

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

2008-0069
Application I. D. Number
5/28/2008
Application Date
Single Family Home Lot#2
Project Name/Description

C G B Properties Llc
Applicant
84 Country Ln , Portland , ME 04103
Applicant's Mailing Address
Dwight Brackett
Consultant/Agent
Applicant Ph: (207) 772-8629 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

64 - 64 Beverly St, Portland, Maine
Address of Proposed Site
335 C074001
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
---	-----------------	---	--------

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"/> Historic Preservation |
| | | <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:

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration 7/31/08 Extension to _____ Additional Sheets Attached

[Signature] signature 7/31/08 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	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input checked="" type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input checked="" type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

Conditions Section:

Add New Condition
From Default List

Add New Condition

Delete Condition

Close

All Site work (final grading, landscaping, loam and seed) must be completed 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.



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.



A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. 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.



A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)



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



Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.



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)		CGB Properties, LLC			Applicant Mailing Address:		84 Country Lane		
Town/City:		Portland			State:		ME		
Zip Code:	04103	Daytime Telephone No: (include area code)		756-0687		Project Location: (town)		Portland	
County:	Cumberland	Map #:	335	C	Lot #:	74	Name of Wetland or Waterbody:		unnamed
Name of Agent:		Dwight Brackett			Agent's Telephone No: (include area code)		756-0687		
Detailed Directions to Site:		Forest Avenue to Stuart Street, right at end, right at stop sign, end of street after drive to 4 SARGIS STREET, lot vacant lot on Right							
Description of Project:		Construct single family house with grading to take place within the 50-75' setback from stream using proper erosion control measures per plan.							
		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. | <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 type="checkbox"/> Sec. (7) Outfall Pipes | <input type="checkbox"/> Sec. (15) Public Boat Ramps | |
| <input checked="" type="checkbox"/> Sec. (8) Shoreline stabilization | <input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects | |
| <input type="checkbox"/> 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:		Date:	6/24/08
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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.**

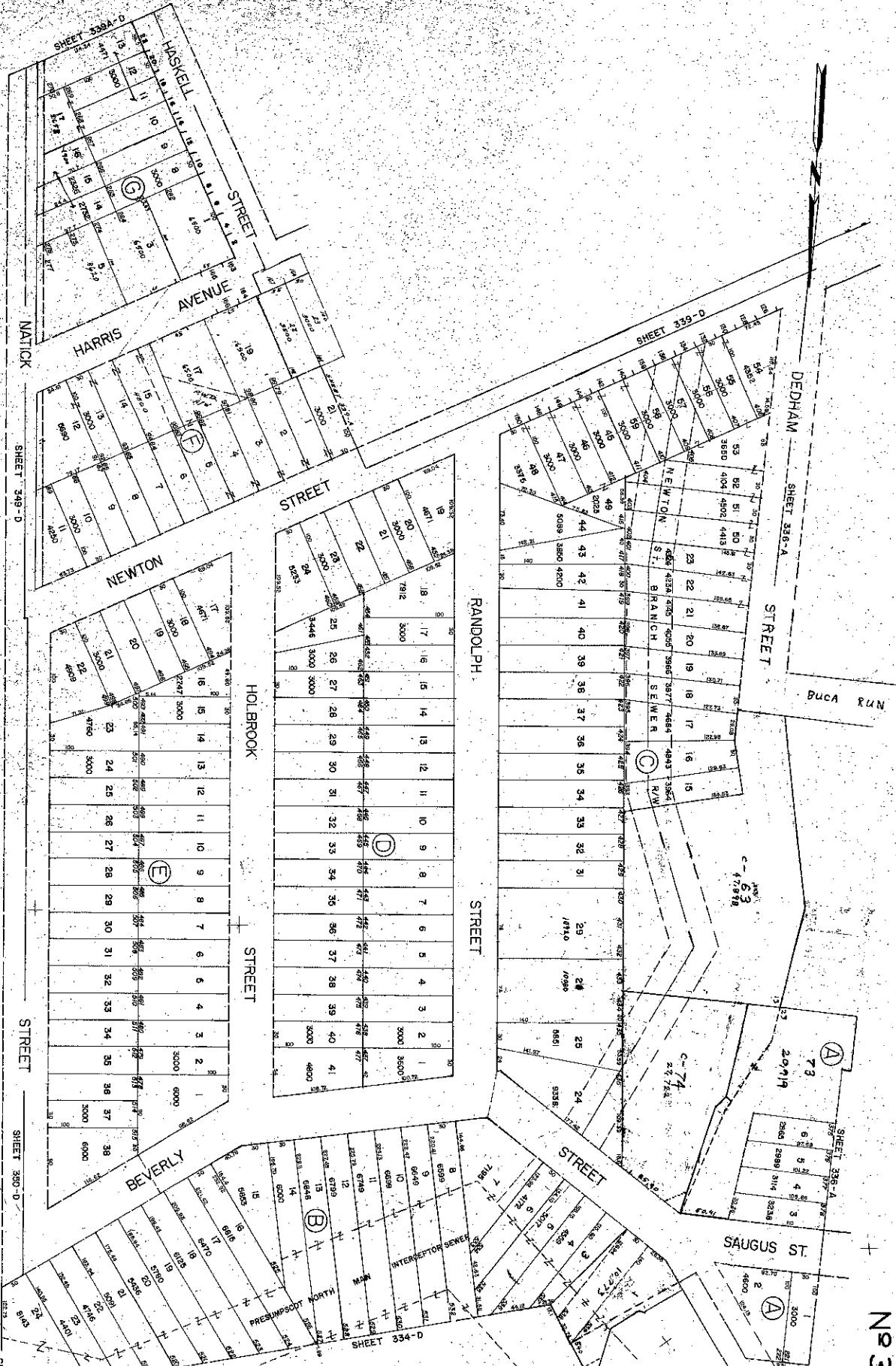
AUGUSTA DEP
 17 STATE HOUSE STATION
 AUGUSTA, ME 04333-0017
 (207)287-3901

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.# 8793	Date 6/25/08	Staff JM	Staff	
PBR# 46066	FP 855.00		Acc. Date 6/30/08	Def. Date	After Photos



No 335

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: October 20, 2008

RE: C. of O. for #64 Beverly Street,
(Id#2008-0069) (CBL 335 C 074001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Installation of street lights on Beverly Street,

I anticipate this work can be completed by **December 31, 2008**.

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

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

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: April 30, 2009

RE: C. of O. for #64 Beverly Street,
(Id#2008-0069) (CBL 335 C 074001)

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

From: Lisa Danforth
To: csh
Date: 10/1/2008 11:47:49 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 64 BEVERLY ST Parcel ID: 335 C074001 Dist

Date: 10/8/2008 Time:

Note: Dwight 756-0687 Final for C of O Property Addr: 64 BEVERLY ST Parcel ID: 335 C074001

Application Type: Prmt
Application ID: 80589

Contact:
Phone1: Phone2:

Owner Name: CGB PROPERTIES LLC
Owner Addr: 84 COUNTRY LN
PORTLAND , ME 04103

Lisa Danforth
City of Portland
Planning & Development Department
Inspection Services Division
P-207-874-8703
F-207-874-8716

CC: Certificate of O

Bill Coffey
838-3871

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

050922

2005-0153

Application I. D. Number

Jay Reynolds

7/8/2005

Application Date

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

64

68 - 68 Beverly St, Portland, Maine

Address of Proposed Site

335 C074001

Assessor's Reference: Chart-Block-Lot

Single Family Home

Project Name/Description

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

23767

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 Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 7/8/2005

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	

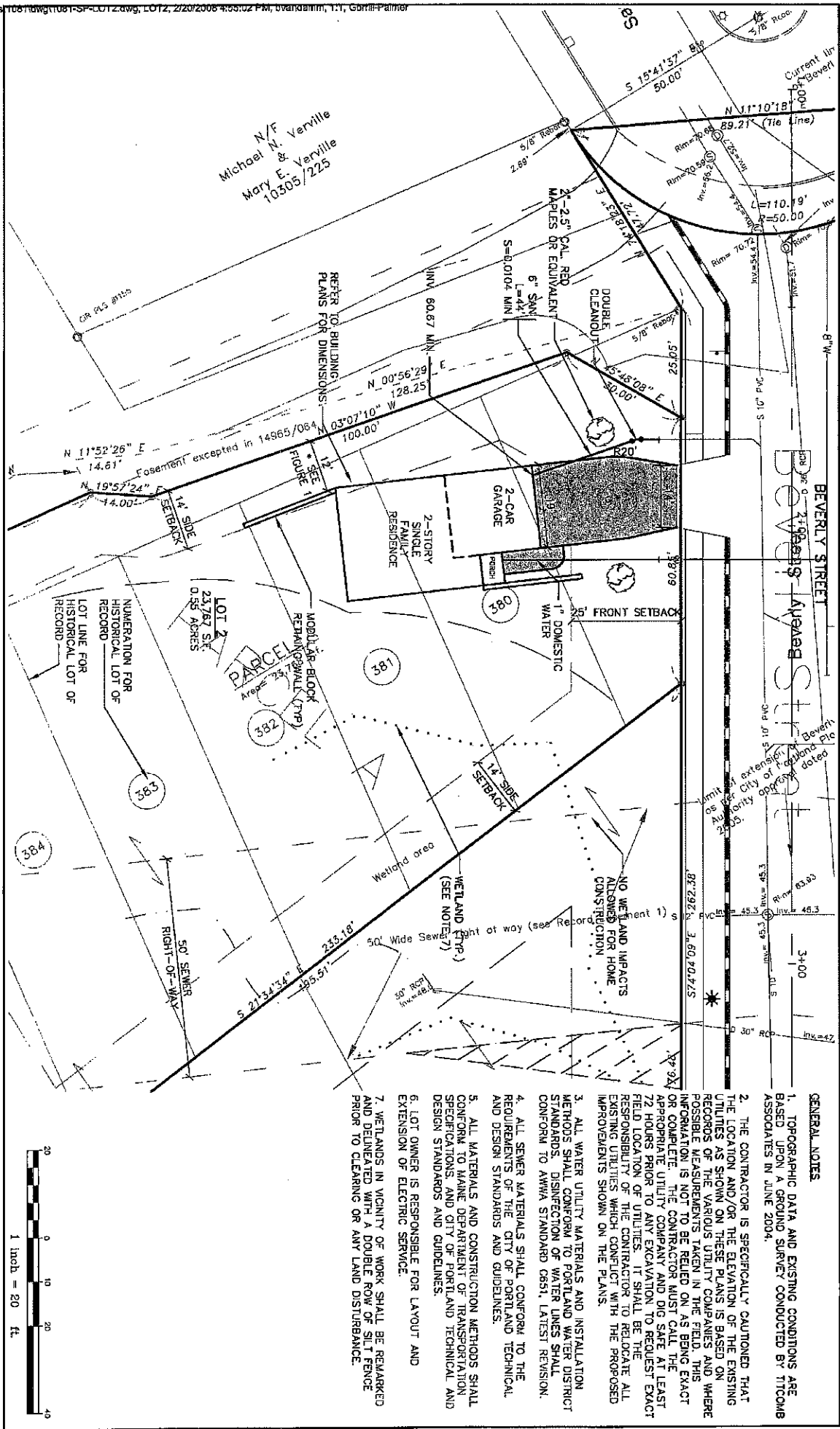
Date	Revision
7/1/04	ADDS NAME LOCATION
7/1/04	ADDS
7/1/04	ADDS
7/1/04	ADDS

Date	Scale
6/04	1"=20'
10/01	1"=20'
10/01	1"=20'
10/01	1"=20'

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

202 E. 12th St.
Portland, OR 97214
503.227.4500
503.227.4512
www.gorillpalmer.com

Project: **LOT 2 - Site and Utility Plan**
Beverly Street



Michael N/F Verville
Mary E. Verville
10305/225

REFER TO BUILDING PLANS FOR DIMENSIONS.

