

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

DRC Copy

**Phil DiPierro**

2009-0030

Application I. D. Number

3/24/2009

Application Date

2 story single family home

Project Name/Description

Fowler-greaves Steven &

Applicant

661 Allen Ave , Portland , ME 04103

Applicant's Mailing Address

Bob Greenlaw

Consultant/Agent

Agent Ph: (207)749-9471 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Dedham St , Portland, Maine

Address of Proposed Site

335 C051001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Apt 0  Condo 0  Other (specify) \_\_\_\_\_  
 0

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

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Site Plan (major/minor)          | <input type="checkbox"/> Zoning Conditional - PB  | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> Design Review           |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation   |
| <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"/> Housing Replacement     |
|   |   |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 3/24/2009

**DRC Approval Status:**

- Approved  Approved w/Conditions See Attached  Denied

Reviewer \_\_\_\_\_

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	_____ date _____	<input type="checkbox"/> Conditions (See Attached)	_____ 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 _____
Defect Guarantee Released	_____ date _____	_____ signature _____	

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: <b>Fowler-Greaves Construction, Inc.</b> (owner)		Name of Agent: <b>Robert T. Greenlaw, PLS</b>	
Applicant Mailing Address: <b>661 Allen Ave</b>		Agent Phone # (include area code): <b>207-749-9471</b>	
Town/City: <b>Portland</b>		PROJECT Information Name of Town/City: <b>Dedham Street Portland Maine</b>	
State and Zip code: <b>Maine 04103</b>		Name of Wetland or Waterbody: <b>Unnamed Stream</b>	
Daytime Phone # (include area code): <b>207-314-6469</b>		Map #: <b>335</b>	Lot #: <b>C 21 &amp; 51</b>
Detailed Directions to Site: <b>Southwest on Canco Road to Read Street. Read Street to Forest Ave/ Continue to follow Rte 302. Forest Ave to Newton Street. Follow Newton Street to Dedham Street, take a left onto Dedham Street.</b>			
Follow Dedham Street to project on the right, empty lots.		UTM Northing: (if known)	UTM Easting: (if known)
Description of Project: <b>Construction of 2 one family dwellings on two seprate lots. Each lot will have sewer tie ins to a 10" sewer main along the brook in the rear of the site. The pipe is located approx. 17 feet from the brook. Foundations will drain from the structure to plunge pools constructed in the bank.</b>			
Silt fence and erosion control measures will be taken. The area disturbed will be reseeded and mulched immediately.			
Part of a larger project? (check one) →	<input type="checkbox"/> Yes <input type="checkbox"/> No	After the Fact? (check one) →	<input type="checkbox"/> Yes <input type="checkbox"/> No
Check one → This project <input type="checkbox"/> does (or) <input type="checkbox"/> does not involve work below mean low water (average low water).			

**PERMIT BY RULE (PBR) SECTIONS: (Check at least one)**

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.

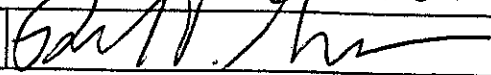
- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res. | <input type="checkbox"/> Sec. (10) Stream Crossing                                | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension   |
| <input type="checkbox"/> Sec. (3) Intake Pipes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

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

- Attach** a check for \$65 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** Certificate of Good Standing. If new applicant is a registered corporation, provide either a *Certificate of Good Standing* (available from Secretary of State) or a statement signed by a corporate officer affirming that the corporation is in good standing.
- Attach photos of the proposed site where activity will take place as outlined in PBR Sections checked above.**
- Attach** all other required submissions as outlined in the PBR Sections checked above.

