 1/2" Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- N/A Roof trusses (2313.3.1)

Roof Coverings (Chapter 15)

- OK Approved materials (1404.1)
- Performance requirement (1505)
- OK Fire classification (1506)
- Material and installation requirements (1507)
- NA Roof structures (1510.0)
- Asphalt Type of covering (1507)

**Chimneys and Fireplaces
BOCA Mechanical/1993**

- N/A Masonry (1206.0)
- NA Factory - built (1205.0)
- NA Masonry fireplaces (1404)
- NA Factory - built fireplace (1403)

**Mechanical
1993 BOCA Mechanical Code**

State Plumbing Code

Chapter 13

- _____
- _____
- _____
- _____
- _____

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>✓</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>✓</u>
Roof live load	<u>42 PSF</u>	<u>✓</u>
Roof snow load	<u>46 PSF</u>	<u>✓</u>
Seismic Zone	<u>2</u>	<u>✓</u>
Weathering area	<u>S</u>	<u>✓</u>
Frost line depth	<u>4' MIN</u>	<u>✓</u>

Glazing (Chapter 24)

- SR Labeling (2402.1)
- _____ Louvered window or jalousies (2402.5)
- _____ Human impact loads (2405.0)
- _____ Specific hazardous locations (2405.2)
- _____ Sloped glazing and skylights (2404)
- _____
- _____
- _____
- _____
- _____

Private Garages (Chapter 4)

- NA General (407)
- _____ Beneath rooms (407.3)
- _____ Attached to rooms (407.4)
- _____ Door sills (407.5)
- _____ Means of egress (407.8)
- _____ Floor surface (407.9)
- _____
- _____
- _____

Egress (Chapter 10)

- OK One exit from dwelling unit (1010.2)
- SR Sleeping room window (1010.4)
- OR EXIT DOOR (1017.3) 32" W 80" H
- Landings (1014.3.2) stairway
- MA Ramp slope (1016.0)
- Stairways (1014.3) 36" W
- SR Treads (1014.6) 10" min.
- SR Riser (1014.6) 7 3/4" max.
- Solid riser (1014.6.1)
- NA Winders (1014.6.3)
- NA Spiral and Circular (1014.6.4)
- SR Handrails (1022.2.2.) Ht.
- SR Handrail grip size (1022.2.4) 1 1/4" to 2"
- SR Guards (1012.0) 36" min.
- _____
- _____
- _____

Smoke Detectors (920.3.2)

- SR Location and interconnection
- SR Power source

Dwelling Unit Separation
Table 602

NA

AGREEMENT MADE THIS 25th day of January, 1999 between Mortgage Network, Inc., a corporation organized under the laws of the Commonwealth of Massachusetts and having a place of business in Portland, Maine (hereinafter referred to as the Lender) and Keith Alling, builder and having a place of business in Portland, Maine (hereinafter referred to as Builder).

The Lender proposes to lend to Francis C. VanZandt and Valerie VanZandt One Hundred Thirteen Thousand Fifty Dollars (\$113,050.00) to purchase real estate and improvements located at Lot 11 Verrill Street, Portland, Maine 04101, which said improvements have been constructed by Builder.

There remains certain work to be done on the said real estate consisting of the following items, which the Builder agrees to complete on or before the date indicated below:

Final grading, loaming and seeding of lawn

The above work is to be completed in a satisfactory workmanlike manner by June 1, 1999.

COST TO COMPLETE: \$1,500.00 For lawn seeding

The above figure represents the cost to complete the needed work. A one time disbursement for this item will be made from this account. Any work completed which is not part of this Holdback Agreement will not be paid from this account.

In order to assure the Lender that the Builder will complete the above mentioned items of work within the allotted time-frame, the Builder hereby agrees to the establishment of a holdback account to be held by the Lender in a non-interest bearing account. When the work has been completed satisfactorily, the Lender will promptly release said funds to Builder after deducting inspection fees, if any.

In the event that the Builder does not complete said work within the time limit or to the reasonable satisfaction of the Lender, then the Lender shall utilize the funds to complete said work.