MOBILE HOME BLOOM REPAIR (SMALL TYP)

WETLAND (TYP) (SEE NOTES 7)

NO WETLAND IMPACTS ALLOWED FOR HOME CONSTRUCTION



Project	1061:wy11061-GRAD-LOT2.dwg, LOT 2, 2/20/2008 4:34:10 PM, dwg:dmh1, L1, Corni-Palmer		
Rev.	Date	Revision	
1	2/20/08	Issue, issue location	
2	2/20/08	Issue, issue location	

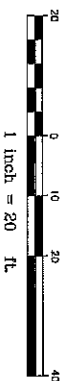
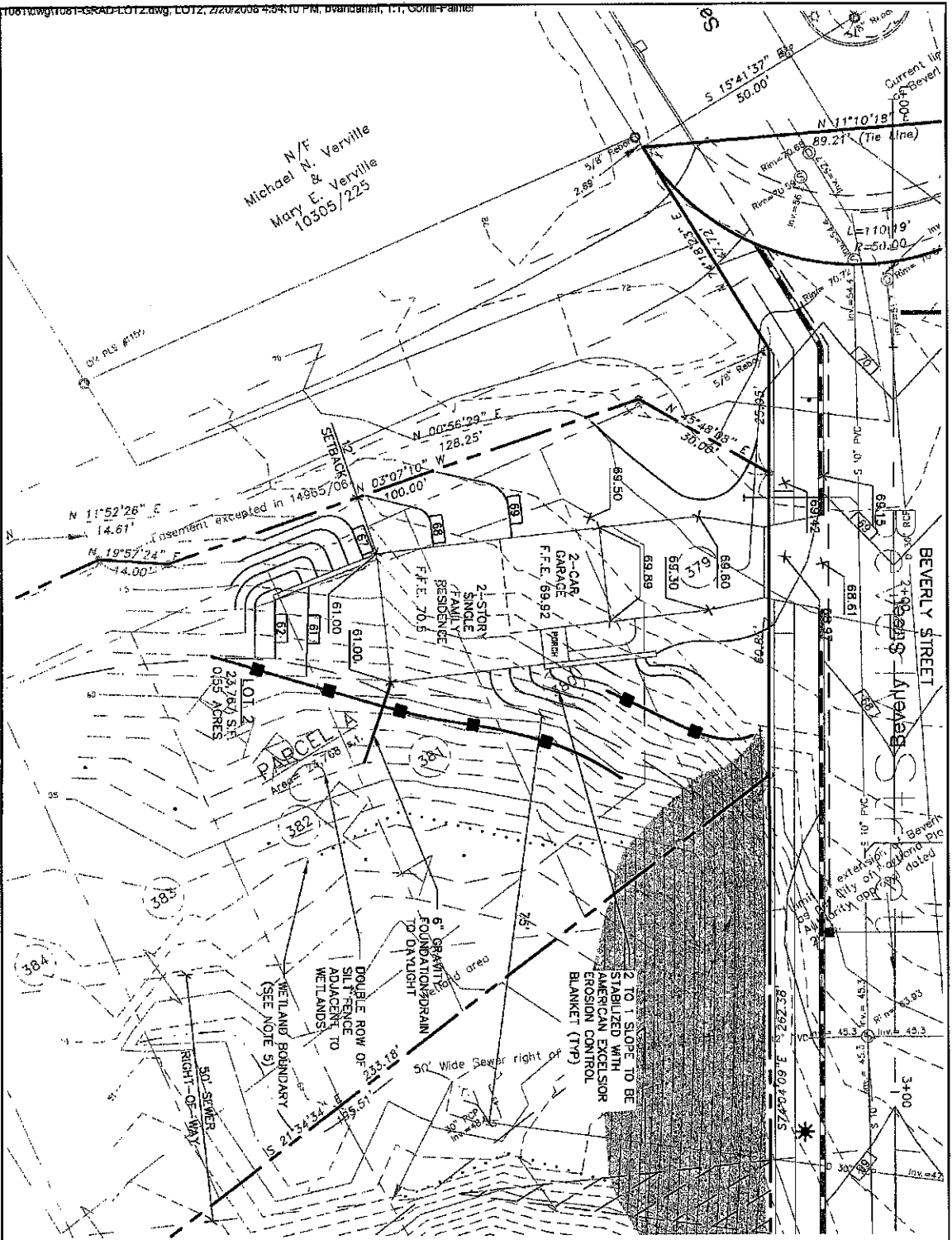
Design	WSH	Date	9/04
Client	CM/ML	Job No.	1081
Contract	081	Scale	1"=50'
File Name	1061-SP		

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

PO Box 1337
12 State Road
909 Mt. Airy
207-957-8010
207-957-8912
E-mail: mhw@cornipalmer.com

Grading Name	LOT 2 - 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 DEMAND 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 REPAIRED AND DELINEATED WITH A DOUBLE ROW OF SILT FENCE PRIOR TO CLEARING OR ANY LAND DISTURBANCE.

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-SPACE AND BULK - LOTS	

GP Traffic and Civil Engineering Services
PO Box 1237, 15 Shaker Road
Gray, ME 04039
207-657-6910

Drawing Name:
Space & Bulk Requirements
Project:
BEVERLY STREET, PORTLAND

Figure No.
1

SPACE AND BULK REQUIREMENTS – R-2 ZONE

MINIMUM LOT SIZE: 10,000 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD 25 FT.

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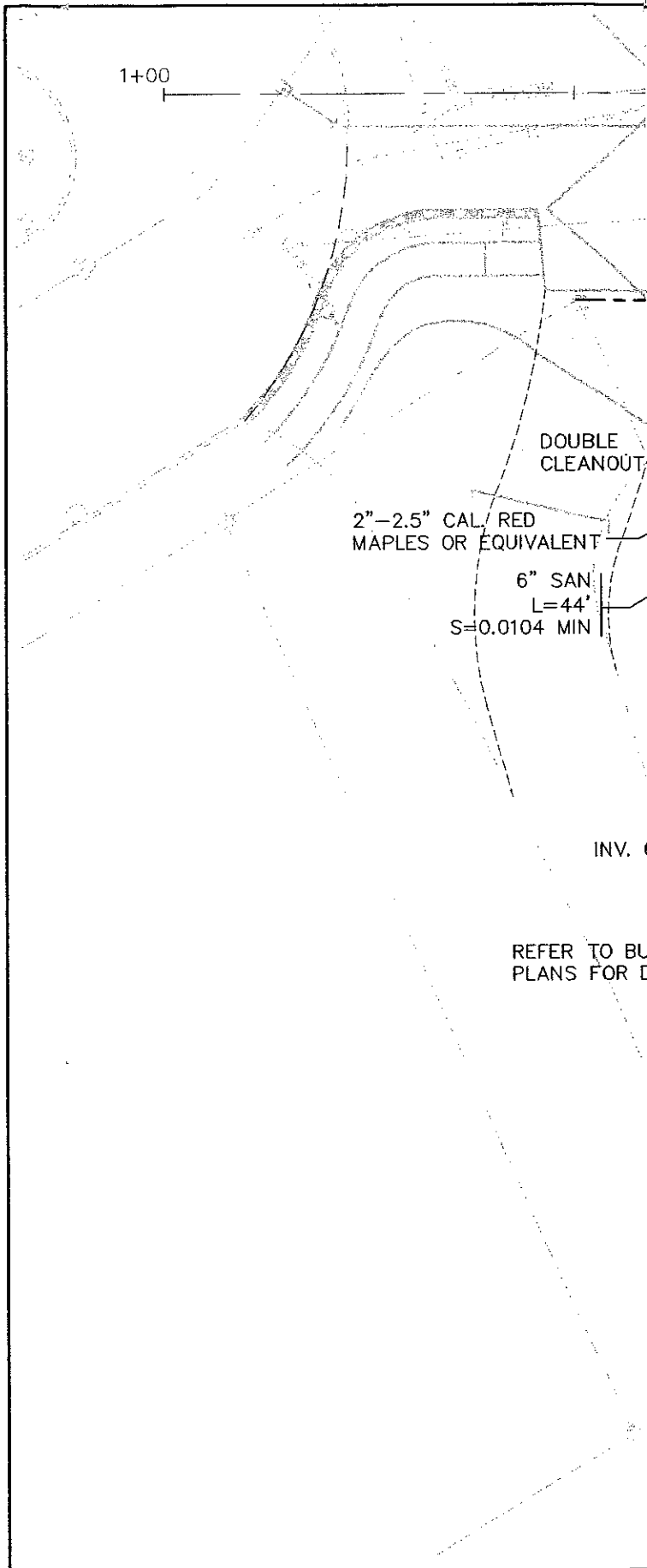
THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

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

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

Drawing Name: Space & Bulk Requirements
Project: BEVERLY STREET, PORTLAND

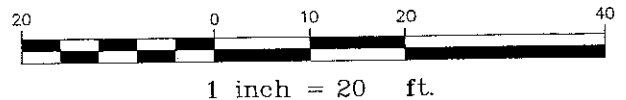
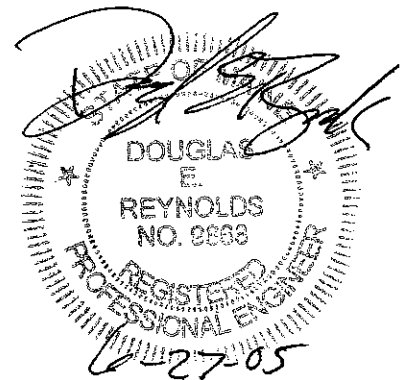
Figure No. 1



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 INV. 6 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.