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.**

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: <b>01/22/2009</b>
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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.**

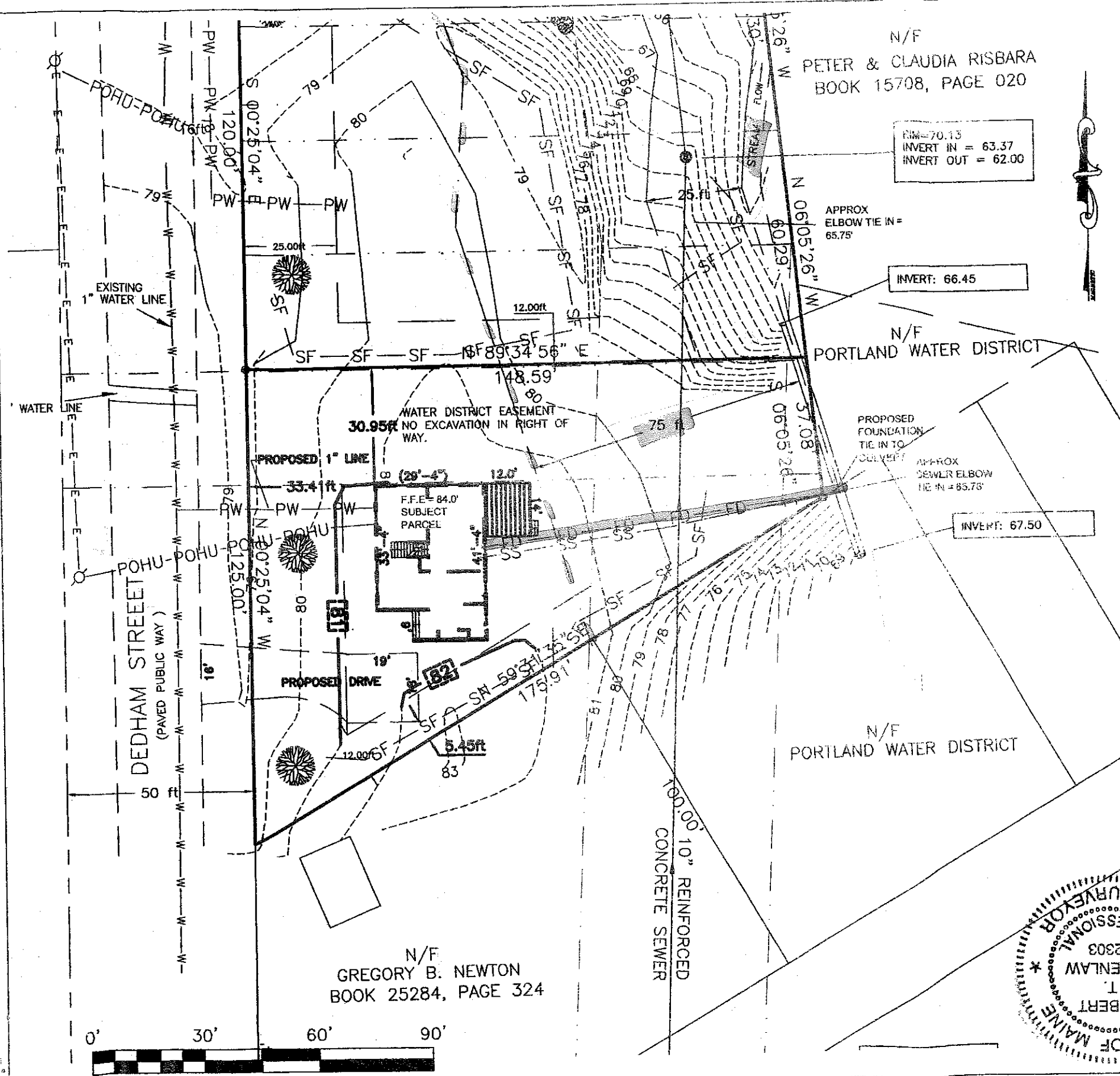
AUGUSTA DEP  
 17 STATE HOUSE STATION  
 AUGUSTA, ME 04333-0017  
 (207)287-3901

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.# <b>1156</b>	Date <b>1/22/09</b>	Staff <b>JM</b>	Staff	After
PBR # <b>47558</b>	Fee <b>\$65.00</b>		Acc. Date <b>1/28/09</b>	Def. No.	