SEEN AND AGREED TO:

Keith Alling
Keith Alling

Francis C. VanZandt
Francis C. VanZandt
Mortgage Network



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: December 18, 1998

SUBJECT: Certificate of Occupancy
39 Verrill Street (lot 11)

A site visit on 12-16-98 was made to review the completion of the conditions of the site plan approval dated 7-1-98; my comments are:

1. The final grading and landscape work has not been completed due to the time of year; significant re-grading of the drainage ditch in the 20' drainage easement will be required. The back slope of the ditch is too steep and is fundamentally unstable. This work must be completed by June 15, 1999.
2. The applicant must place a crushed stone check dam at the low end of the drainage ditch to contain eroded soil within the property.

It is my opinion that **with the completion of item 2 above a temporary Certificate of Occupancy can be issued** assuming Code Enforcement has no outstanding issues.

SHORT FORM WARRANTY DEED

Verrill St L#11

Falmouth ME 052

Robert J. Esposito of 6 Birkdale Road, North Yarmouth, ME, 04106, FOR CONSIDERATION PAID, grants to David A. Chase of Falmouth, ME, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

Certain lots or parcels of land, with any improvements thereon, situated on Verrill Street, in the City of Portland, County of Cumberland and State of Maine, being Lots 175 and 176 and Lots 271 through 289, as shown on Plan of Lots at Portland Villa Sites, belonging to J.W. Wilbur Company Incorporated, said plan being made by Ernest W. Branch, C.E., dated July 9, 1918, and recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 7. The foregoing premises are further shown on a plan entitled "amended Recording Plat" as recorded in said Registry of Deeds in Plan Book 184, Page 15.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantee herein, by acceptance of this deed, assumes and agrees to pay.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Joseph A. Raynes and Bonnie Belanger, dated May 7, 1997 and recorded in Book 13068, Page 290 and by deed of Robert M. Close dated April 11, 1997 and recorded in Book 13027, Page.

WITNESS my hands and seals this _____ day of June, 1998.

WITNESS

[Handwritten signature of Robert J. Esposito]
Robert J. Esposito

STATE OF MAINE
Cumberland, ss.

June 11th, 1998

Personally appeared the above named Robert J. Esposito, and acknowledged the foregoing instrument to be his free act and deed.

Before me.

[Handwritten signature of Notary Public/Attorney at Law]
Notary Public/Attorney at Law
~~NOTARY PUBLIC~~
~~BY COMMISSION EXPIRES 12/31/98~~

print name



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 39 Verrill St. 299-D-040

Issued to David Chase

Date of Issue January 4, 1998

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 981203, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family w/attached
garage
Use Group R3
Type 5B BOCA 96

Limiting Conditions:

Code compliance of non-visible foundation elements not established. No foundation inspection recorded temporary until June 15, 1999. Monies in escrow for final landscaping.

This certificate supersedes certificate issued

Approved:

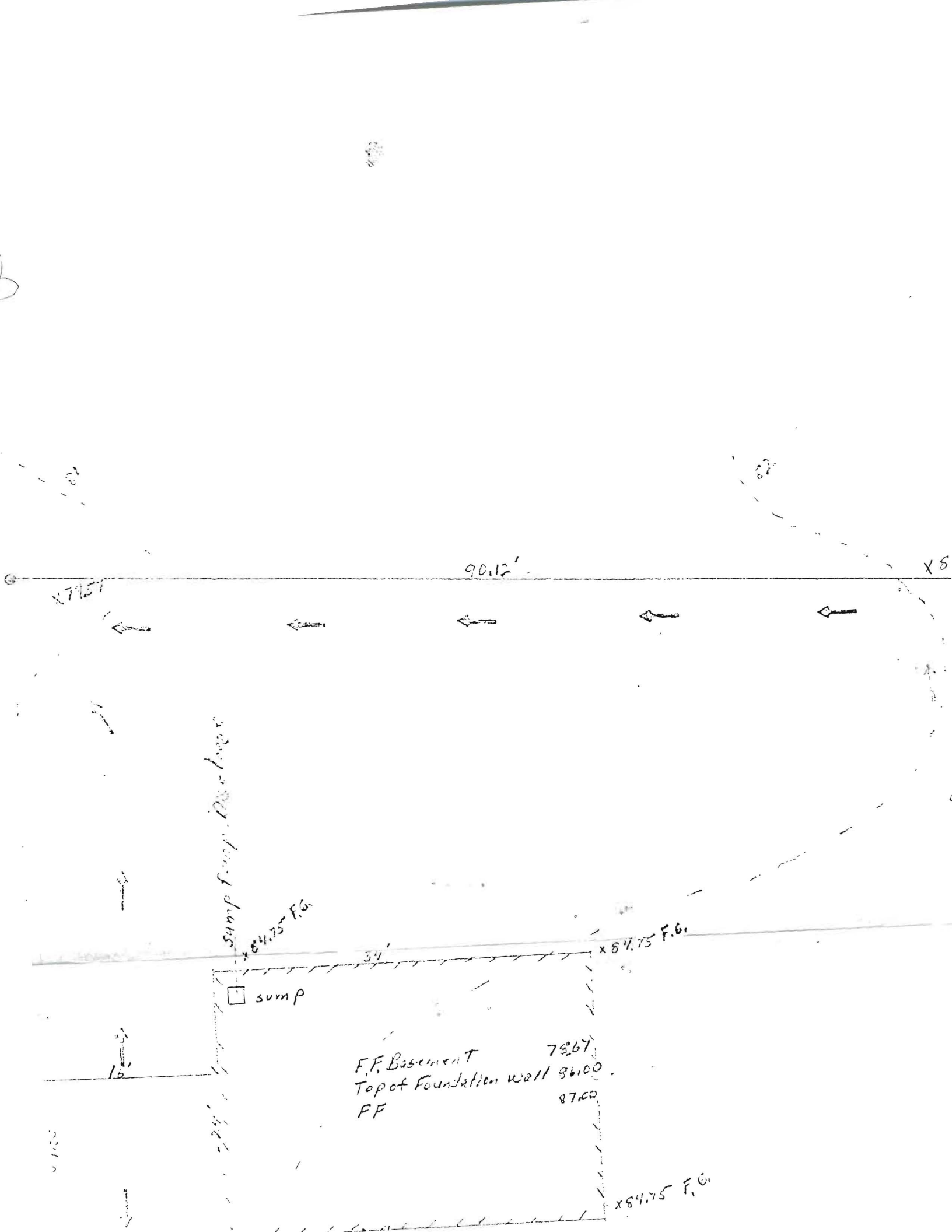
1/4/99

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



90.12'

17.51'

sump pump discharge

x 84.75 F.G.

34'

x 84.75 F.G.

sump

F.F. Basement 78.67
Top of Foundation wall 86.00
FF 87.00

x 84.75 F.G.

X5

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

19980069

I. D. Number

Keith E. Alling

Applicant

24 Lunt Dr, Westbrook, ME 04092

Applicant's Mailing Address

SAA

Consultant/Agent

878-9487

Applicant or Agent Daytime Telephone, Fax

6/22/98

Application Date

Verrill St (Lot #11)

Project Name/Description

39 Verrill St

Address of Proposed Site

299-D-040 to 42

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to Site Plan Review (Addendum) Conditions of Approval:

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.

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.

Your new street address is now 39 Verrill Street

, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300 ext.8722) 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.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Eroded soil shall be contained on-site. A crushed stone construction entrance shall be installed.

Applicant should be aware that this lot is low and is identified as a wetland. A wet basement is a possibility if the sump pump should fail or a power failure occurs. Recommend a higher basement finish floor elevation.