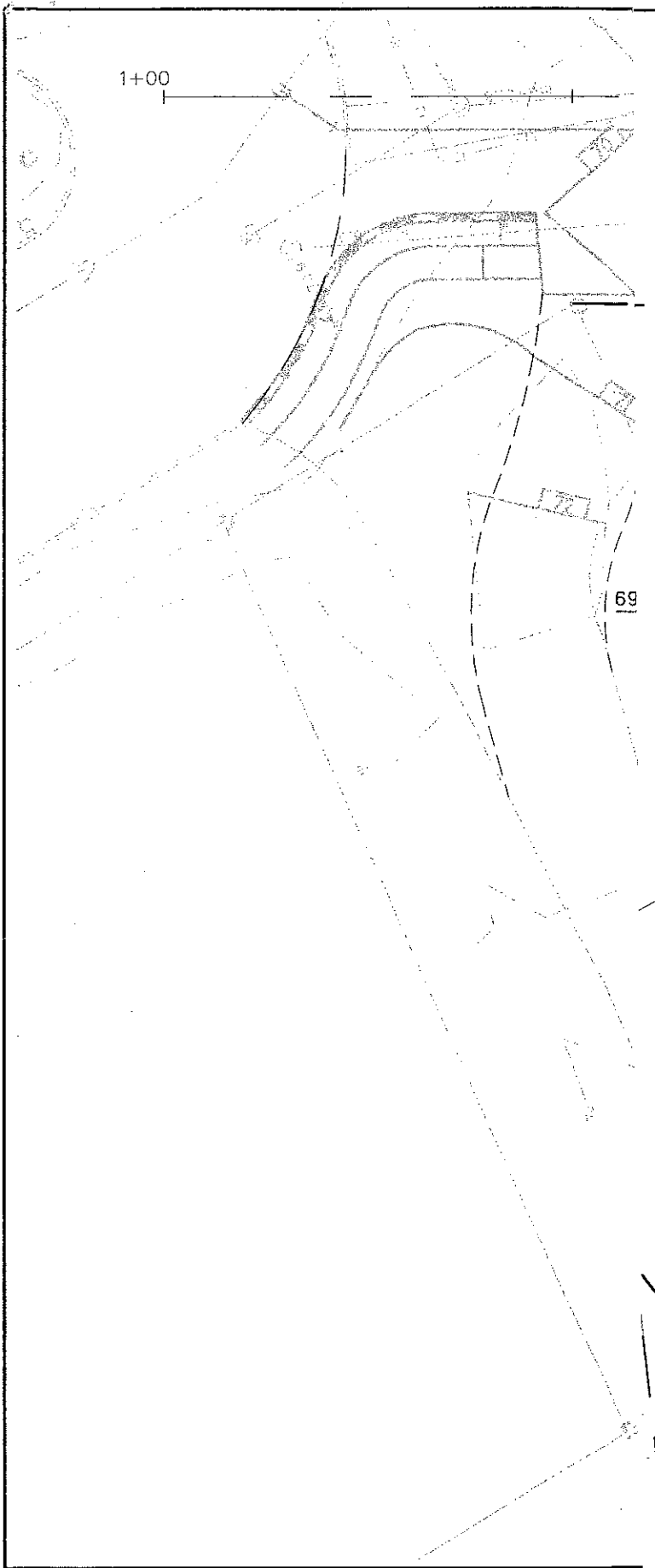
REFER TO BUY
PLANS FOR DI



Rev.	Date	Revision

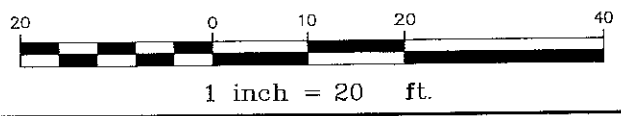
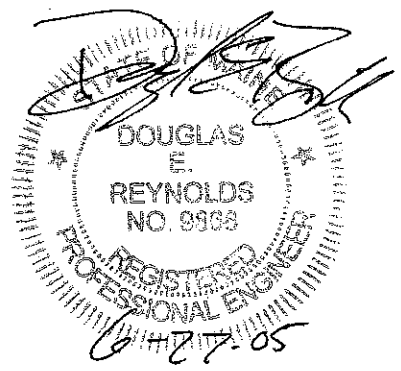
Design: WSH	Date:	Site & Utility Plan IRLY STREET
Draft: CAH/GJL	Job No.:	
Checked: DER	Scale:	
File Name: 1081-SP		

Figure No.
2



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.
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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
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Rev.	Date	Revision

Design: WSH	Date:	ding & Drainage Plan
Draft: CAH/GJL	Job No:	
Checked: DER	Scale:	ERLY STREET
File Name: 1081-SP		

Figure No.
3

Post Office Box 10127
Portland, Maine 04104
1-207-773-4988
Fax: 1-207-773-6875

Jay -
FYI

**Diversified
Properties, Inc.**

Memo

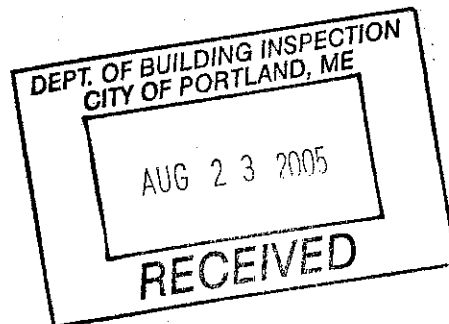
To: Marge Schmuckel
From: James Wolf
CC:
Date: August 23, 2005
Re: Beverly Street Building Permit

Marge

Enclosed please find the driveway revision we discussed by email earlier today. Please contact me when the paperwork for the floodplain issue is ready and I will have it picked up.

Thank you for your help.

Jim



From: William Clark
To: Barbara Barhydt; Penny Littell
Date: 12/20/2007 2:57:49 PM
Subject: Re: Beverly Deed Descriptions & Plan

If it will not be a recorded plat it will suffice to have it on the As-Built plans. Sounds good.

Thanks,

Bill

>>> Barbara Barhydt December 20, 2007 2:52 PM >>>

Hello:

I forwarded this e-mail to Phil with the heads up to be sure that the single family site plans accurately show the easements and that the houses are located appropriately.

Regarding the plans - Jim Wolf is building the street to City standards and will be seeking acceptance of the street. Should we ask for your recommended changes to the final set of as-built plans submitted for acceptance? This project did not go through subdivision review, so it is not a new recorded plat. I am not clear on the procedures for street acceptance of 14-403 streets, so I look to you for your thoughts on this.

Thanks.

Barbara

>>> William Clark Thursday, December 20, 2007 2:06 PM >>>

Penny,

Attached are my minor redlines to the 2 proposed deed descriptions. If you think they are too persnickety you don't have to send them onto Jim Wolf.

I will not be sending anything to Jim Wolf as you may want to edit what I send.

In regards to the plan. This may be for Planning to decide if anything needs to be done or not as this project has progressed so far.

1. There are building envelopes within the sewer right of ways. Hopefully no one will build in the right of ways.
2. There are limited bearings and distances labeled on the existing right of ways. Since they determine where the houses can be built I would suggest adding the text as was done on the plans for the 2 attached proposed deed descriptions; that text was slightly smaller than the boundary text and worked well.
3. If there are changes to the plan it would be good to add deed references for all 3 sewer right of way segments. CCRD deed book 2881/318, CCRD 3673/290 (is on plan as Record Easement No 1), and CCRD 3037/829.

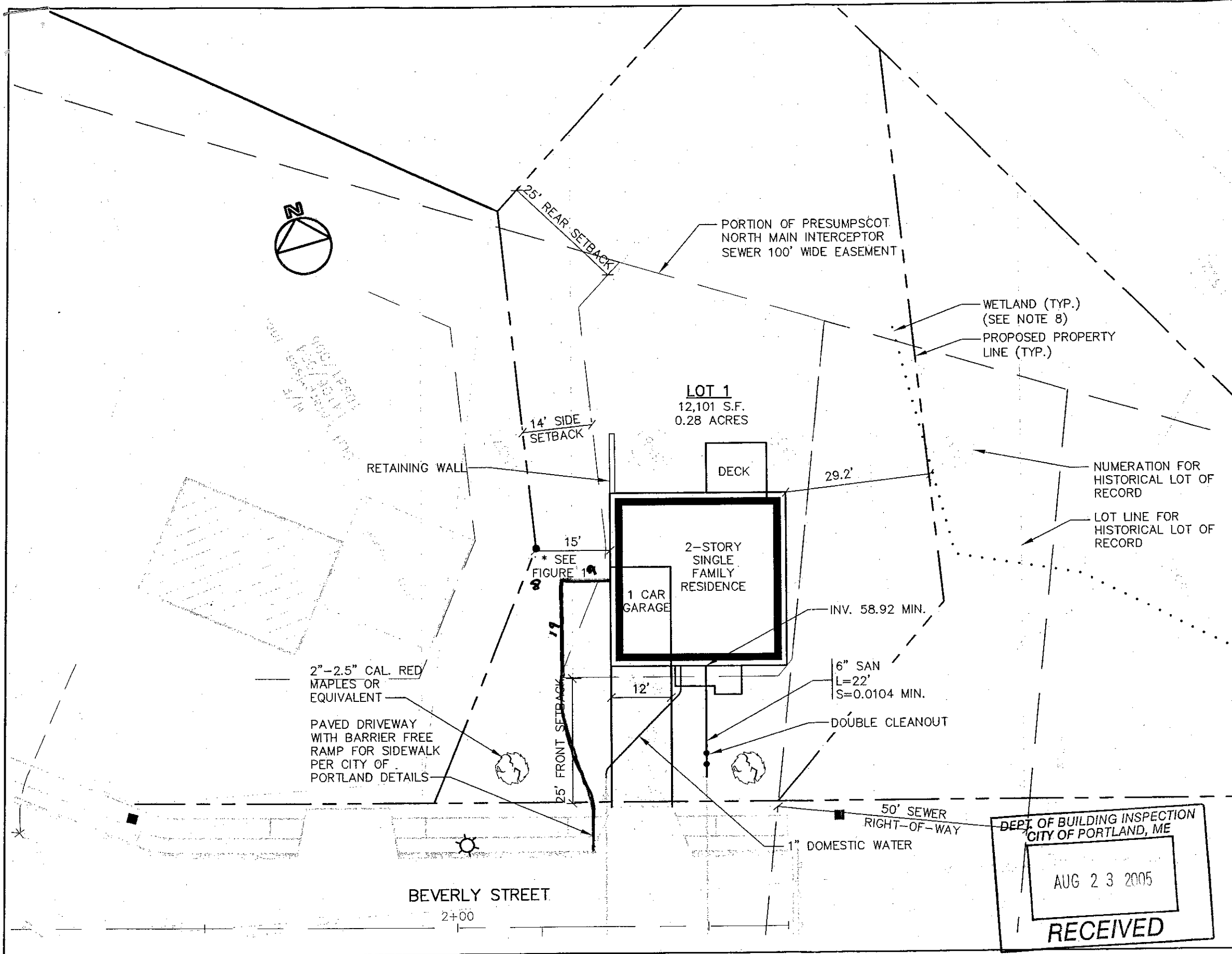
All the copies of the deed descriptions and deeds will be coming via interoffice. I start vacation at 4pm and will return on Jan 2nd.

Have a Very Merry Christmas.

Bill

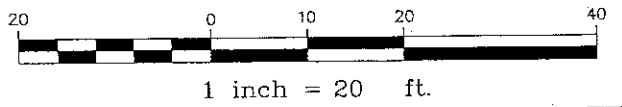
GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN JUNE 2004.
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DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
AUG 23 2005
RECEIVED

DOUGLAS E. REYNOLDS
NO. 0088
6-27-05



Rev.	Date	Revision

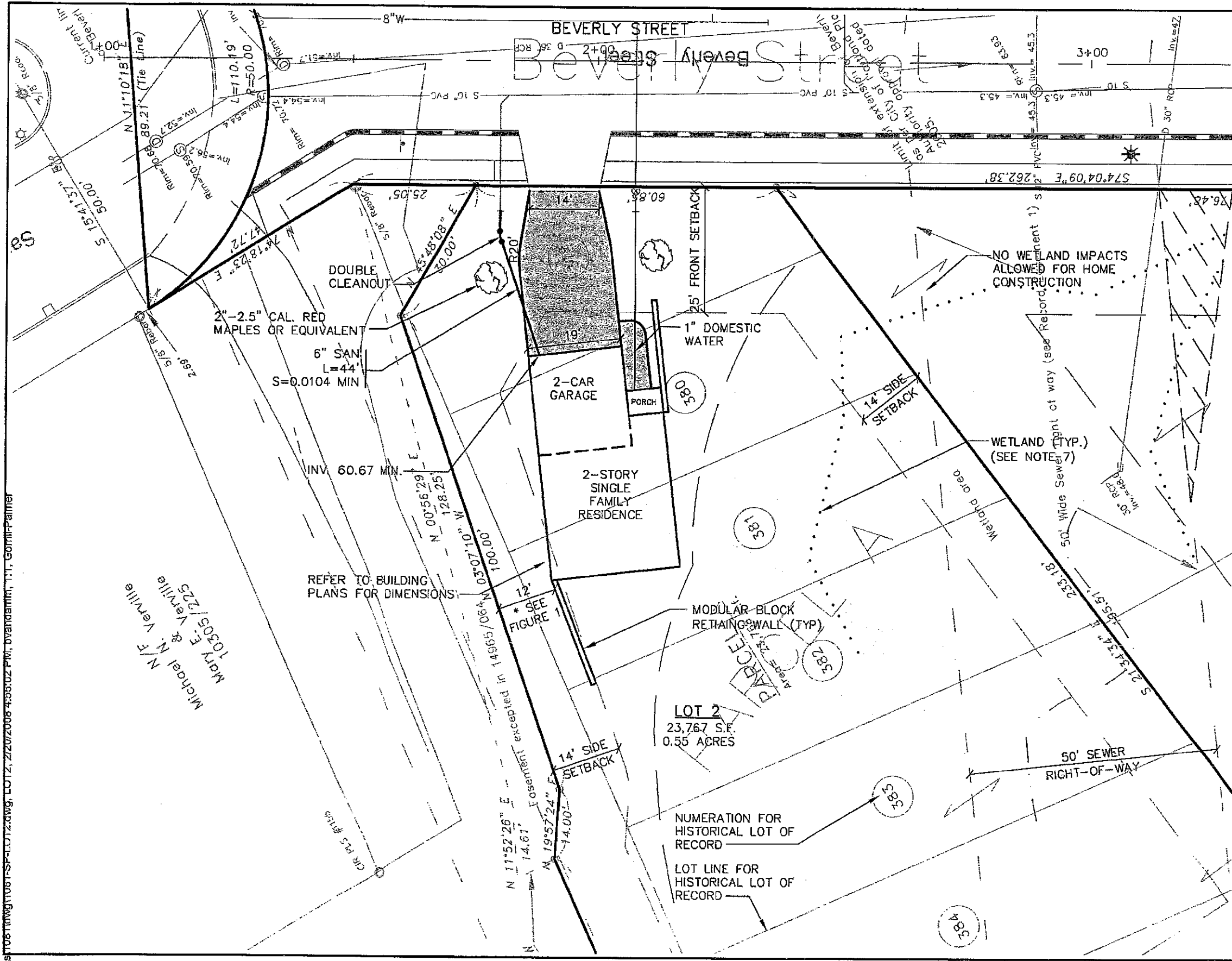
Design: WHS	Date: 9/04
Draft: CAH/GJL	Job No.: 1081
Checked: DER	Scale: 1"=20'
File Name: 1081-SP	

