

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

2008-0070

Application I. D. Number

DRC Copy

**Phil DiPierro**

5/28/2008

Application Date

**Dwight Brackett**

Applicant

**84 Country Lane, Portland, ME 04103**

Applicant's Mailing Address

**Dwight Brackett**

Consultant/Agent

**Applicant Ph: (207) 772-8629 Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**Beverly St, Portland, Maine**

Address of Proposed Site

**335 B004001**

Assessor's Reference: Chart-Block-Lot

**Single Family Home Lot#1**

Project Name/Description

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

**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 type="checkbox"/> Traffic Movement            |
| <input type="checkbox"/> After the Fact - Minor           | <input type="checkbox"/> PAD Review               | <input type="checkbox"/> 14-403 Streets Review       |
|   |   | <input type="checkbox"/> DEP Local Certification     |
|   |   | <input type="checkbox"/> Site Location               |
|   |   | <input type="checkbox"/> Other _____                 |

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 5/28/2008

**DRC Approval Status:**

Reviewer Phil DiPierro

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

Approval Date \_\_\_\_\_ Approval Expiration 7/9/08 Extension to \_\_\_\_\_  Additional Sheets Attached

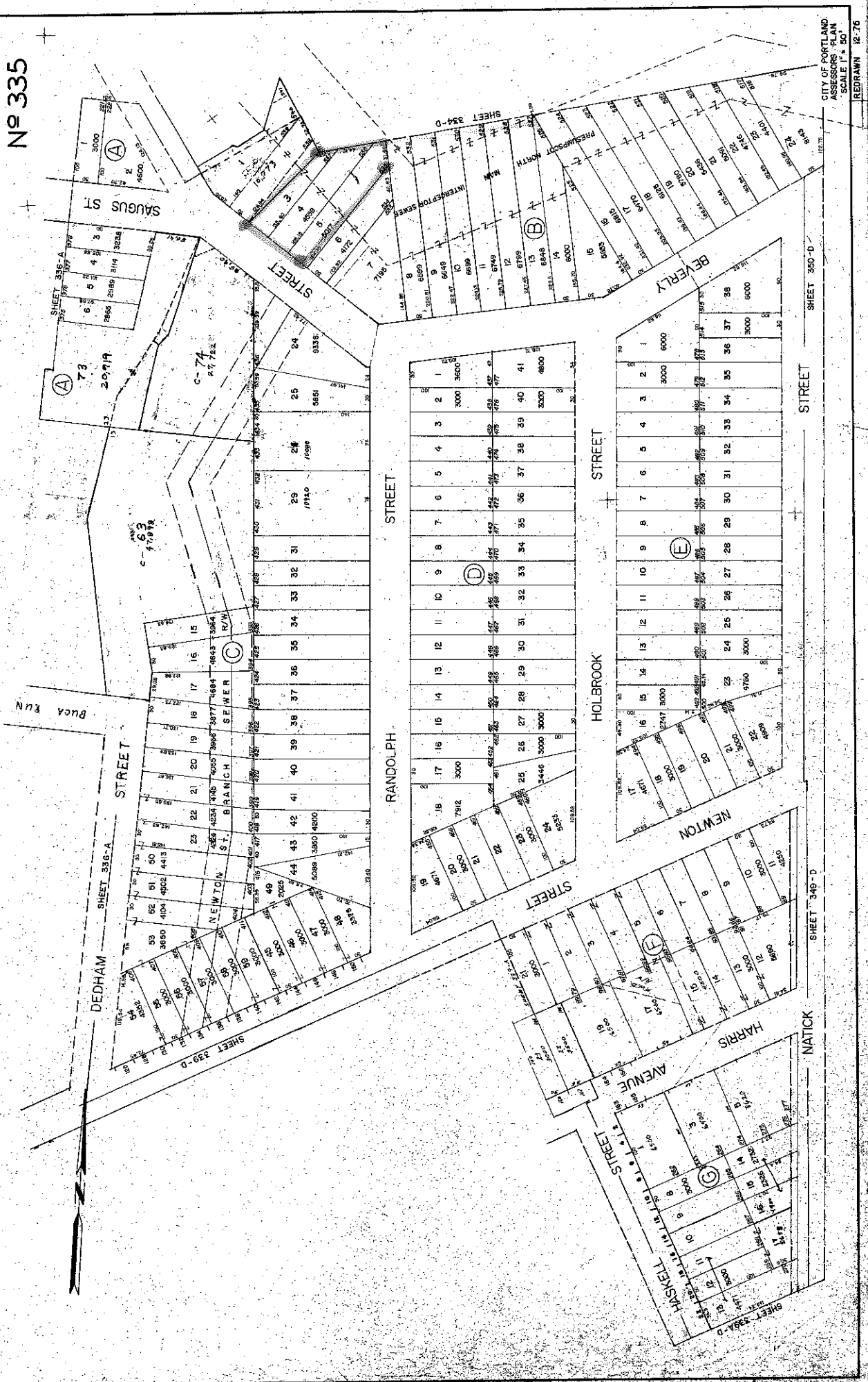
Phil DiPierro signature      7/9/08 date

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	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ 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 type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input checked="" type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

No 335



CITY OF PORTLAND  
 ASSESSORS' PLAN  
 SCALE 1" = 50'  
 REDRAWN 12.75

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM
(For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Form with fields: Name of Applicant (owner), Applicant Mailing Address, Town/City, State, Zip Code, Daytime Telephone No., Project Location, County, Map #, Lot #, Name of Wetland or Waterbody, Name of Agent, Agent's Telephone No., Detailed Directions to Site, UTM Northing, UTM Easting, Description of Project, Part of a larger project?

(CHECK ONE) This project: does [ ] does not [x] involve work below mean low water.

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, have read and will comply with all of the standards in the Sections checked below.

- Sec. (2) Act. Adj. to Protected Natural Res. [x]
Sec. (10) Stream Crossing [x]
Sec. (17) Transfer/Permit Extension [ ]
Sec. (3) Intake Pipes [ ]
Sec. (11) State Transportation Facil. [ ]
Sec. (18) Maintenance Dredging [ ]
Sec. (4) Replacement of Structures [ ]
Sec. (12) Restoration of Natural Areas [ ]
Sec. (19) Activities in/on/over significant vernal pool habitat [ ]
Sec. (5) REPEALED [ ]
Sec. (13) F&W Creation/Enhance/Water Quality Improvement [ ]
Sec. (20) Activities in existing dev. areas located in/on/over high or moderate value inland waterfowl & wading bird habitat or shorebird nesting, feeding & staging areas [ ]
Sec. (6) REPEALED [ ]
Sec. (8) Movement of Rocks or Vegetation [ ]
Sec. (14) REPEALED [ ]
Sec. (7) Outfall Pipes [ ]
Sec. (15) Public Boat Ramps [ ]
Sec. (8) Shoreline stabilization [ ]
Sec. (16) Coastal Sand Dune Projects [ ]
Sec. (9) Utility Crossing [ ]

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.