N/F  
PETER & CLAUDIA RISBARA  
BOOK 15708, PAGE 020

RIM=70.13  
INVERT IN = 63.37  
INVERT OUT = 62.00

APPROX  
ELBOW TIE IN =  
65.75'

INVERT: 66.45

N/F  
PORTLAND WATER DISTRICT

PROPOSED  
FOUNDATION  
TIE IN TO  
CONVEYER

APPROX  
SEWER ELBOW  
I.E. IN = 85.75'

INVERT: 67.50

N/F  
PORTLAND WATER DISTRICT

N/F  
GREGORY B. NEWTON  
BOOK 25284, PAGE 324



**GENERAL NOTES:**

1. RECORD OWNER OF PARCELS: JENNIFER FOWLER-GREAVES AND STEVEN FOWLER-GREAVES AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 23400, PAGES 293 & 296.
2. BEARINGS ARE BASED UPON A MAGNETIC NORTH OBSERVATION TAKEN WITH A HAND HELD COMPASS DURING THE YEAR 2008.
3. AREA OF PARCEL: 29372.9 SQUARE FEET.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - a. WOODFORDS GARDENS OWNED BY J.W. WILBUR Co. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13, PAGE 76. RECOVERED FROM THE CITY OF PORTLAND ENGINEERING VAULT IN DRAWER 200/2.
  - b. CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS NEWTON STREET BRANCH PRESUMSCOT NORTH INTERCEPTOR SEWER AS BUILT PLAN DATED 08-1975.
  - c. CITY OF PORTLAND TAX MAP 335-C-LOTS SHOWN AS 22,236&50,51,52,53
  - d. SURVEY OF WATT SAMAKI TEMPLE 2 DEDHAM STREET PORTLAND MAINE PREPARED BY BACK BAY BOUNDARY INC. 2005 NOT RECORDED.
5. NO CHANGE TO THE EXISTING TOPOGRAPHY IS PLANNED WITH THE EXCEPTION OF THE DITCH AND FINAL LANDSCAPING.
6. NO EASEMENTS OTHER THAN THOSE SHOWN HEREON WERE DISCOVERED AS PART OF THIS SURVEY.

ZONING: R-2 RESIDENTIAL  
 MINIMUM YARDS: FRONT - 25 FT; REAR - 25 FT;  
 SIDE - 1&1-1/2 STORY: 12 FT; 2 STORIES: 14 FT; 2-1/2 STORIES: 16 FT  
 ON SIDE STREET: 20 FT  
 MINIMUM LOT SIZE: 10,000 SQ FT  
 MINIMUM STREET FRONTAGE: 50 FT  
 MAXIMUM BUILDING HEIGHT: 35 FT  
 MAXIMUM LOT COVERAGE: 20%  
 MINIMUM LOT WIDTH: 80 FT

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 230051-70, WHICH BEARS AN EFFECTIVE DATE OF 12/08/01 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND**

- Capped Rebar or Iron Pipe Found
- △ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- u — Overhead Utility
- ⊙ Utility Pole
- Edge of Traveled Way
- ⊙ Utility Pole
- 98 — Contour Line
- 98 — Proposed Contour Line
- SS — Sewer Lateral from House
- FD — Foundation Drain
- PW — Proposed Water Service
- POHU — Proposed Overhead Utilities
- SF — Proposed Silt Fence
- ⊙ Proposed Street Tree  
2-1/2" Minimum Diameter

**SURVEYORS STATEMENT:**

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S.