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15 Shaker Road
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207-657-6910
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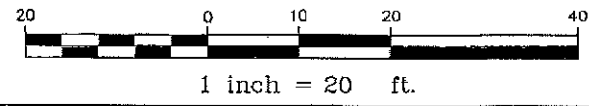
Drawing Name: LOT 1 - LAYOUT & UTILITY PLAN
Project: BEVERLY STREET

Figure No.
2



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 FEB 25 2008
 City of Portland
 Planning Division



Land Projects 1081 DWG 1081-SP-LOT 2.dwg, LOT 2, 2/20/2008 4:35:02 PM, dvandamm, T.T. Gorrill-Palmer

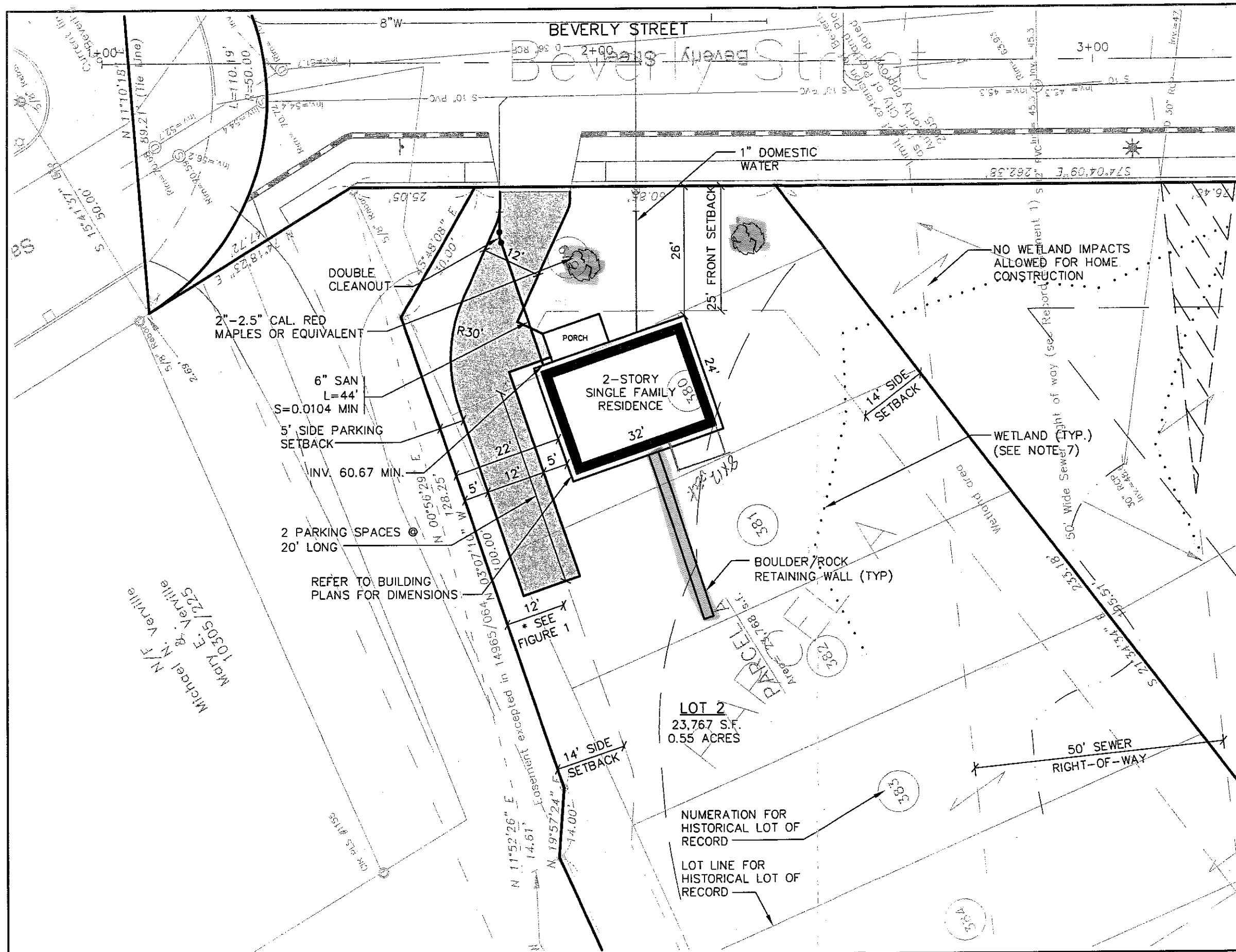
Michael N. Verville
 MNTY E. Verville
 10305/225

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

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

Drawing Name:	LOT 2 - Site and Utility Plan
Project:	BEVERLY STREET

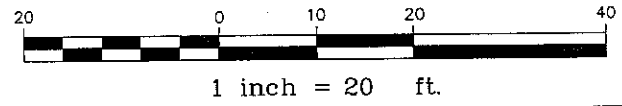
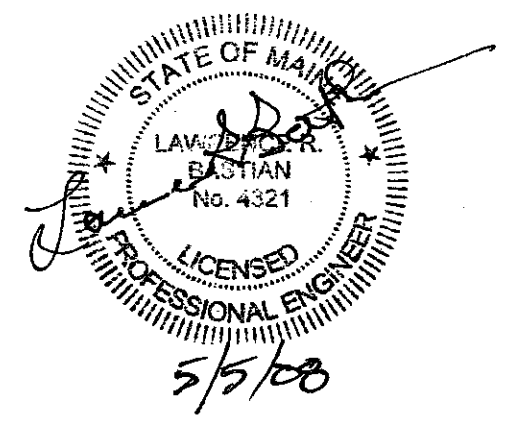
Figure No.
2



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Michael N./F.
Mary E. VerVillie
10305/225



Rev.	Date	Revision
2	2/19/08	REVISE HOUSE LOCATION
1	1/5/07	REMOVE TURNAROUND

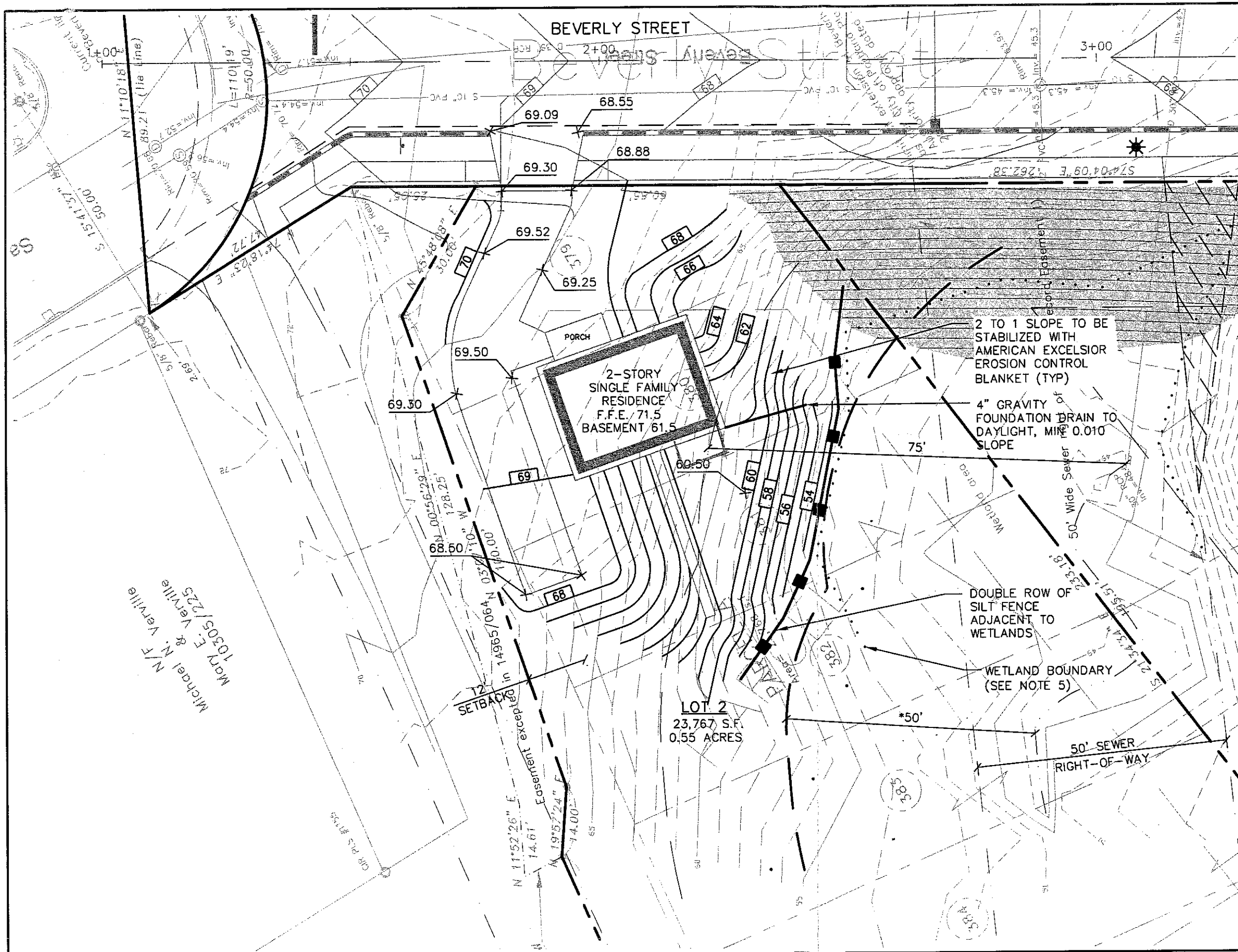
Design: WSH	Date: 9/04
Draft: CAH/GJL	Job No.: 2072
Checked: DER	Scale: 1"=20'
File Name: 1081-SP	

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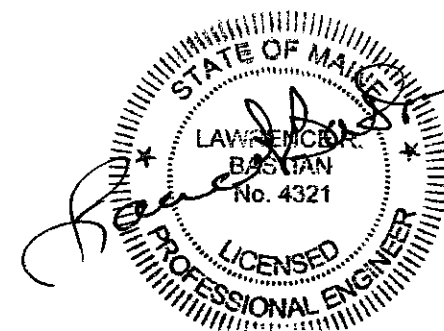
Drawing Name:	LOT 2 - Site and Utility Plan
Project:	BEVERLY STREET

Figure No.
2



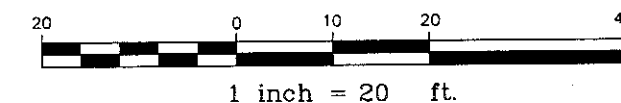
NOTES:

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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.