I have attached the following required submittals. NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:

- Attach a check for \$55 made payable to: "Treasurer, State of Maine".
Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
Attach all other required submissions as outlined in the PBR Sections checked above.

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant: [Signature] Date: 2-5-08

Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification.

- AUGUSTA DEP: 17 STATE HOUSE STATION, AUGUSTA, ME 04333-0017, (207)287-3901
PORTLAND DEP: 312 CANCO ROAD, PORTLAND, ME 04103, (207)822-6300
BANGOR DEP: 106 HOGAN ROAD, BANGOR, ME 04401, (207)841-4570
PRESQUE ISLE DEP: 1235 CENTRAL DRIVE, PRESQUE ISLE, ME 04769, (207)764-0477

OFFICE USE ONLY table with fields: PBR #, CK #, FP #, Date, Staff, Acc. Date, Def. Date, Aher Photos

Lot #s incorrect. Changed by John MacLaine (DEP)



STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

JOHN ELIAS BALDACCI  
GOVERNOR

DAVID P. LITTELL  
COMMISSIONER

SOUTHERN MAINE REGIONAL OFFICE

FAX TRANSMITTAL INSTRUCTIONS

DATE: 7/9/08

DELIVER TO: Phil DiPierro

COMPANY NAME: City of Portland

FAX NUMBER: 756-8258

SENT BY: John MacLaine  
Of Maine Department of Environmental Protection

NUMBER OF PAGES (Including Cover): 2

Serving Maine People & Protecting Their Environment

AUGUSTA  
STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0017  
(207) 287-7688  
LAY BLDG., HOSPITAL ST

BANGOR  
106 HOGAN ROAD  
BANGOR, MAINE 04401  
(207) 941-4570 FAX: (207) 941-4584

\* PORTLAND  
312 CANCO ROAD  
PORTLAND, MAINE 04103  
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE  
1235 CENTRAL DRIVE, SKYWAY PARK  
PRESQUE ISLE, MAINE 04769-2094  
(207) 764-0477 FAX: (207) 764-1507

12/2006

**DEPARTMENT OF ENVIRONMENTAL PROTECTION**  
**PERMIT BY RULE NOTIFICATION FORM**  
 (For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY

Name of Applicant: (owner)		Diversified Properties			Applicant Mailing Address:		P.O. Box 10127			
Town/City:		Portland			State:		ME			
Zip Code:	07107	Daytime Telephone No: (include area code)		773-4988		Project Location: (town)		Portland		
County:	Cumberland	Map #:	335	Lot #:	B	Name of Wetland or Waterbody:		Unnamed		
Name of Agent:		James Wolf			Agent's Telephone No: (include area code)		773-4988			
Detailed Directions to Site:		Forest Avenue to Stuart ST., right at end, right at stop sign, end of street after last house								
				UTM Northing: (if known)		UTM Easting: (if known)				
Description of Project:		construct single family house. possible stream running thru culvert within 75 feet of house and grading will be outside of 50' setback. See Attach								
Part of a larger project?							<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	No

(CHECK ONE) This project: does  does not  involve work below mean low water.

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, have read and will comply with all of the standards in the Sections checked below.

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res.<br><input type="checkbox"/> Sec. (3) Intake Pipes<br><input type="checkbox"/> Sec. (4) Replacement of Structures<br><input type="checkbox"/> Sec. (5) REPEALED<br><input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation<br><input type="checkbox"/> Sec. (7) Outfall Pipes<br><input type="checkbox"/> Sec. (8) Shoreline stabilization<br><input type="checkbox"/> Sec. (9) Utility Crossing | <input checked="" type="checkbox"/> Sec. (10) Stream Crossing<br><input type="checkbox"/> Sec. (11) State Transportation Facil.<br><input type="checkbox"/> Sec. (12) Restoration of Natural Areas<br><input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water<br>Quality Improvement<br><input type="checkbox"/> Sec. (14) REPEALED<br><input type="checkbox"/> Sec. (15) Public Boat Ramps<br><input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension<br><input type="checkbox"/> Sec. (18) Maintenance Dredging<br><input type="checkbox"/> Sec. (19) Activities in/on/over<br>significant vernal pool habitat<br><input type="checkbox"/> Sec. (20) Activities in existing dev.<br>areas located in/on/over high or<br>moderate value inland waterfowl &<br>wading bird habitat or shorebird<br>nesting, feeding & staging areas |
|--|--|--|

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I have attached the following required submittals. **NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:**

- Attach** a check for \$55 made payable to: "Treasurer, State of Maine".
- Attach** a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- Attach** all other required submissions as outlined in the PBR Sections checked above.

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant:		Date:	2-5-08
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*Keep a copy as a record of permit.* Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. **Work carried out in violation of any standard is subject to enforcement action.**

AUGUSTA DEP  
17 STATE HOUSE STATION  
AUGUSTA, ME 04333-0017  
(207)287-3901

PORTLAND DEP  
312 CANCO ROAD  
PORTLAND, ME 04103  
(207)822-6300

BANGOR DEP  
106 HOGAN ROAD  
BANGOR, ME 04401  
(207)941-4570

PRESQUE ISLE DEP  
1235 CENTRAL DRIVE  
PRESQUE ISLE, ME 04769  
(207)764-0477

OFFICE USE ONLY	Ck.# 8213	Date 2/5/08	Staff JM	Staff JM	After Photos
PBR# 45157	FP \$ 55.00		Acc. Date 2-14-08	Def. Date 2/6/08	

DEPLW0309-K2006

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

050923

DRC Copy

**Jay Reynolds**

2005-0154

Application I. D. Number

7/8/2005

Application Date

**Single Family Home**

Project Name/Description

**Diversified Properties Inc**

Applicant

**Po Box 10127, Portland, ME 04104**

Applicant's Mailing Address

**James Wolf**

Consultant/Agent

**Agent Ph: (207)773-4988**

**Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**Beverly St, Portland, Maine**

Address of Proposed Site

**335 B008001**

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 12069 Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

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

Fees Paid: Site Pla \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 7/11/2005

**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	

**From:** Lannie Dobson  
**To:** C of O; tm  
**Date:** 11/17/2008 11:53:08 AM  
**Subject:** Certificate of Occupancy/Final Scheduled. Property Addr: 0 BEVERLY ST Parcel ID:  
335 B007001 Dist

Date: 11/19/2008 Time: 6:00:00 AM

Note: Dwight 756-0687 Property Addr: 0 BEVERLY ST Parcel ID: 335 B007001

Application Type: Prmt  
Application ID: 80592

Contact:  
Phone1: Phone2:

Owner Name: DIVERSIFIED PROPERTIES INC  
Owner Addr: PO BOX 10127  
PORTLAND , ME 04104


## SPACE AND BULK REQUIREMENTS – R-2 ZONE

MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	12 FT.
1 1/2 STORY	12 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.
MINIMUM LOT WIDTH:	80 FT.

\* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN TWELVE (12) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: SEPT 04
Draft: CAH	Job No.: 1081
Checked: AMP	Scale: NTS
File Name: 1081-SP.DWG	

 <i>Traffic and Civil Engineering Services</i>

Drawing Name: <b>Space &amp; Bulk Requirements</b>
Project: <b>BEVERLY STREET, PORTLAND</b>

Figure No. <b>1</b>
------------------------



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: April 30, 2009

RE: C. of O. for #61 Beverly Street,  
(Id#2008-0070) (CBL 335 B 004001)

---

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, Inspection Services Manager  
File: Urban Insight

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: November 20, 2008

RE: C. of O. for #61 Beverly Street,  
(Id#2008-0070) (CBL 335 B 004001)

---

After visiting the site, I have the following comments:

Site work incomplete:

1. Loam and seed,
2. Permanent slope stabilization.

I anticipate this work can be completed by **June 1, 2009**.

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

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


## SPACE AND BULK REQUIREMENTS - R-2 ZONE

MINIMUM LOT SIZE:	10,000 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
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THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

Design: DER	Date: SEPT 04
Draft: CAH	Job No.: 1081
Checked: AMP	Scale: NTS
File Name: 1081-SPACE AND BULK - LOTS	

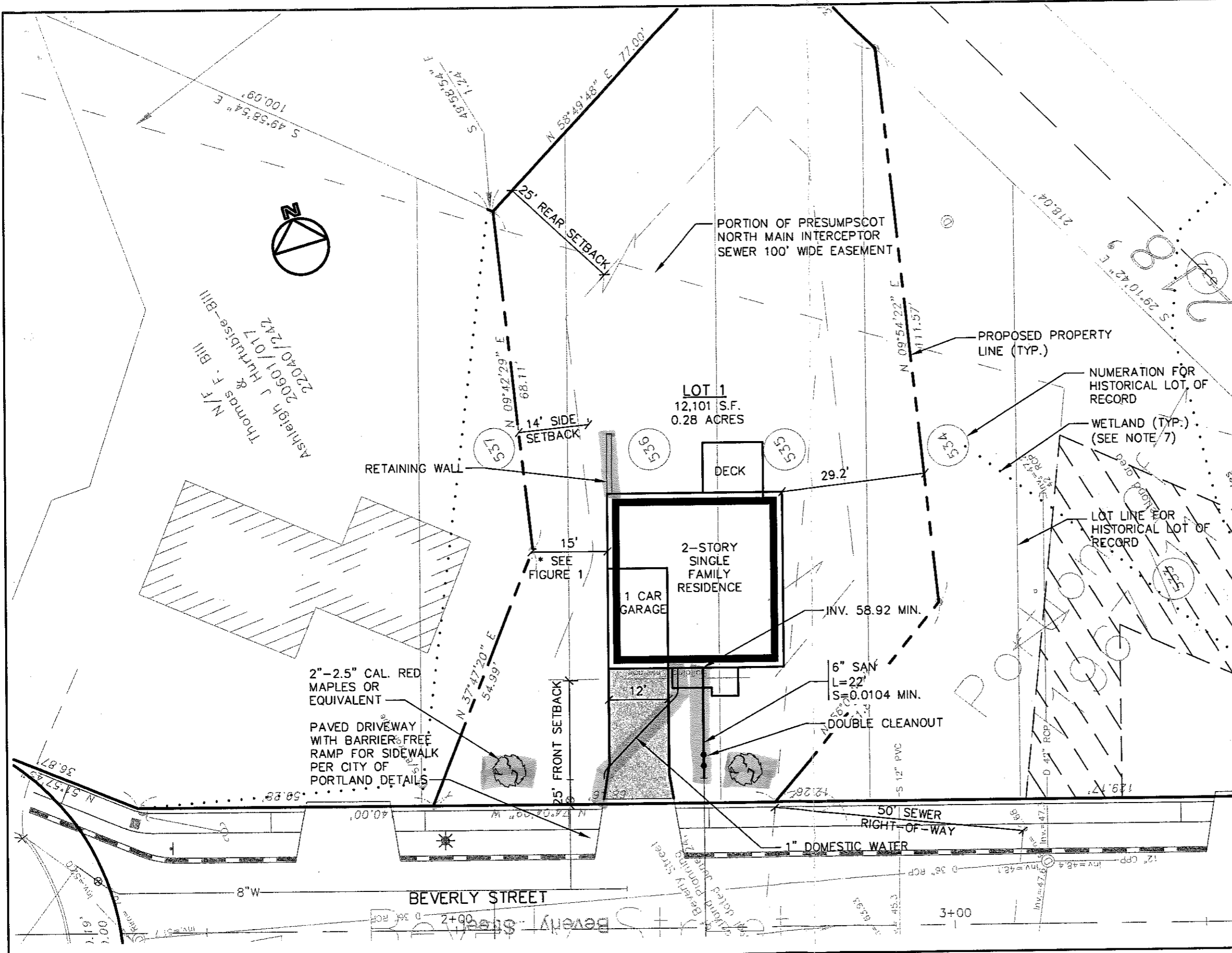
 <i>Traffic and Civil Engineering Services</i>

Drawing Name:
<b>Space &amp; Bulk Requirements</b>
Project:
<b>BEVERLY STREET, PORTLAND</b>

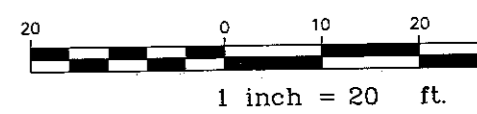
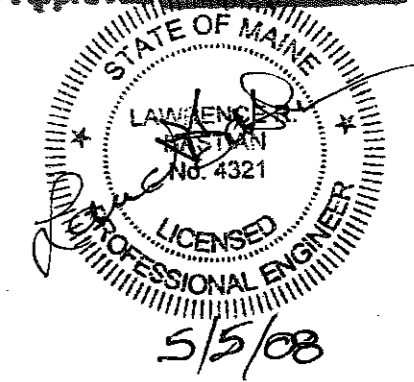
Figure No.
<b>1</b>

**GENERAL NOTES**

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN JUNE 2004.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
4. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
5. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE.
7. WETLANDS IN VICINITY OF WORK SHALL BE REMARKED AND DELINEATED WITH A DOUBLE ROW OF SILT FENCE PRIOR TO CLEARING OR ANY LAND DISTURBANCE.