Planning Conditions of Approval

Inspections Conditions of Approval

CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

Applicant: Keith Alling

Date: 7/9/99

Address: 39 Verrill St (lot #11) C-B-L: 299-D-40 to 42

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - to construct 24' x 34' 1-family house - No garage
No rear deck

Sewage Disposal - City

Lot Street Frontage - 50' req - 90' shown

Front Yard - 25' req - 30' shown

Rear Yard - 25' req or 33' shown

Side Yard - 8' req - 16' & 40' shown

No rear slides
or deck per
Keith Alling
7/20/99

Projections -

Width of Lot - 75' req - 90' shown

Height - 1/2 (Cape, no dormers) -

Lot Area - 6,500^{sq} req 7,787^{sq} shown

Lot Coverage/ Impervious Surface - 25% or 1946.75^{sq} MAX

Area per Family - 6,500^{sq} ok

Off-street Parking - 2 Spcs shown ok

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 6 - Zone C

24 x 34 = 816^{sq}

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

1998-0069

Application I. D. Number

Alling, Keith

Applicant

24 Lunt Dr, Westbrook, ME 04092

Applicant's Mailing Address

06/22/1998

Application Date

Verrill St (Lot #11)

Project Name/Description

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

39 - 39 Verrill St

Address of Proposed Site

299 D040 to 42

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **no garage - no deck**

24' x 34'

18000

R-3

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$100.00** Date **06/22/1998**

DRC Approval Status:

Reviewer **Jim Wendel**

- Approved **Approved w/Conditions** Denied
 See Attached

Approval Date **07/01/1998** Approval Expiration **07/01/1999** Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** **07/01/1998**
 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 checked="" type="checkbox"/> Building Permit Issue | 07/21/1998 | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input checked="" type="checkbox"/> Temporary Certificate of Occupancy | 12/16/1998 | <input checked="" 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 | |

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

1998-0069

Application I. D. Number

Alling, Keith

Applicant

06/22/1998

Application Date

24 Lunt Dr, Westbrook, ME 04092

Applicant's Mailing Address

Verrill St (Lot #11)

Project Name/Description

Consultant/Agent

39 - 39 Verrill St

Address of Proposed Site

Agent Ph:

Agent Fax:

299 D040 to 42

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Insp

- 1 Separate permits shall be required for future decks, sheds, pools and/or garage.
- 2 It is understood that there will be no rear doors or sliders, and no rear decks attached on these plans. Any changes shall require separate approval.

Approval Conditions of DRC

- 1 Approved subject to Site Plan Review (Addendum) Conditions of Approval:
- 2 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.
- 3 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.
- 4 Your new street address is now 39 Verrill Street , the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy. The Development Review Coordinator (874-8300 ext.8722) 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.
- 5 Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.
- 6 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 9 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 10 A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.
- 11 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 12 Eroded soil shall be contained on-site. A crushed stone construction entrance shall be installed.
- 13 Applicant should be aware that this lot is low and is identified as a wetland. A wet basement is a possibility if the sump pump should fail or a power failure occurs. Recommend a higher basement finish floor elevation.

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

1998-0069

Application I. D. Number

06/22/1998

Application Date

Verrill St (Lot #11)

Project Name/Description

Alling, Keith

Applicant

24 Lunt Dr, Westbrook, ME 04092

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

39 - 39 Verrill St

Address of Proposed Site

299 D040 to 42

Assessor's Reference: Chart-Block-Lot

Conditions of Temporary Certificate Of Occupancy

- 1 From Jim Wendel's Inspection dated 12-16-98:
 - 2 1. The final grading and landscape work has not been completed due to the time of year; significant re-grading of the drainage ditch in the 20' drainage easement will be required. The back slope of the ditch is too steep and is fundamentally unstable. This work must be completed by June 15, 1999.
 - 3 2. The applicant must place a crushed stone check dam at the low end of the drainage ditch to contain eroded soil within the property.
- 4 From Jim Wendel's memo of 9-22-99 - (inspection of 9-21-99) :
 - 5 1. Two City of Portland approved species of tree needs to be planted in the front yard. It is our opinion that no permanent certificate of occupancy should be issued until the above item have been satisfactorily completed.