5/5/08

* DISTANCE FROM MAINE DEP PROTECTED RESOURCE



Rev.	Date	Revision
3	5/2/08	REVISE HOUSE LOCATION
2	2/19/08	REVISE HOUSE LOCATION
1	1/5/07	REMOVE TURNAROUND

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

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 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	LOT 2 - Grading and Drainage Plan
Project:	BEVERLY STREET

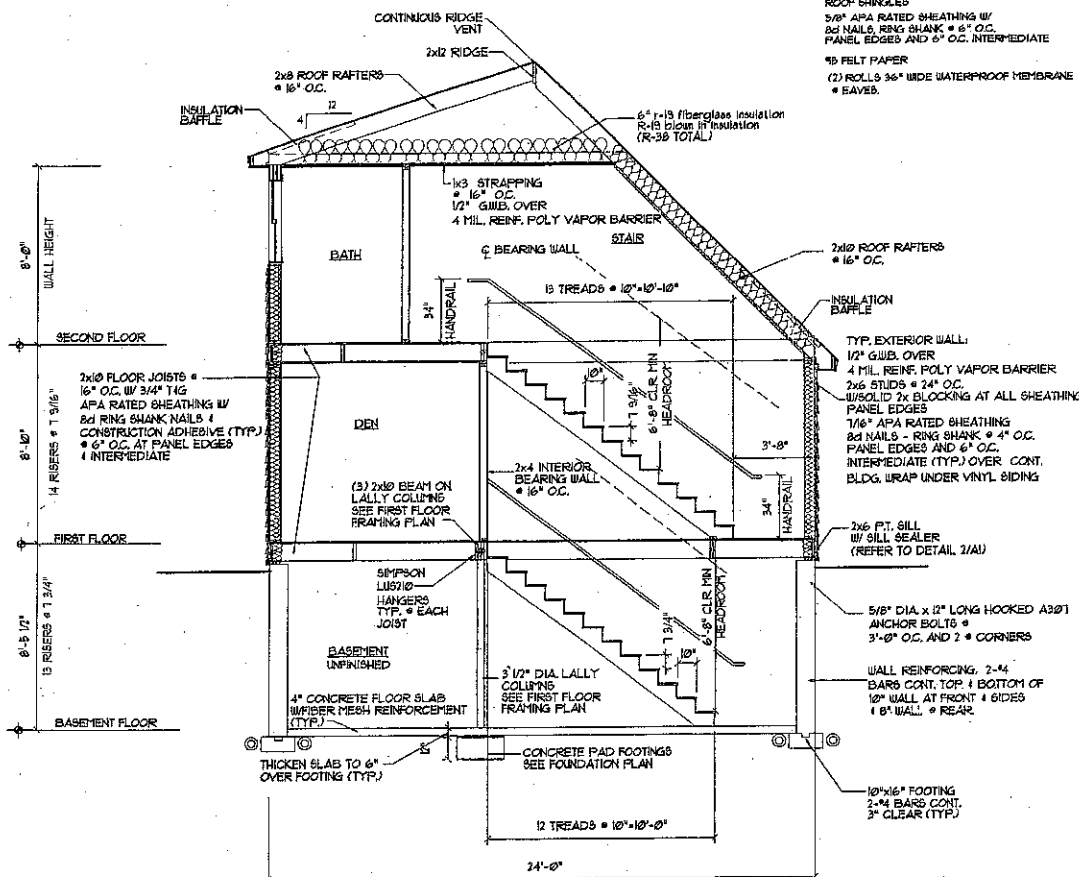
Figure No.
3

TYPICAL ROOF CONSTRUCTION

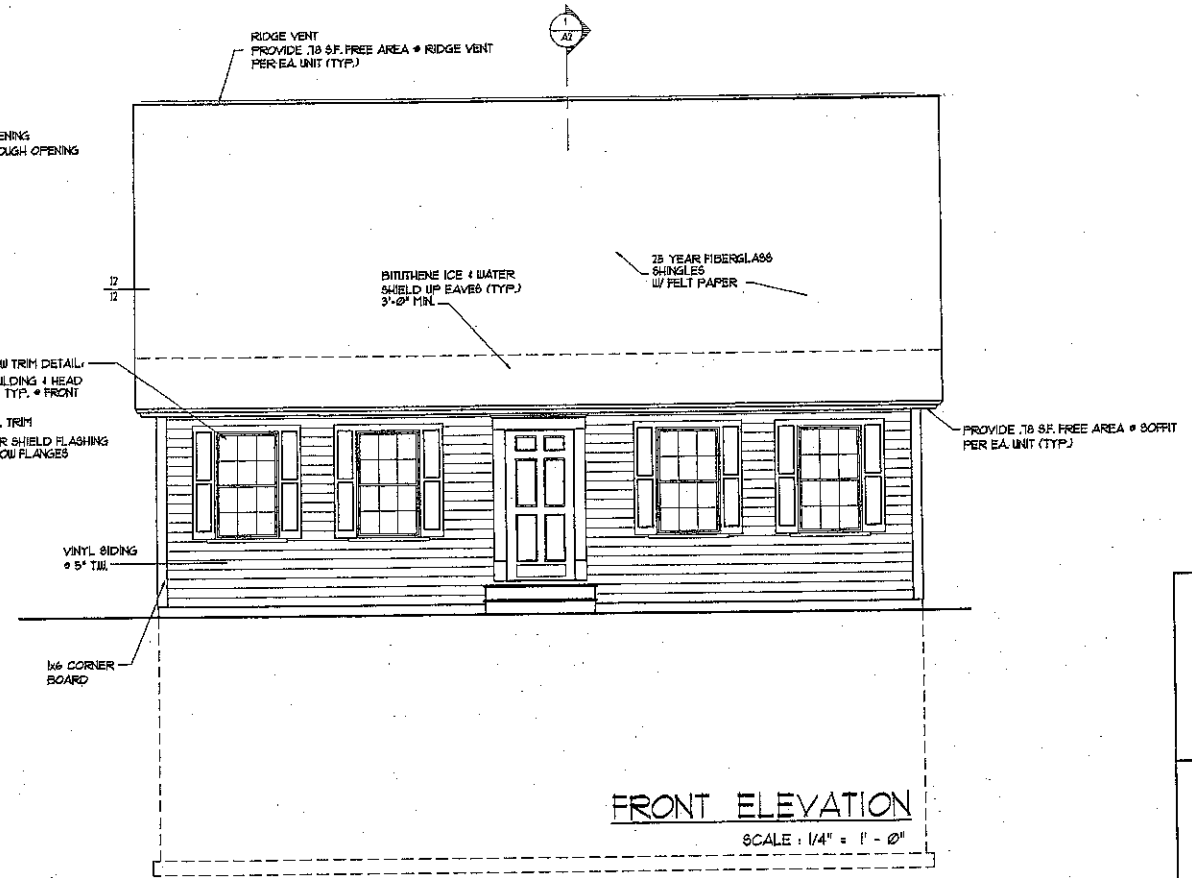
RIDGE VENT
 PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C.
 ROOF SHINGLES
 5/8" APA RATED SHEATHING W/ 8d NAILS, RING SHANK @ 6" O.C. PANEL EDGES AND 6" O.C. INTERMEDIATE
 15 FELT PAPER
 (2) ROLLS 36" WIDE WATERPROOF MEMBRANE @ EAVES.

ROUGH OPENING	HEADER SIZE
0' - 3'-0"	(3) - 2x6
3'-1" - 4'-6"	(3) - 2x8
4'-7" - 5'-8"	(3) - 2x10
5'-9" - 7'-0"	(3) - 2x12

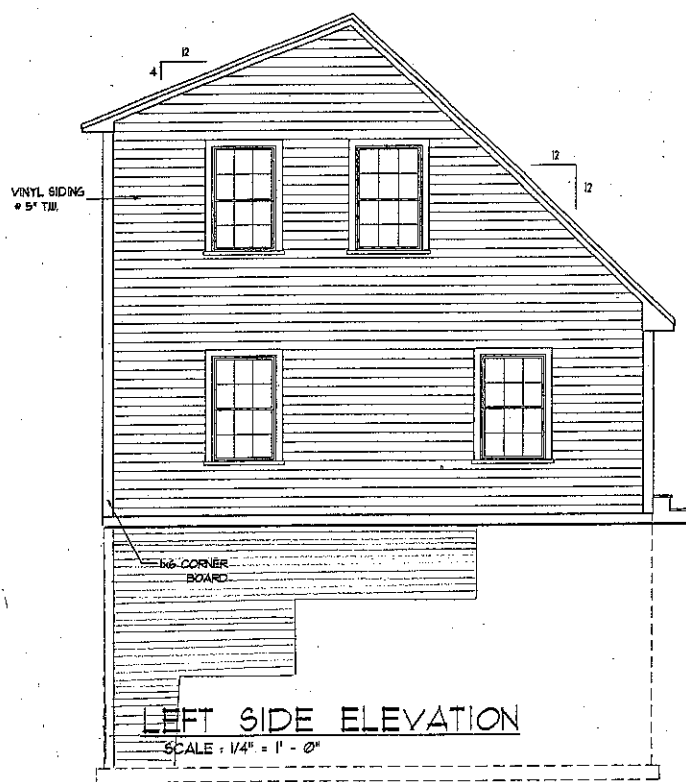
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:
 2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING



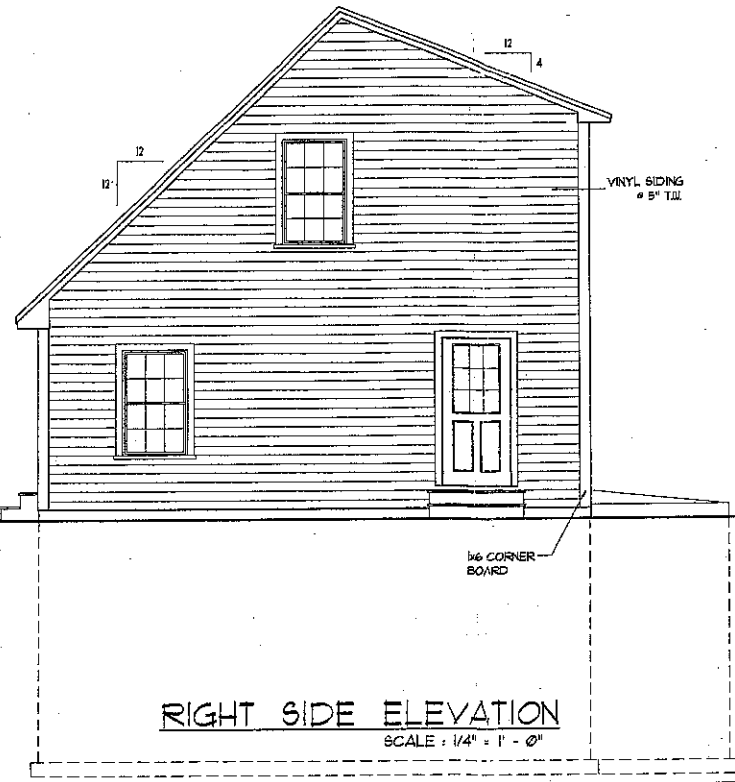
SECTION THRU HOUSE
 SCALE: 1/4" = 1' - 0"