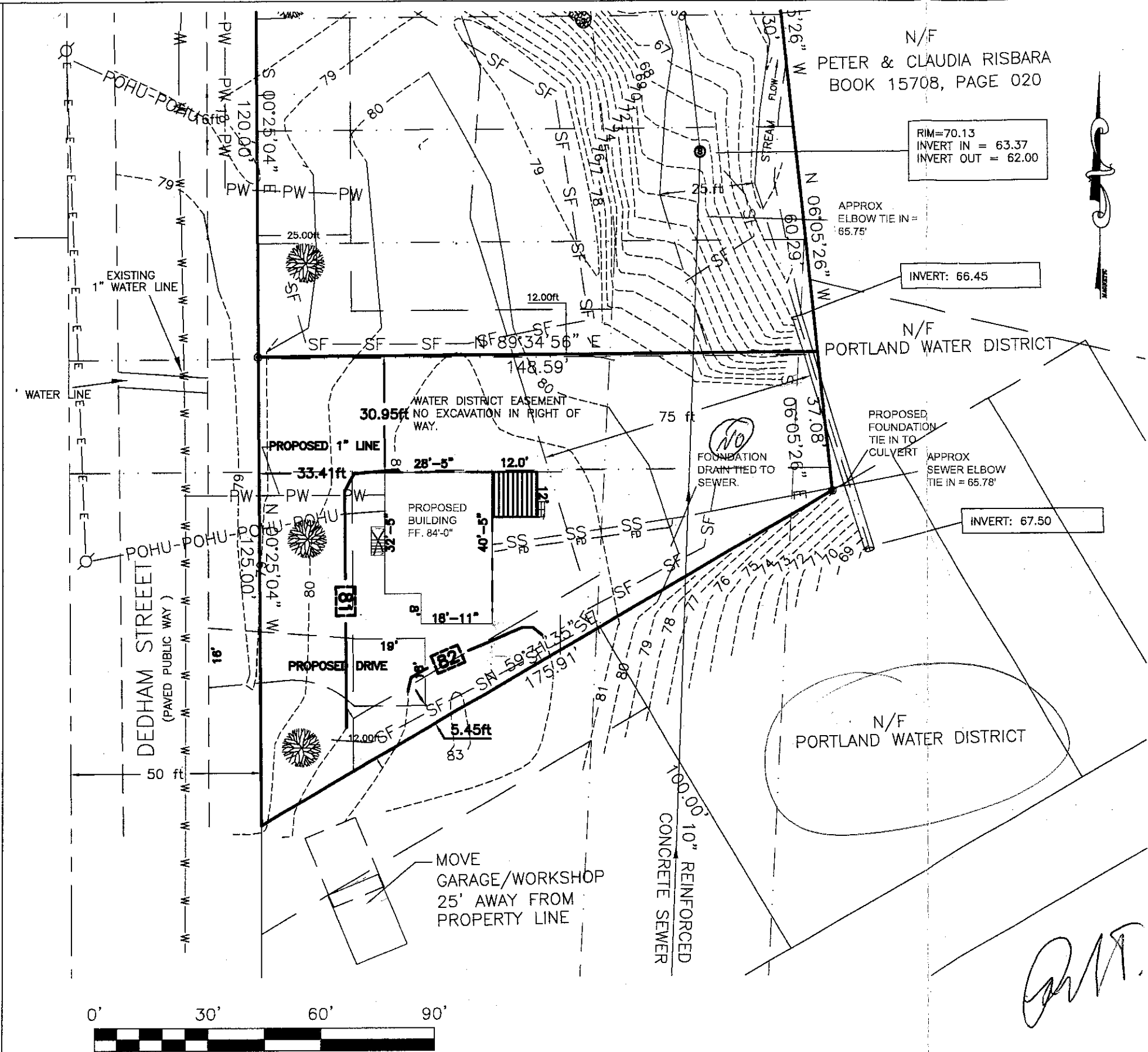
DATE: 06-11-2008



**PROPOSED SITE PLAN**  
 FOR A PROPOSED NEW 1 1/2 STORY DWELLING  
 DEDHAM STREET, PORTLAND, MAINE  
 FOR:  
**FOWLER-GREAVES CONSTRUCTION**

DRAWN BY: RTG  
 CHECKED BY: MMB  
 SCALE: 1"=40'  
 DATE OF SURVEY: 06-10-2008  
 JOB NUMBER: 2008004  
 SHEET: 2 of 3.

PREPARED BY:  
**OCEAN PARK LAND SURVEYING LLC**  
 P.O. BOX 7265  
 OCEAN PARK, MAINE 04063  
 207-749-9471 OCEANPARKLLC@GWI.NET  
 DRAWER: 2008 NO: 004



N/F  
 PETER & CLAUDIA RISBARA  
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RIM=70.13  
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- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
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- NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S.