**CITY OF PORTLAND  
APPROVED SITE PLAN**  
Subject to Dept. Conditions  
Date of Approval: 7/9/08



Rev.	Date	Revision
1	1/5/07	REMOVE TURNAROUND

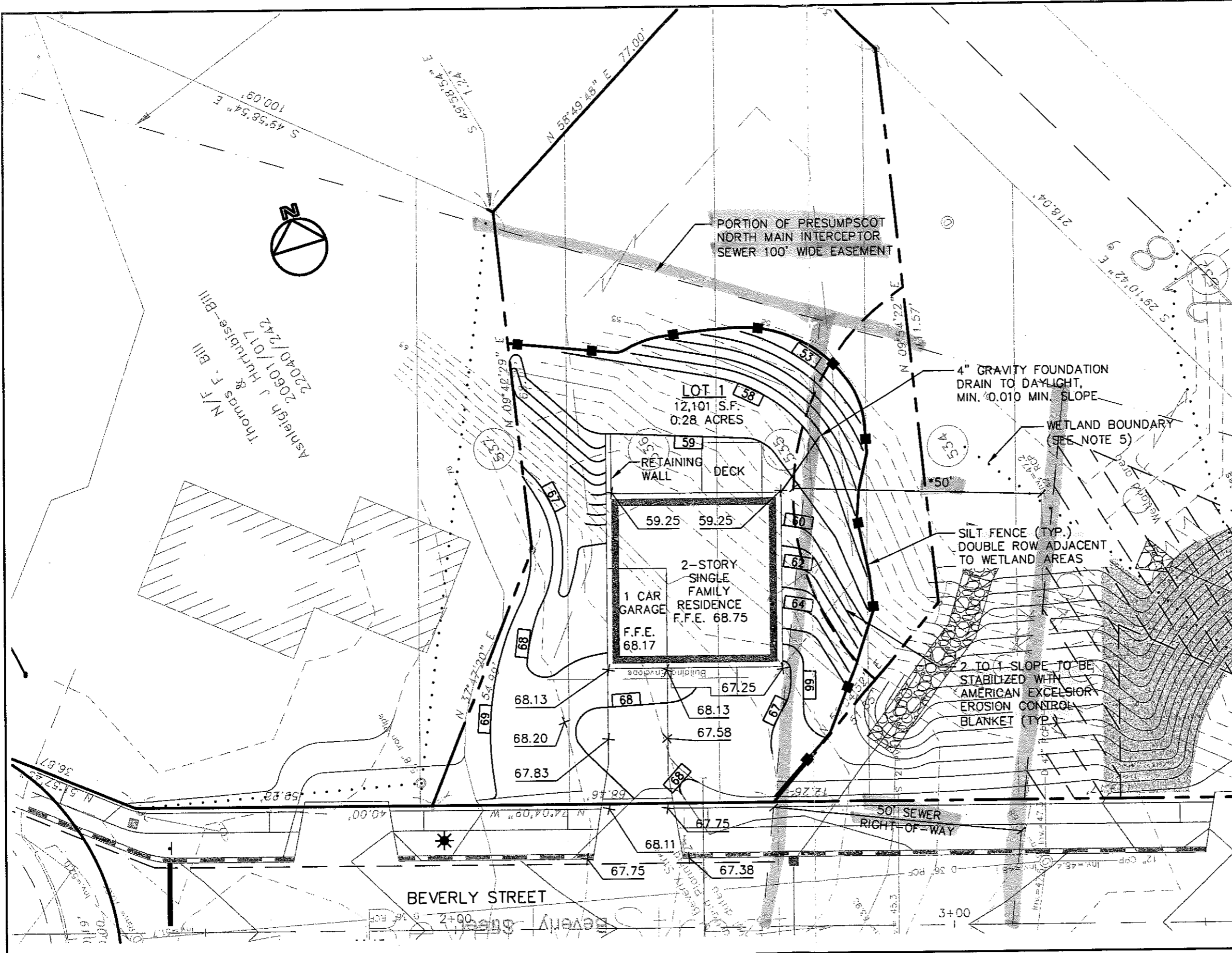
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Draft: CAH/GJL	Job No.: 2072
Checked: DER	Scale: 1"=20'
File Name: 1081-SP	

**GP** Gorrill-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services

PO Box 1237  
15 Shaker Road  
Gray, ME 04039  
207-657-6910  
FAX: 207-657-6912  
E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	LOT 1 - Site and Utility Plan
Project:	BEVERLY STREET

Figure No. 2



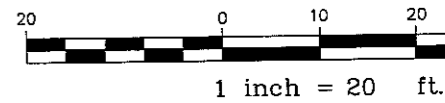
Thomas F. Bill  
N/T  
Asleigh J. Hurdise-Bill  
20601/017  
22040/242

- NOTES:**
1. ALL DISTURBED AREAS NOT SUBJECT TO PAVEMENT OR BUILDINGS SHALL RECEIVE 4" OF LOAM AND SEED.
  2. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
  3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
  4. SEE ADDITIONAL NOTES ON FIGURE NO. 2.
  5. WETLANDS IN VICINITY OF WORK SHALL BE REMARKED AND DELINEATED WITH A DOUBLE ROW OF SILT FENCE PRIOR TO CLEARING OR ANY LAND DISTURBANCE.
  6. EXTERIOR GRADES SHALL BE MINIMUM 0.5' BELOW FINISH FLOOR ELEVATION.