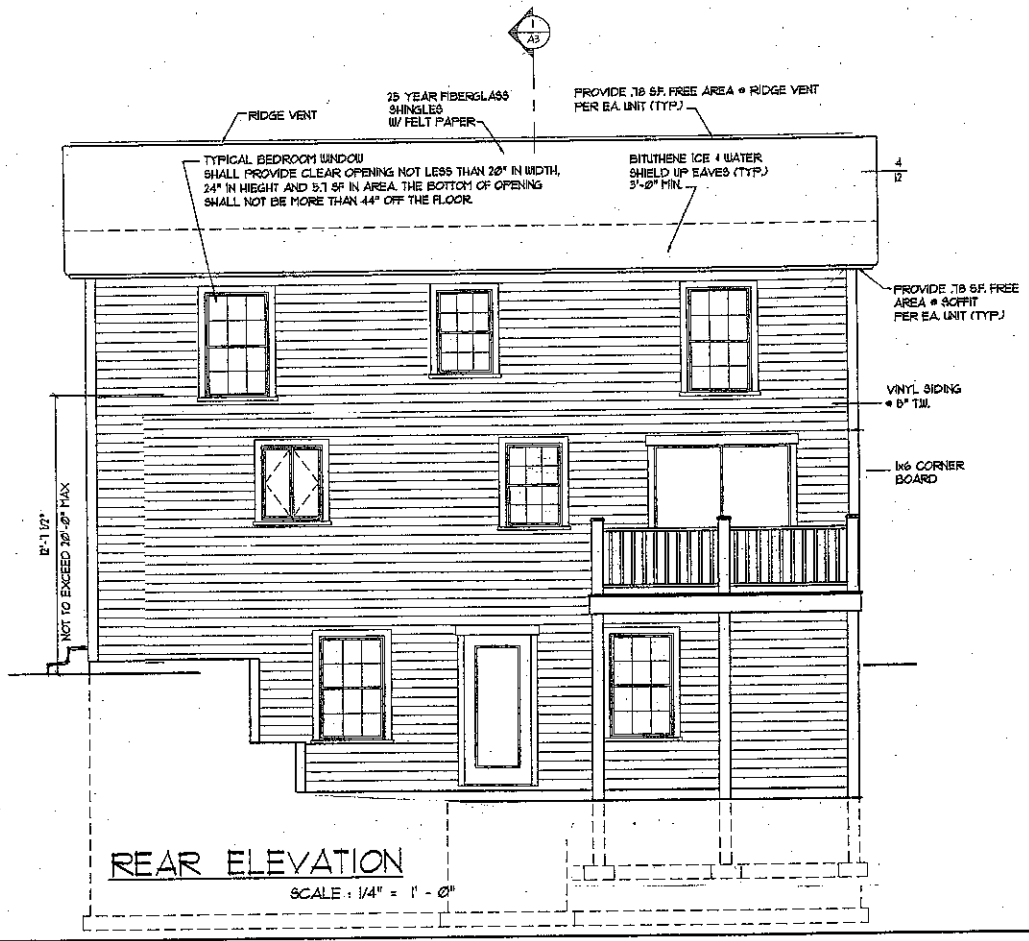
FRONT ELEVATION
 SCALE: 1/4" = 1' - 0"



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



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



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

LOT # 2 BEVERLY ST

DRAWINGS THIS SHEET
 ELEVATIONS / SECTION
 DATE
 01/06/03

A2

GENERAL NOTES:

- All work shall be in accordance with BOCA Basic Building Code, NFPA-70 National Electric Code, Maine State Plumbing Code, ASHRAE, U.L., NFPA Codes, Americans with Disabilities Act 1990 (ADA) and all local, State and Federal requirements.
- All applicable Federal, State and Municipal regulations shall be followed, including the Federal Department of Labor Occupational Safety and Health Act.
- All required City and State permits must be obtained before any construction begins.
- It is the contractor's sole responsibility to determine erection procedures and sequence to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting, temporary bracing, gags or tie-downs. Such material shall remain the property of the contractor after completion of the project.
- Structural, Mechanical, Electrical and Plumbing design and installation by others shall be performed in accordance with local, State and Federal standards.
- All fire ratings indicated shall be continuous to underside of fire rated ceiling or underside of roof deck. Seal all openings & mechanical penetrations with approved fire rating material.
- Building shall be sprinklered in accordance with NFPA-13. Contractor shall submit plans for State Fire Marshal approval prior to construction in accordance to state law.
- Building shall have approved smoke detectors in accordance with NFPA-101 Life Safety Code. Smoke detectors shall initiate alarm that is audible in the sleeping rooms of each unit.
- Portable fire extinguishers shall be provided in all hazardous areas in accordance with NFPA-101. Local authority having jurisdiction needs to provide written requirements.
- Balconies must maintain a 42" guardrail height and shall be kept free and clear of ice and snow at all times to ensure the second means of egress.
- HVAC installation to be in accordance with ASHRAE, NFPA-90A, OR NFPA-90B and all federal, local and State codes. Ventilation or heat equipment shall be in accordance with NFPA-91, NFPA-211, NFPA-31, NFPA-54 and NFPA-70 as applicable.

FOUNDATION NOTES:

- PROVIDE GILL SEALER ON TOP OF ALL FOUNDATION WALLS.
- FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES.
- ALL STEEL REINFORCING IN FOOTINGS TO BE A MINIMUM 3" CLEAR FROM BOTTOM OF FOOTING.
- ALL STEEL REINFORCING IN FOUNDATION WALLS BELOW GRADE TO BE MINIMUM 2" CLEAR FROM FACE OF WALL.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESURE PRESERVATIVE TREATED W/CCA TO 24MPC RETENTION PER AWPFA.
- ALL CONCRETE SURFACES SHALL HAVE A STEEL TROUCEL / LIGHT BROOM FINISH.
- SET BOTTOM OF FOOTINGS MIN. 4'-0" BELOW GRADE.
- SET ALL FOOTINGS ON UNDISTURBED SOIL OR COMPACTED STRUCTURAL FILL.
- RADIANT HEAT IN SLAB.
- FIRST FLOOR SLAB SHALL BE 4" THICK CONCRETE SLAB ON GRADE W/ FIBER MESH REINFORCEMENT; PROVIDE CONTROL JOINTS @ 8'x8' SPACING (TYP).
- ALL CONCRETE SHALL BE 3000 PSI (110) STRENGTH AT 28 DAYS.
- ALL CONCRETE SHALL BE AIR ENTRAINED 4-6%.
- ALL OTHER ADMIXTURES SHALL BE PRE-APPROVED.
- WATERPROOFING / DAMP PROOFING ASPHALT TAR.

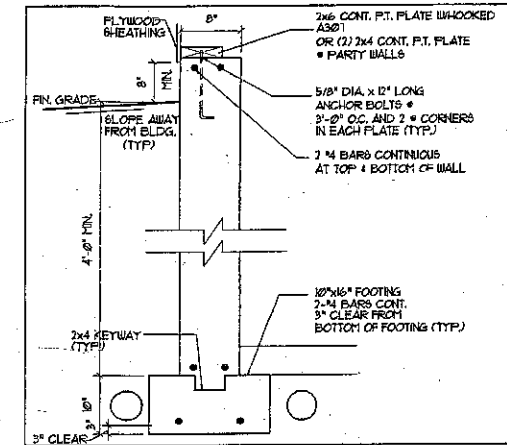
FRAMING NOTES:

- ALL EXTERIOR WALLS TO BE 2x6 WOOD STUD WALLS @ 24" O.C. W/ 1/2" GIBB. AND VAPOR BARRIER @ INSIDE FACE OF WALL, 6" BATT INSULATION (R-19), AND 7/16" APA RATED SHEATHING @ EXTERIOR FACE OF WALL.
- ALL INTERIOR WALLS TO BE 2x4 WOOD STUD WALLS (UNLESS NOTED OTHERWISE) W/ ONE LAYER 1/2" GIBB. EACH SIDE.
- INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, AND SHELVES WHEN MOUNTED ON WALLS.
- THE LOCATION OF ALL DOOR FRAMES SHALL BE 4 1/2" (UNLESS NOTED OTHERWISE) FROM ADJACENT WALLS.

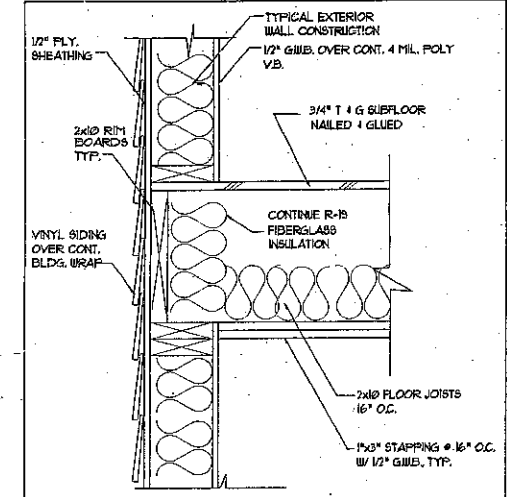
HEADER SCHEDULE

ROUGH OPENING	HEADER SIZE
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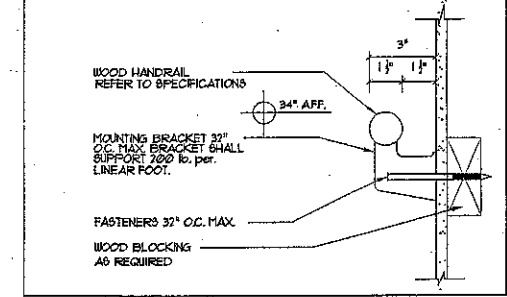
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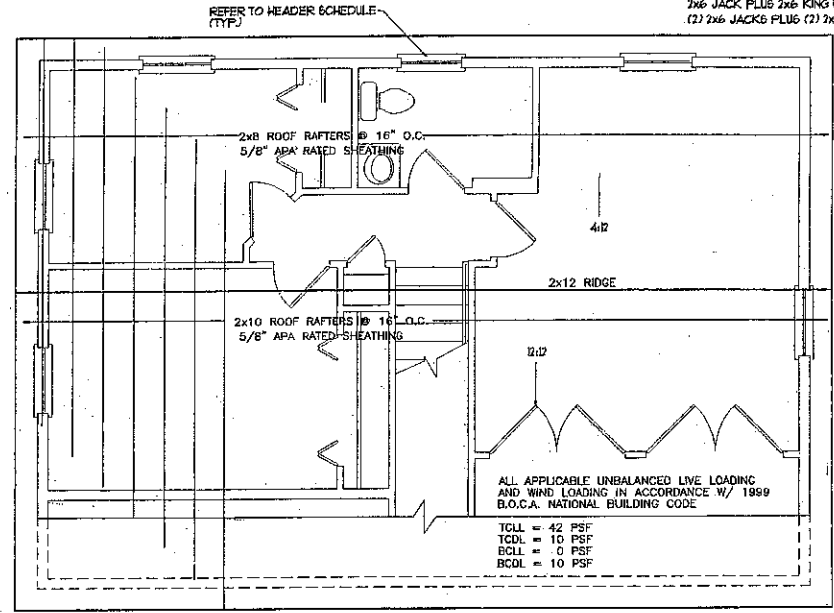
1 TYPICAL FOUNDATION WALL SCALE: 1/4" = 1'-0"