DATE:06-11-2008

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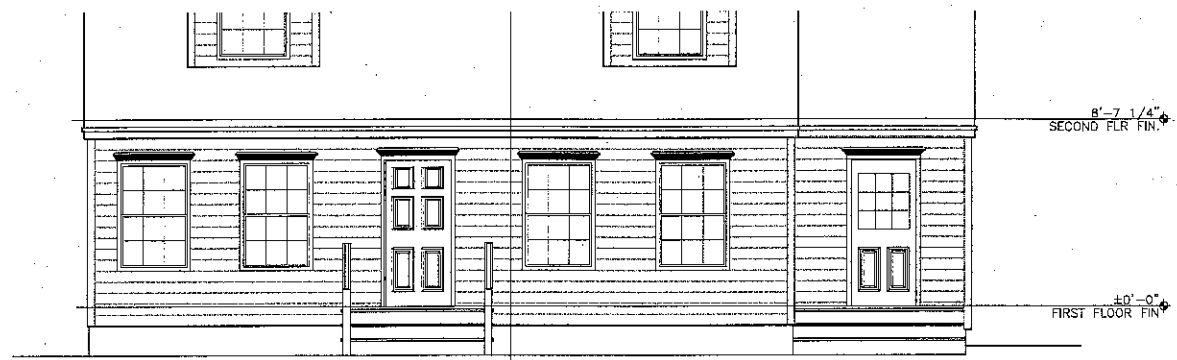
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PREPARED BY:  
**OCEAN PARK LAND SURVEYING LLC**  
 P.O. BOX 7265  
 OCEAN PARK, MAINE 04063  
 207-749-9471 OCEANPARKLLC@GWI.NET  
 DRAWER:2008 NO:004