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

19980069

I. D. Number

Keith E. Alling
Applicant
24 Lunt Dr, Westbrook, ME 04092
Applicant's Mailing Address
SAA
Consultant/Agent
878-9487
Applicant or Agent Daytime Telephone, Fax

6/22/98
Application Date
Verrill St (Lot #11)
Project Name/Description

39 Verrill St
Address of Proposed Site
299-D-040
Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units **18000** Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$50.00** Subdivision Engineer Review **\$100.00** Date: **6/22/98**

DRC Approval Status:

Reviewer **Jim Wendel**

Approved Approved w/Conditions see attached Denied

Approval Date **7/1/98** Approval Expiration **7/1/99** Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** **7/1/98**
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	_____		
	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		
<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	

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

19980069

I. D. Number

Keith E. Alling

Applicant

24 Lunt Dr, Westbrook, ME 04092

Applicant's Mailing Address

SAA

Consultant/Agent

878-9487

Applicant or Agent Daytime Telephone, Fax

6/22/98

Application Date

Verrill St (Lot #11)

Project Name/Description

39 Verrill St

Address of Proposed Site

299-D-040 to 42

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

New Building Building Addition Change Of Use Residential

Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) no garage - no deck

24' x 34'

18000

R-3

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review

Flood Hazard Shoreland Historic Preservation DEP Local Certification

Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$100.00 Date: 6/22/98

Inspections Approval Status:

Reviewer Marge Schmuckal

Approved **Approved w/Conditions** see attached Denied

Approval Date 7/20/98 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

Performance Guarantee Accepted _____ date _____ amount _____ expiration date

Inspection Fee Paid _____ date _____ amount

Building Permit Issued _____ date

Performance Guarantee Reduced _____ date _____ remaining balance _____ signature

Temporary Certificate of Occupancy _____ date Conditions (See Attached)

Final Inspection _____ date _____ signature

Certificate Of Occupancy _____ date

Performance Guarantee Released _____ date _____ signature

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date

Defect Guarantee Released

1



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

775 MAIN STREET
SUITE 9
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 679 0296

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, P.E. Development Review Coordinator