2 FLOOR FRAMING DETAIL SCALE: 1/2" = 1'-0"

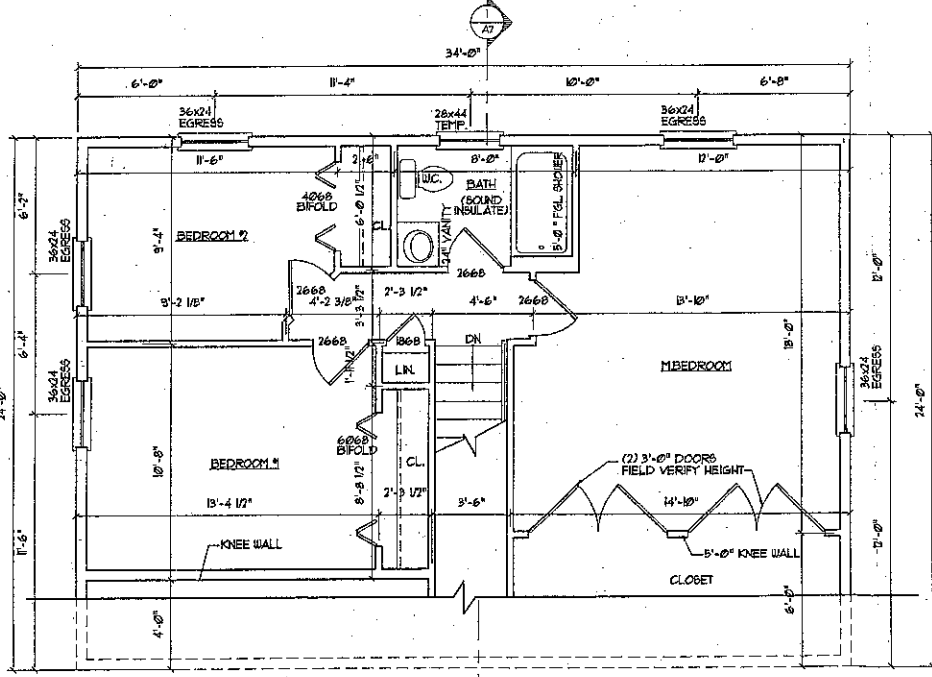


HANDRAIL DETAIL NTS



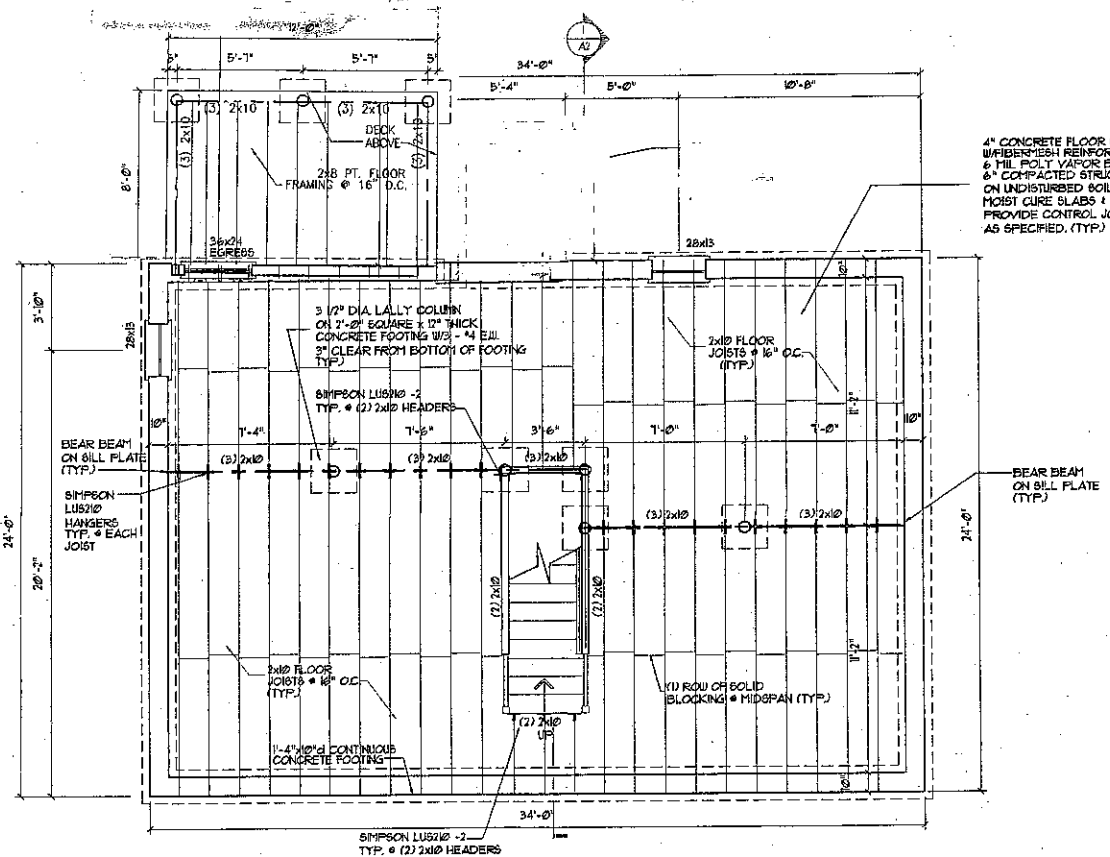
ROOF FRAMING PLAN

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



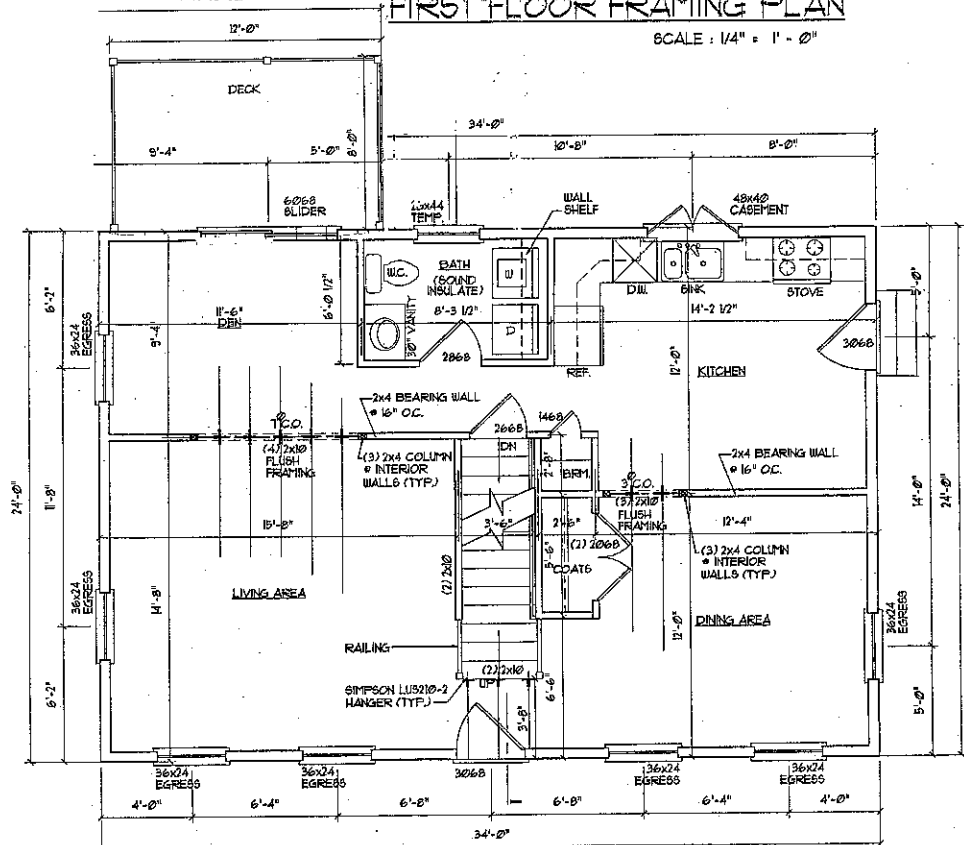
SECOND FLOOR PLAN

630 SF. SCALE: 1/4" = 1'-0"



FIRST FLOOR FRAMING PLAN

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



FIRST FLOOR PLAN

816 SF. SCALE: 1/4" = 1'-0"

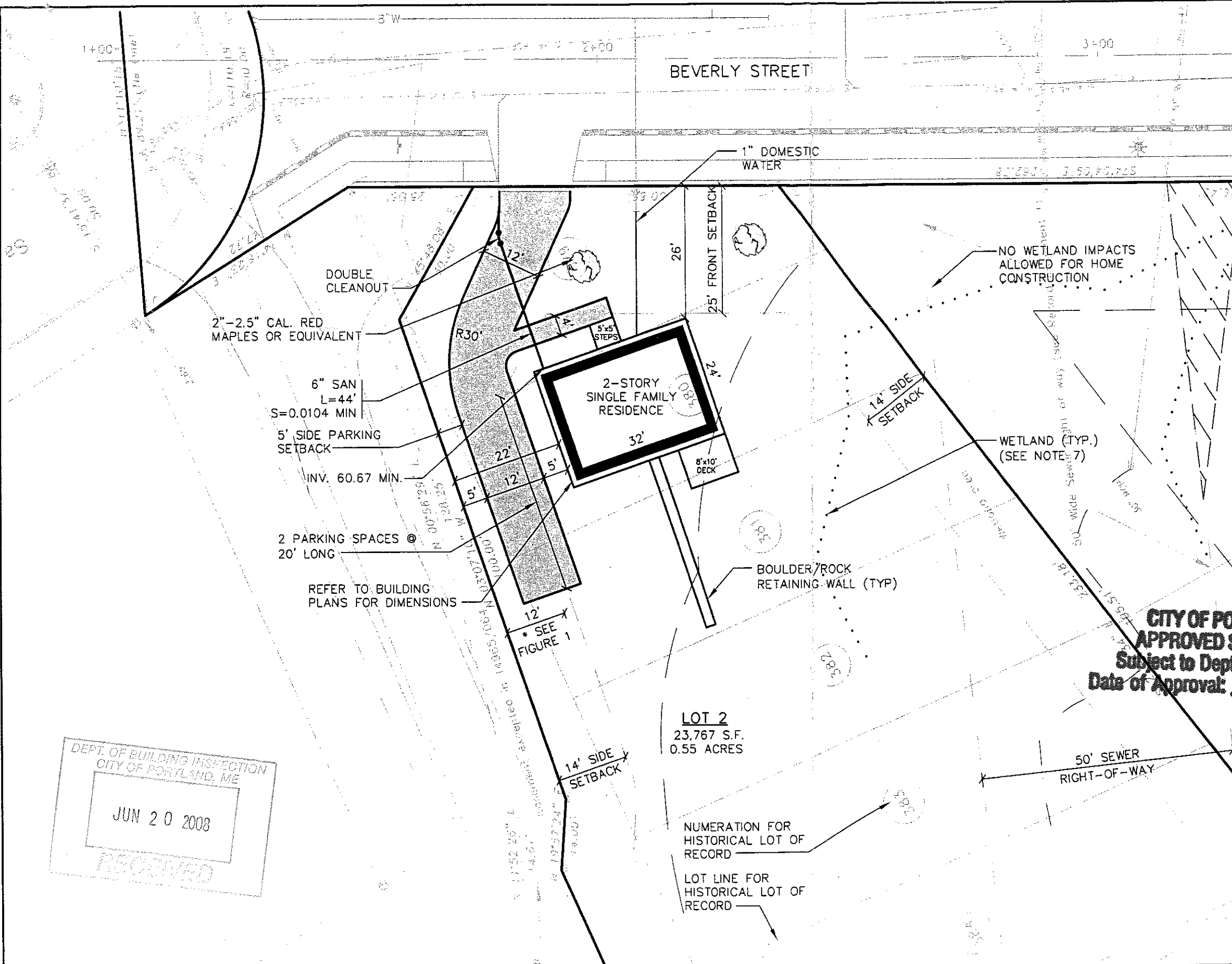
DRAWINGS THIS SHEET
 FOUNDATION & ROOF PLAN
 FIRST FLOOR PLAN /
 SECOND FLOOR PLAN
 NOTES / DETAILS