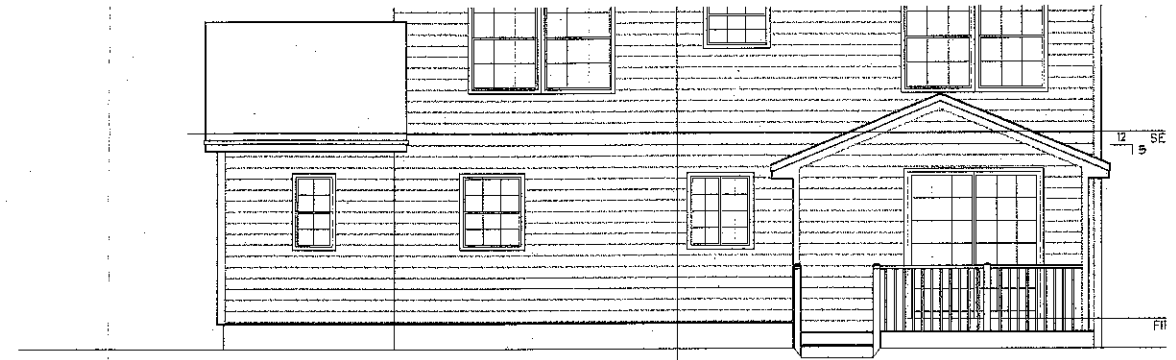
*Robert T. Greenlaw*

JUN 10 2008

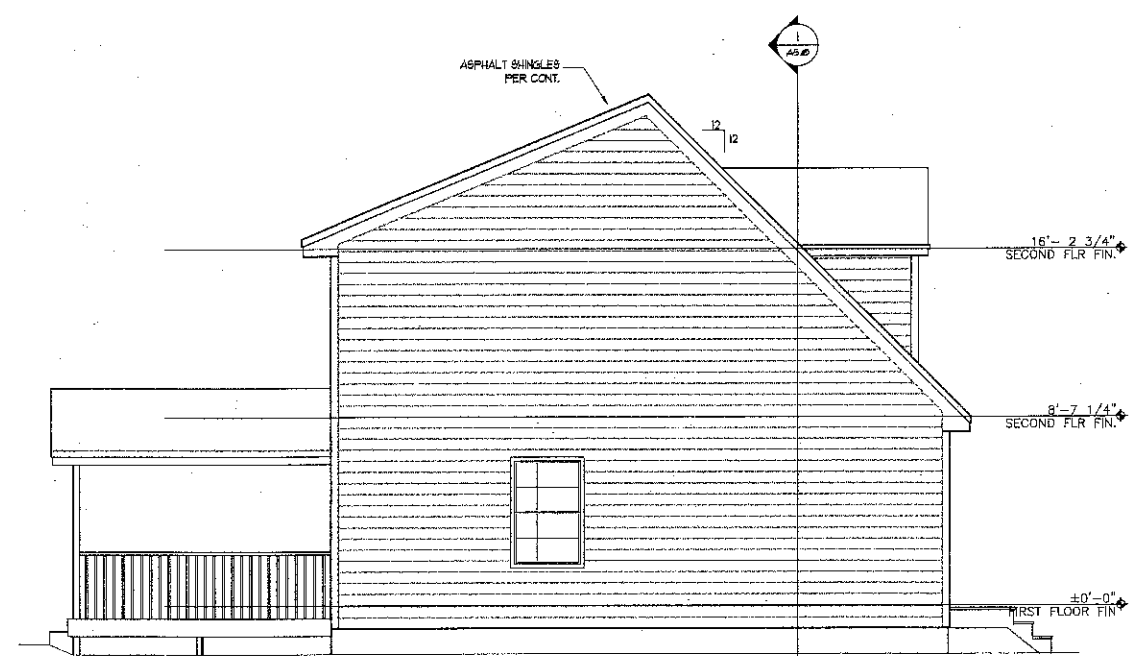




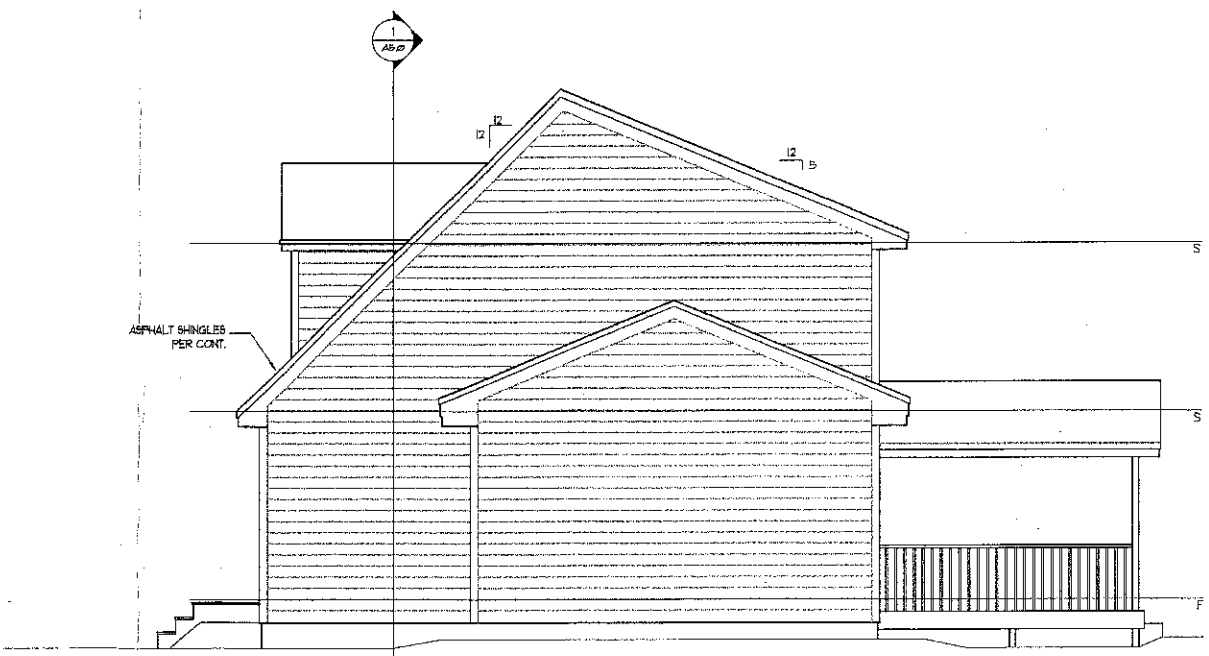
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



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

NOTE:

THE CONTRACTOR/OWNER ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DIMENSIONS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT. NO DIMENSIONS OR SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION. DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION. DIMENSIONS WILL BE HELD HARMLESS. CONTRACTOR ASSUMES NO LIABILITY FOR CHANGES OR/AND REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

1. Contractor/owner responsible for securing all necessary permits.
2. Contractor/owner will comply with all applicable codes and ordinances.
3. Contractor/owner to verify all site grades and dimensions.