**CITY OF PORTLAND  
APPROVED SITE PLAN**  
Subject to Dept. Conditions  
Date of Approval: 7/9/08

LAWRENCE BAKER  
BA 4324  
00.4321  
LICENSED PROFESSIONAL ENGINEER  
5/5/08

DISTANCE FROM MAINE DEP PROTECTED RESOURCE



Rev.	Date	Revision
2	5/2/08	ADDED MDEP JURISDICTION NOTE
1	1/5/07	REMOVE TURNAROUND

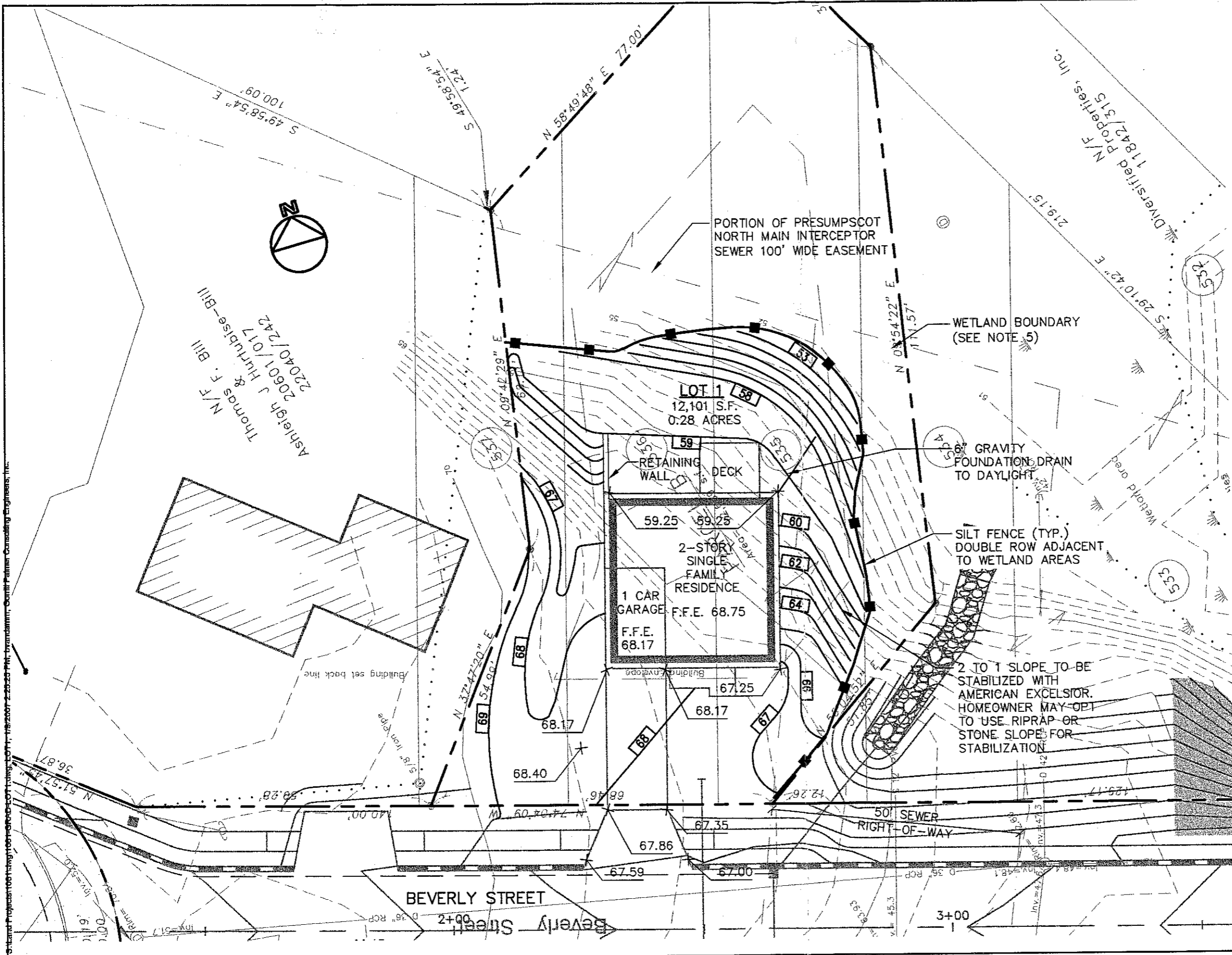
Design: WHS	Date: 9/04
Draft: CAH/GJL	Job No.: 2072
Checked: DER	Scale: 1"=20'
File Name: 1081-SP	

**GP** Gorrill-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services

PO Box 1237  
15 Shaker Road  
Gray, ME 04039  
207-657-6910  
FAX: 207-657-6912  
E-Mail: mailbox@gorrillpalmer.com

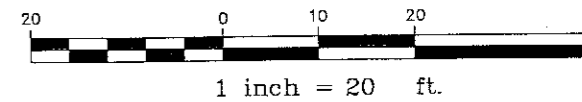
Drawing Name:	LOT 1 - Grading and Drainage Plan
Project:	BEVERLY STREET

Figure No.  
3



**NOTES:**

1. ALL DISTURBED AREAS NOT SUBJECT TO PAVEMENT OR BUILDINGS SHALL RECEIVE 4" OF LOAM AND SEED.
2. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. SEE ADDITIONAL NOTES ON FIGURE NO. 2.
5. ALL DISTURBED AREAS NOT SUBJECT TO PAVEMENT OR BUILDINGS SHALL RECEIVE 4" OF LOAM AND SEED
6. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.
7. WETLANDS IN VICINITY OF WORK SHALL BE REMARKED AND DELINEATED WITH A DOUBLE ROW OF SILT FENCE PRIOR TO CLEARING OR ANY LAND DISTURBANCE.



Rev.	Date	Revision
1	1/5/07	REMOVE TURNAROUND

Design: WHS	Date: 9/04
Draft: CAH/GJL	Job No.: 1081
Checked: DER	Scale: 1"=20'
File Name: 1081-SP	

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 Traffic and Civil Engineering Services