DATE: September 22, 1999

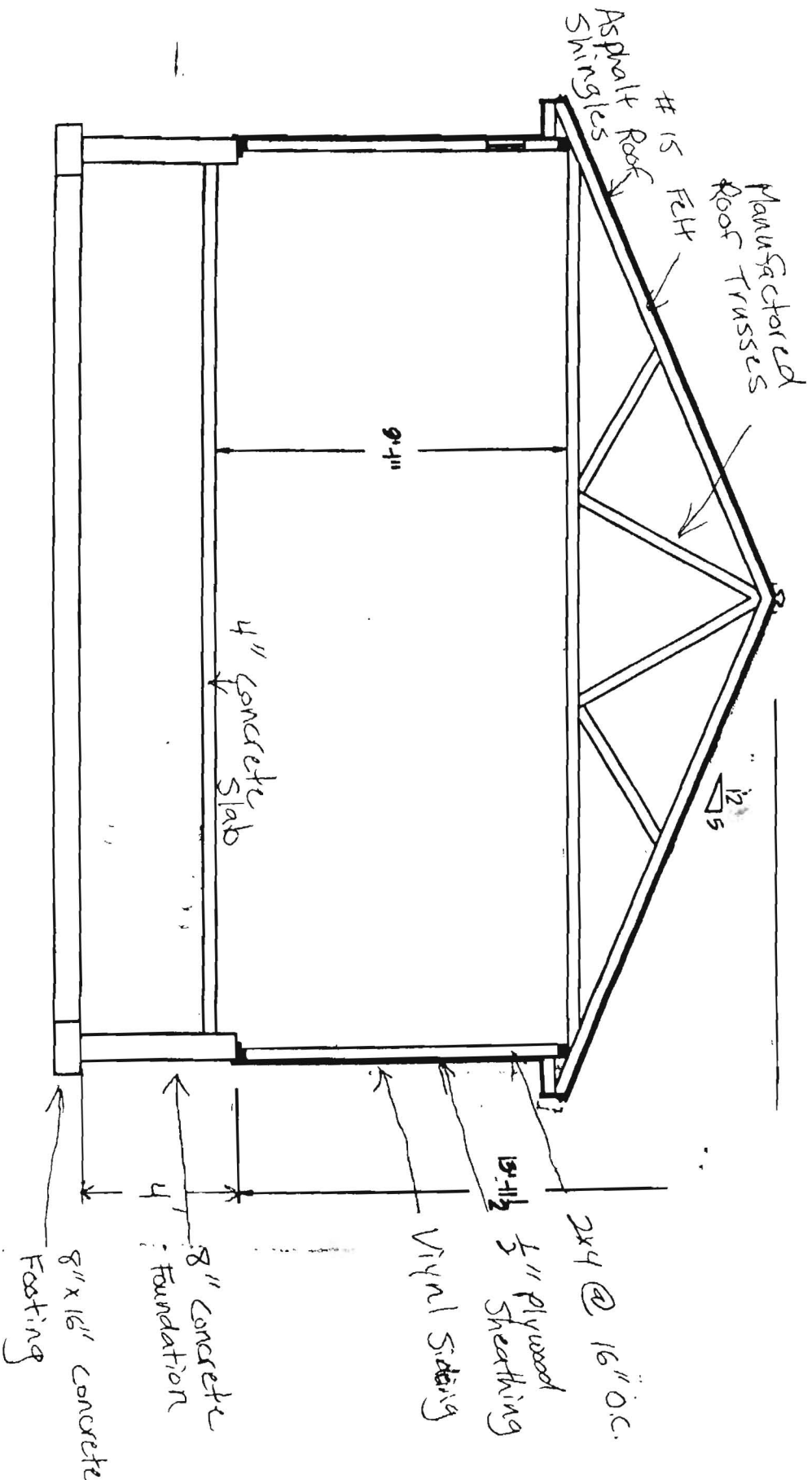
RE: Certificate of Occupancy
39 Verrill Street (lot 11)

On September 21, 1999 a site visit was made to review the completion of the conditions of site plan approval dated 7/1/98.

1. Two City of Portland approved species of tree needs to be planted in the front yard

It is our opinion that **no permanent certificate of occupancy should be issued until the above item have been satisfactorily completed.**

B
C
D
E



Section thru Garage

MEMORANDUM

TO: Kandi Talbot, Planner
Code Enforcement

FROM: Jim Wendel, PE, Development Review Coordinator

DATE: December 18, 1998

RE: Certificate of Occupancy
39 Verrill Street (lot 11)

A site visit on 12/16/98 was made to review the completion of the conditions of the site plan approved dated 7/1/98; my comments are:

1. The final grading and landscape work has not been completed due to the time of year; significant re-grading of the drainage ditch in the 20' drainage easement will be required. The back slope of the ditch is too steep and is fundamentally unstable. This work must be completed by June 15, 1999.
2. The applicant must place a crushed stone check dam at the low end of the drainage ditch to contain eroded soil within the property.

It is my opinion that **with the completion of item 2 above a temporary certificate of occupancy can be issued** assuming code enforcement has no outstanding issues.

1350.10/disk#9/39verill

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

19980069

I. D. Number

Keith E. Alling

Applicant

24 Lunt Dr, Westbrook, ME 04092

Applicant's Mailing Address

SAA

Consultant/Agent

878-9487

Applicant or Agent Daytime Telephone, Fax

6/22/98

Application Date

Verrill St (Lot #11)

Project Name/Description

39 Verrill St

Address of Proposed Site

299-D-040 to 42

Assessor's Reference: Chart-Block-Lot

-
1. Separate permits shall be required for future decks, sheds, pools and/or garage.
 2. It is understood that there will be no rear doors or sliders, and no rear decks attached on these plans. Any changes shall require separate approval.
-

Fire Conditions of Approval



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."