



CITY OF PORTLAND

May 30, 2001

Mr. Frank Amabile
119 Tucker Avenue
Portland, ME 04103

332 0016

Dear Mr. Amabile

Included is the information as requested. Pertaining to the drainage around your building, one of the city's conditions of approval clearly states that "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 the entire footprint of building".

After meeting on site, it was determined that this criteria was not met.

After reviewing , It has been determined that this issue is a private matter that should be handled directly with the site contractor.

Thank You for Your Time.

Sincerely,

Jay Reynolds

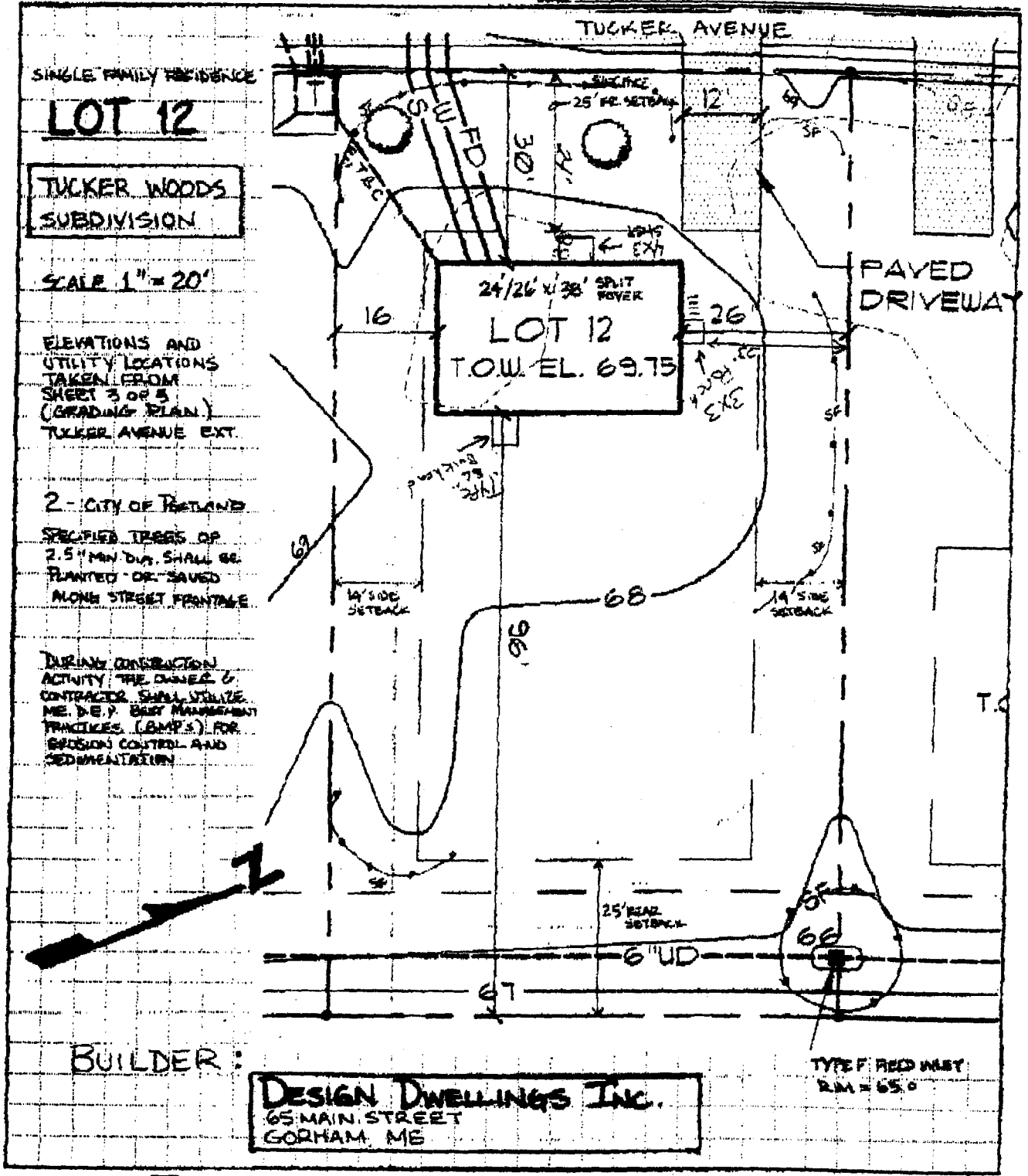
Development Review Coordinator

CC: Sarah Hopkins, Development Review Program Manager
Penny Littell, Associate Corporation Counsel
Alexander Jaegerman, Chief Planner
— Mike Nugent, Inspection Services Manager

File: O:\plan\drc\119tucker1.doc

SEBAGO TECHNICS, INC.
 12 Westbrook Common
 P.O. Box 1339
 WESTBROOK, MAINE 04098
 (207) 856-0277 FAX (207) 856-2205

JOB _____
 SHEET NO. _____ OF _____
 CALCULATED BY: JRS DATE: 6-14-99
 CHECKED BY: _____ DATE: _____
 SCALE: 1" = 20 FT.



*Received
 6/29/99*

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

19990080

I. D. Number

Design Dwellings Inc.

Applicant

66 Main St, Gorham, ME 04038

Applicant's Mailing Address

Consultant/Agent

839-2631

839-4509

Applicant or Agent Daytime Telephone, Fax

6/17/99

Application Date

Tucker Ave Ext. Lot 12

Project Name/Description

Tucker Ave

Address of Proposed Site

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved, subject to wite 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 119 Tucker Ave. , 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 located at the proposed curb cut.

All disturbed areas shall be stabilized with 4" loam, permanently seeded, and mulched.

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."