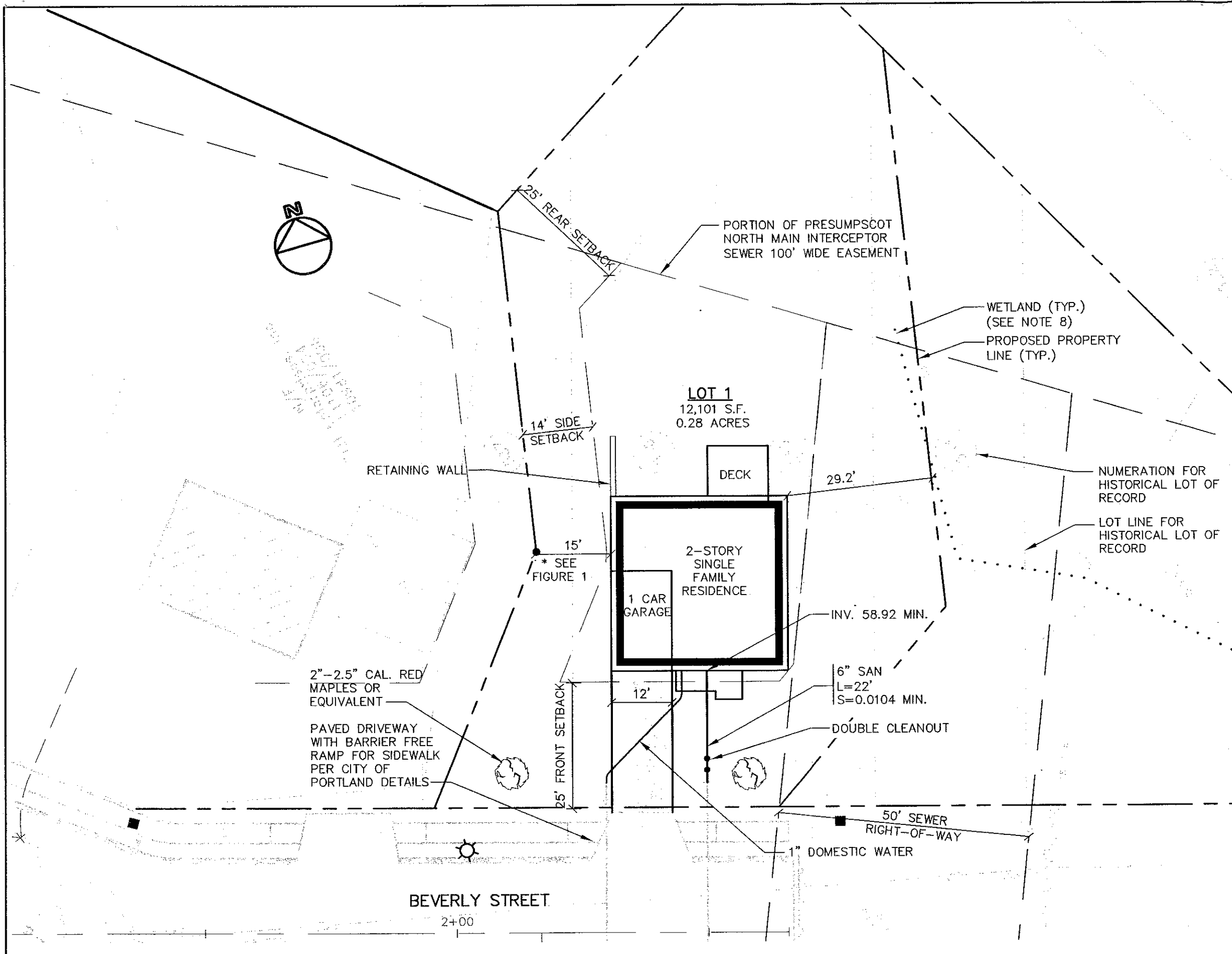
PO Box 1237  
 15 Shaker Road  
 Gray, ME 04039  
 207-657-6910  
 FAX: 207-657-6912  
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	LOT 1 - GRADING & DRAINAGE PLAN
Project:	BEVERLY STREET



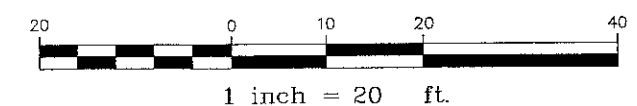
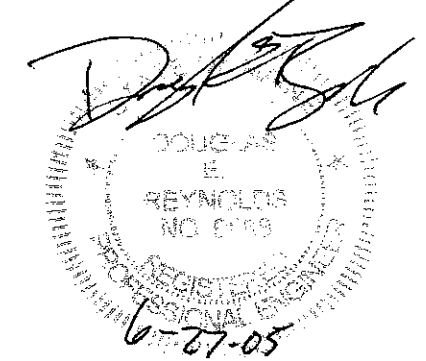






**GENERAL NOTES**

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN JUNE 2004.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE.
8. WETLANDS IN VICINITY OF WORK SHALL BE REMARKED AND DELINEATED WITH A DOUBLE ROW OF SILT FENCE PRIOR TO CLEARING OR ANY LAND DISTURBANCE.



Rev.	Date	Revision

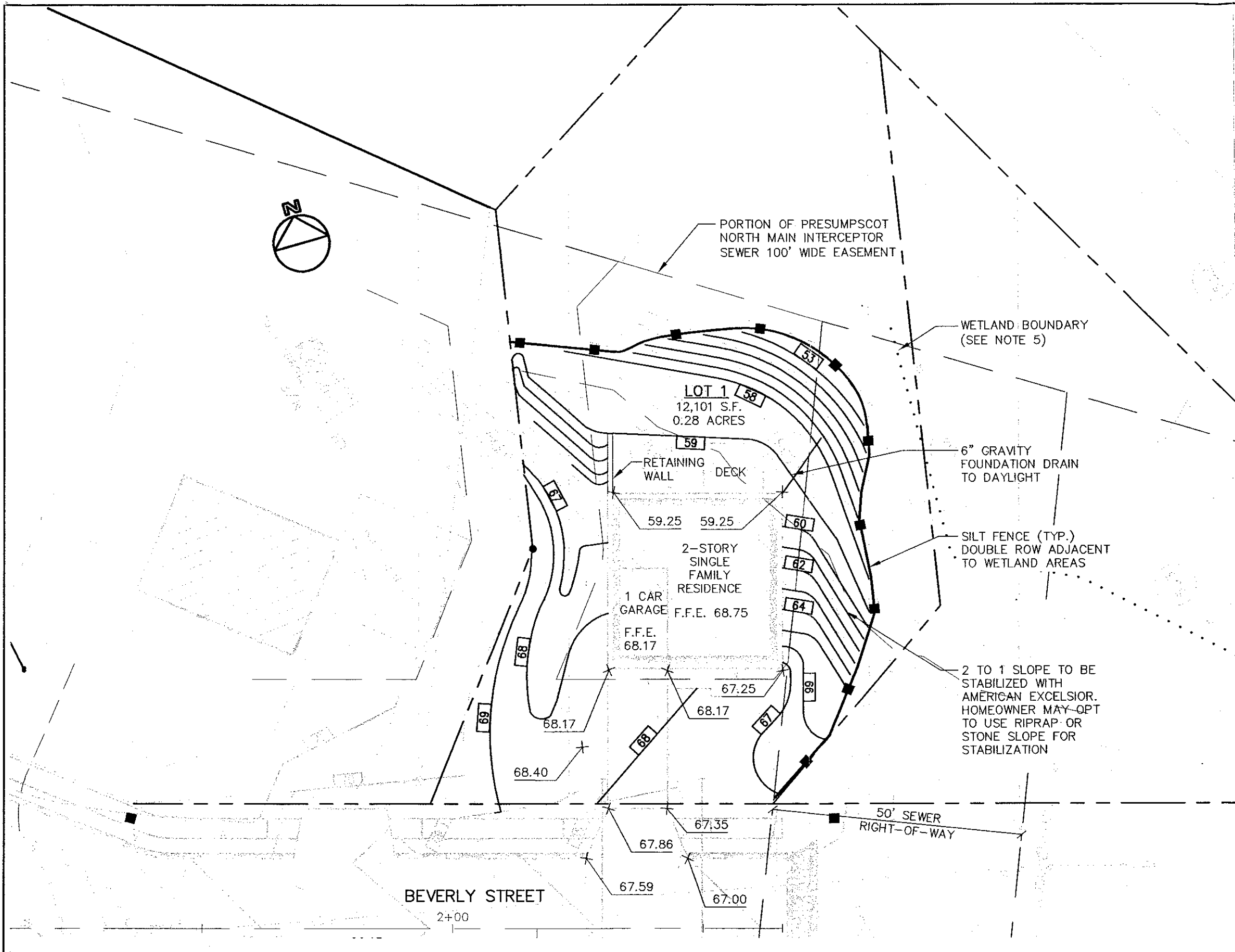
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Draft: CAH/GJL	Job No.: 1081
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File Name: 1081-SP	

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*Traffic and Civil Engineering Services*

PO Box 1237  
 15 Shaker Road  
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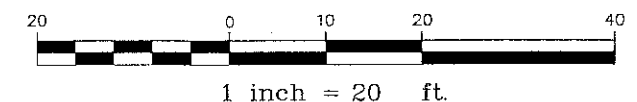
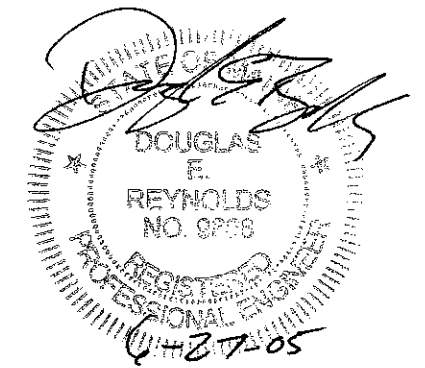
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Project:	<b>BEVERLY STREET</b>

Figure No.  
**2**



**NOTES:**

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Rev.	Date	Revision

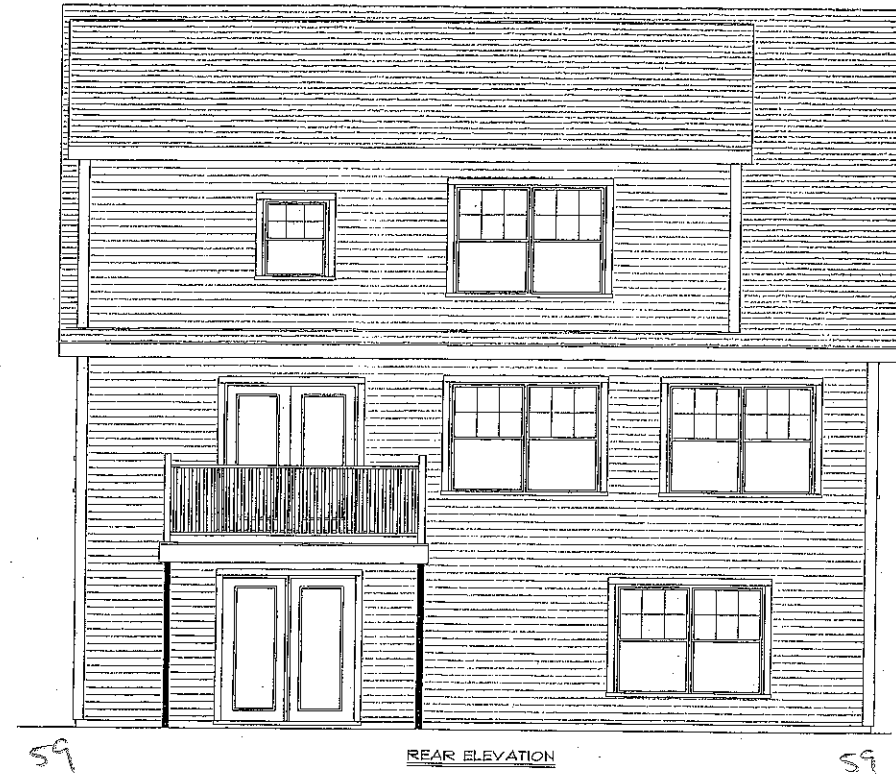
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Draft: CAH/GJL	Job No.: 1081
Checked: DER	Scale: 1"=20'
File Name: 1081-SP	

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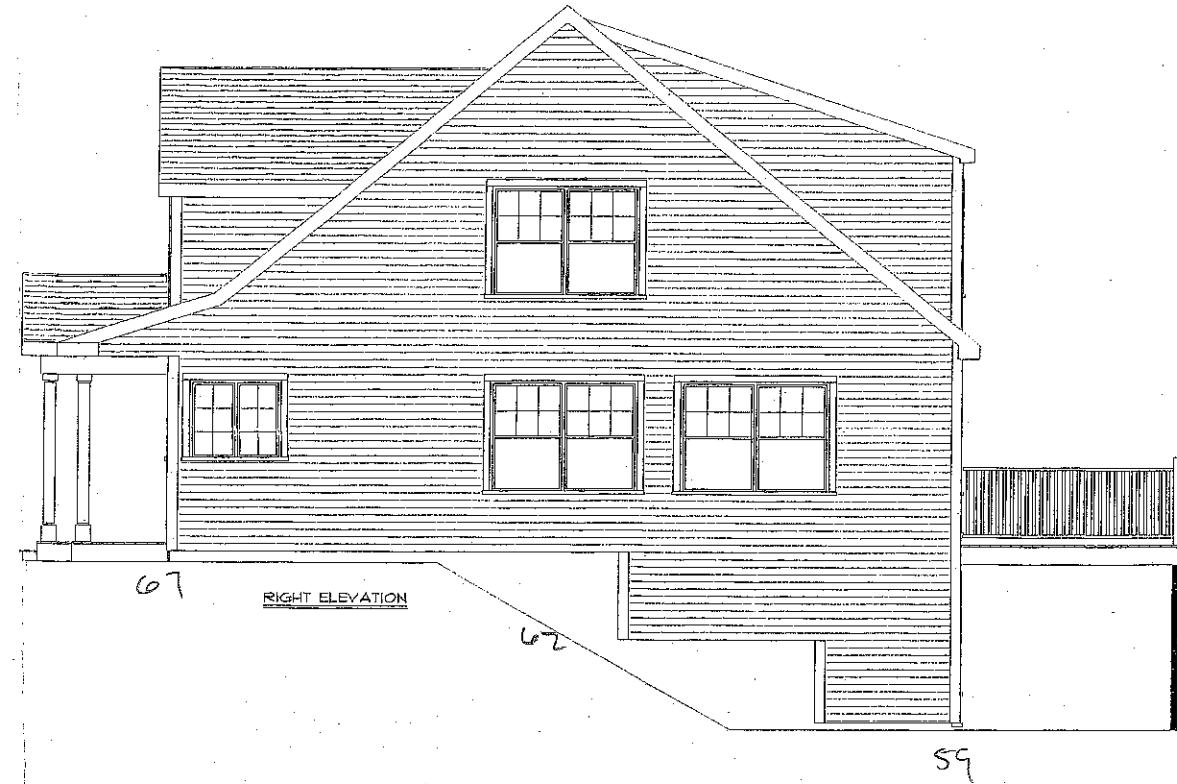
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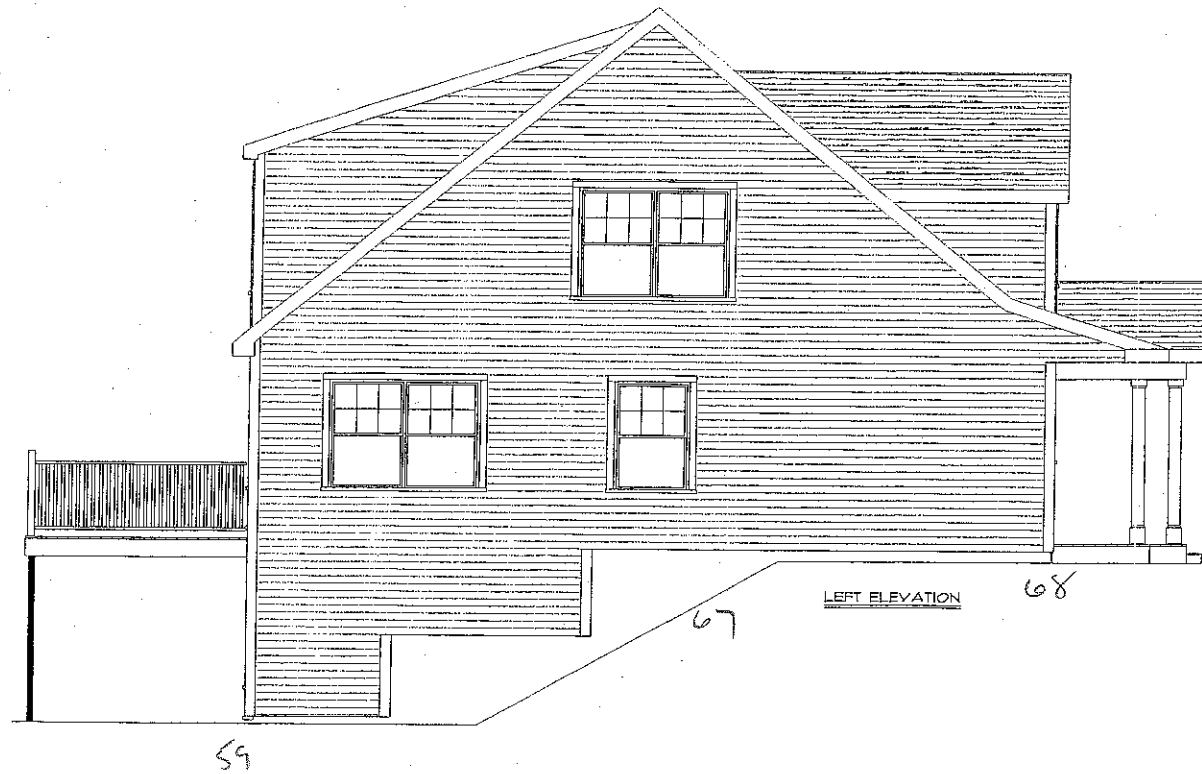
Figure No.  
**3**



REAR ELEVATION



RIGHT ELEVATION

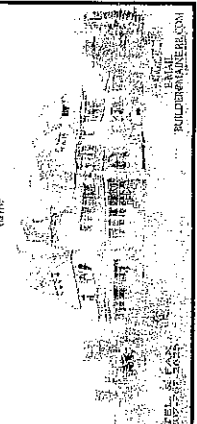


LEFT ELEVATION



FRONT ELEVATION

CUTE COTTAGE HOME DESIGN



THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THE PROJECT. PALANZA RES. DESIGN AND ARCHITECTURE, INC. DOES NOT GUARANTEE THAT THESE PLANS WILL BE FULLY COMPLIANT WITH ALL APPLICABLE BUILDING CODES. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THAT THE PROJECT IS CONFORMANT WITH ALL APPLICABLE CODES AND REGULATIONS. ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDER SHOULD TAKE ALL APPROPRIATE PRECAUTIONS TO VERIFY THE LOCAL ADAPTATION OF THIS PROJECT TO THE LOCAL BUILDING CODES. USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK. PALANZA RES. DESIGN AND ARCHITECTURE, INC. ACCEPTS NO LIABILITY TO PALANZA RES. DESIGN AND ARCHITECTURE, INC. FOR ANY SPECIFICATIONS TO OVERSEE NOTES AND DETAILS ON THE PLANS.

CONTRACTOR:  
 Diversified Properties, Inc.,  
 P O Box 10127,  
 Portland ME,  
 04104

PROJECT NAME:  
 Beverly Street Extension,  
 Portland.

LOT # 1

REVISIONS

DATE: May 24, 2005

SCALE: AS NOTED

DRAWN

PLC

SHEET \_\_\_ OF \_\_\_