DATE
 01/26/03

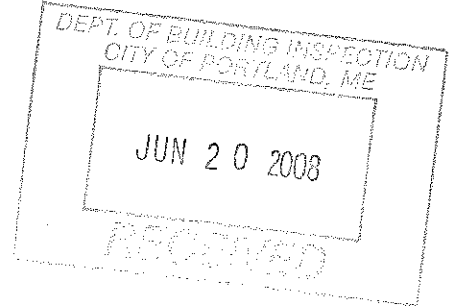
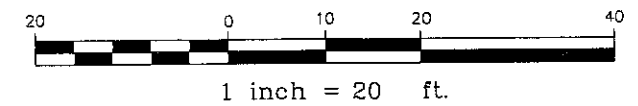
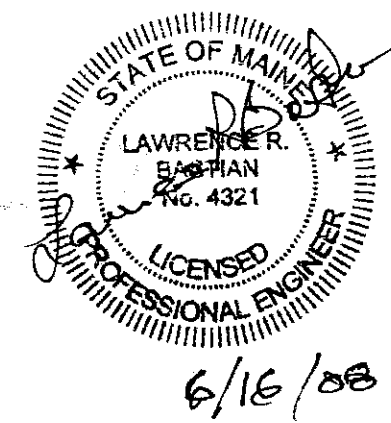
A1

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**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 7/3/08



Rev.	Date	Revision
2	7/19/08	REVISE HOUSE LOCATION
1	1/5/07	REMOVE TURNAROUND

Design: WSH	Date: 9/04
Draft: CAH/GJL	Job No.: 2072
Checked: DER	Scale: 1"=20'
File Name: 1081-SP-LOT2	

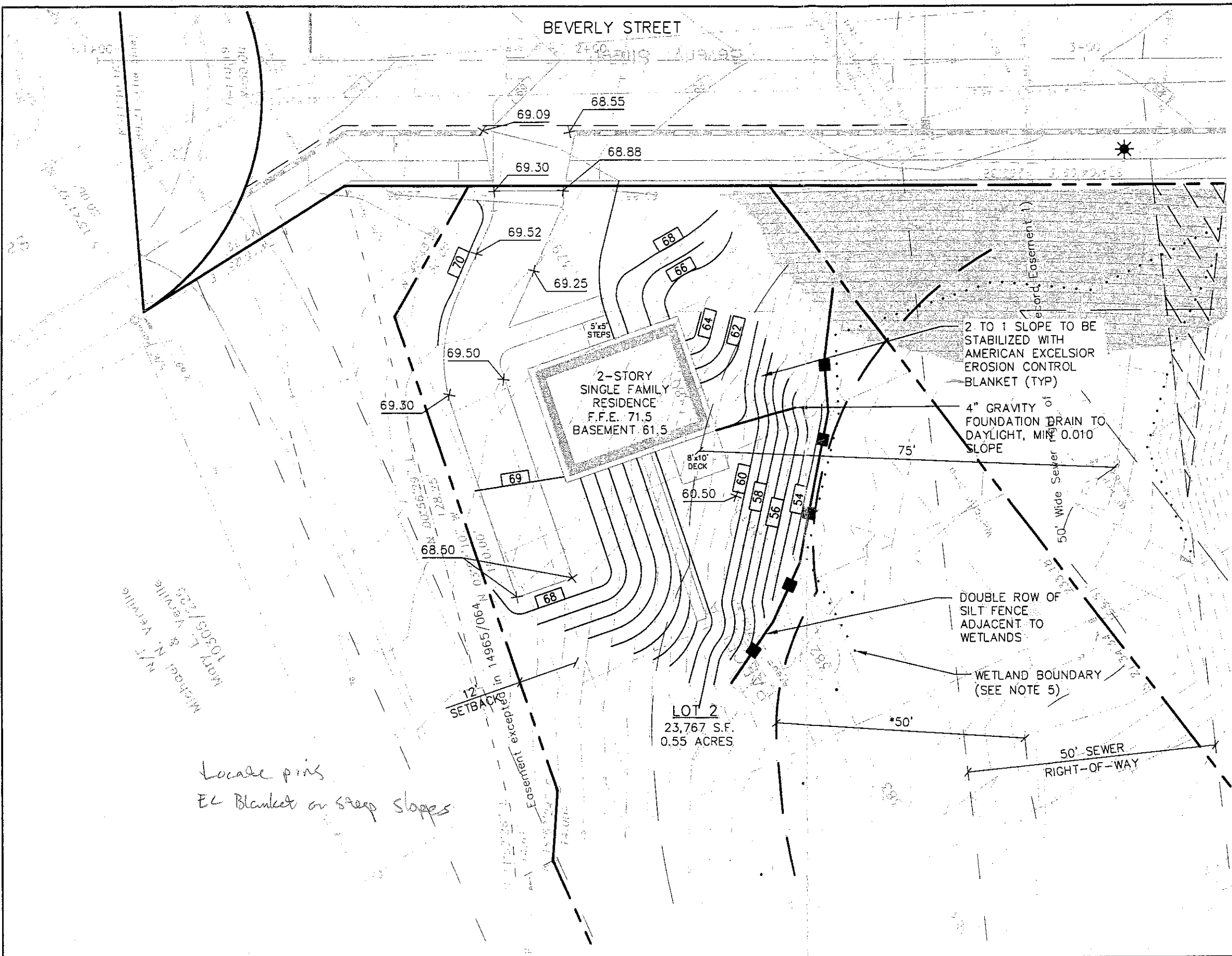
GP Gorrill-Palmer Consulting Engineers, Inc.
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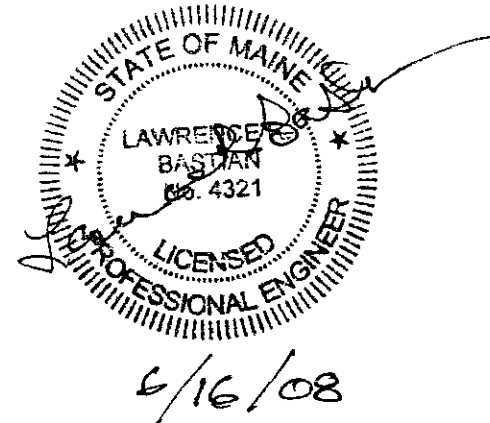
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	LOT 2 - Site and Utility Plan
Project:	BEVERLY STREET

Figure No.
2

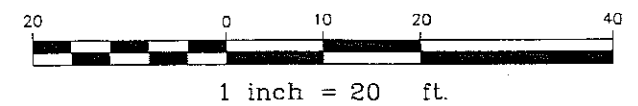


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 6. EXTERIOR GRADES SHALL BE MINIMUM 0.5' BELOW FINISH FLOOR ELEVATION.



Locate pins
EC Blanket on steep slopes

* DISTANCE FROM MAINE DEP PROTECTED RESOURCE



Rev.	Date	Revision
3	5/2/08	REVISE HOUSE LOCATION
2	2/19/08	REVISE HOUSE LOCATION
1	1/5/07	REMOVE TURNAROUND

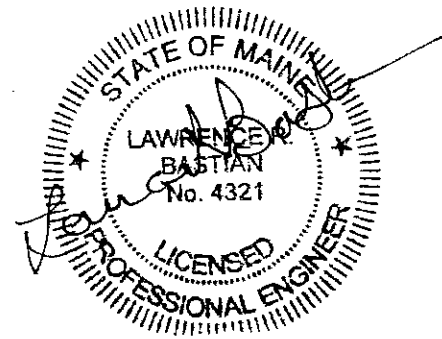
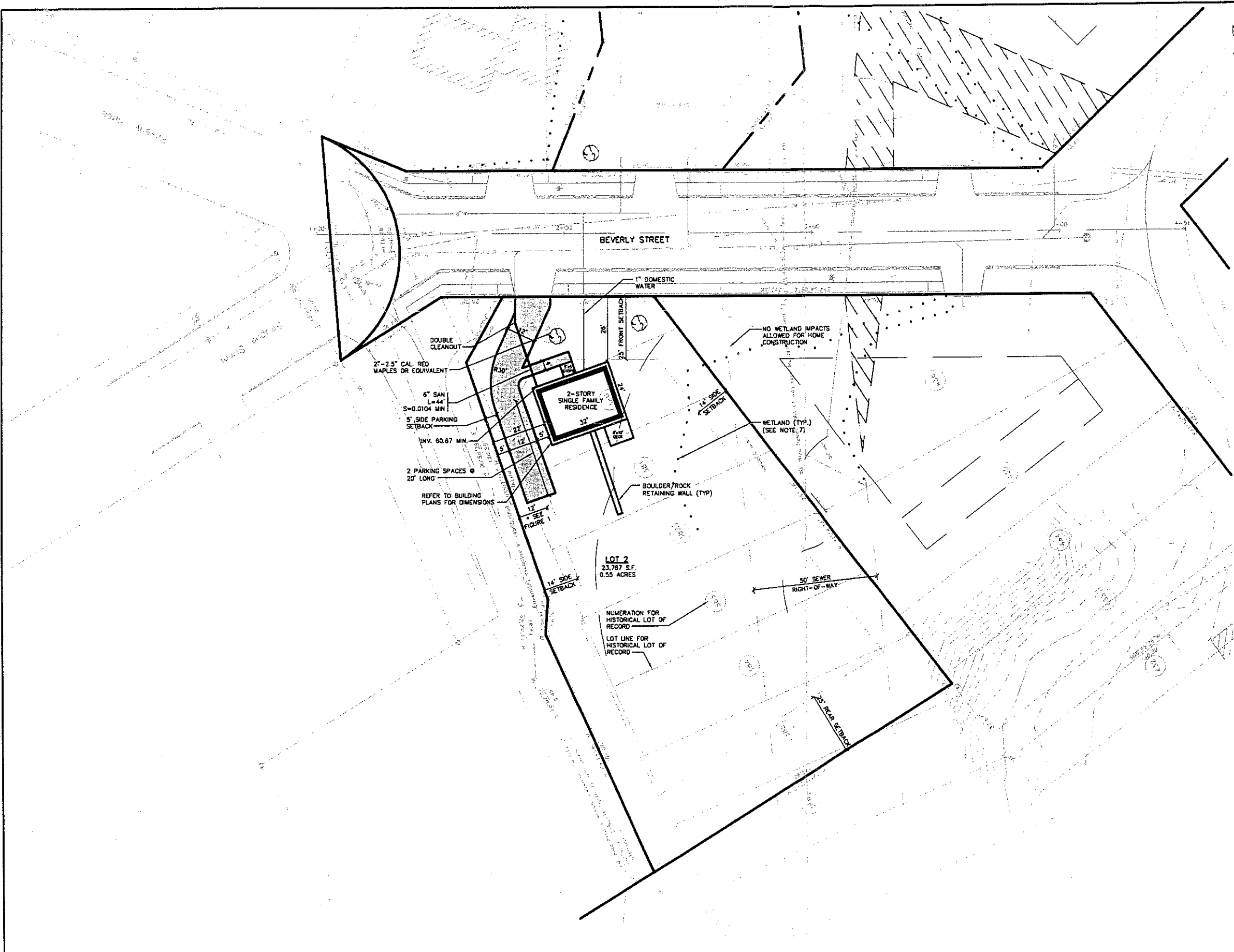
Design: WSH	Date: 9/04
Draft: CAH/GJL	Job No.: 2072
Checked: DER	Scale: 1"=20'
File Name: 1081-SP	

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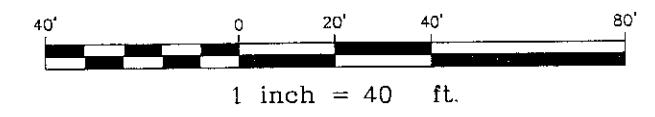
Drawing Name:	LOT 2 - Grading and Drainage Plan
Project:	BEVERLY STREET

NOTES:

1. SEE FIGURE 2 FOR ADDITIONAL DETAIL



6/16/08



Rev.	Date	Revision

Design: PDD	Date: 5/08
Draft: BVD	Job No.: 2072
Checked: LRB	Scale: 1"=20'
File Name: 1081-SP-LOT2	

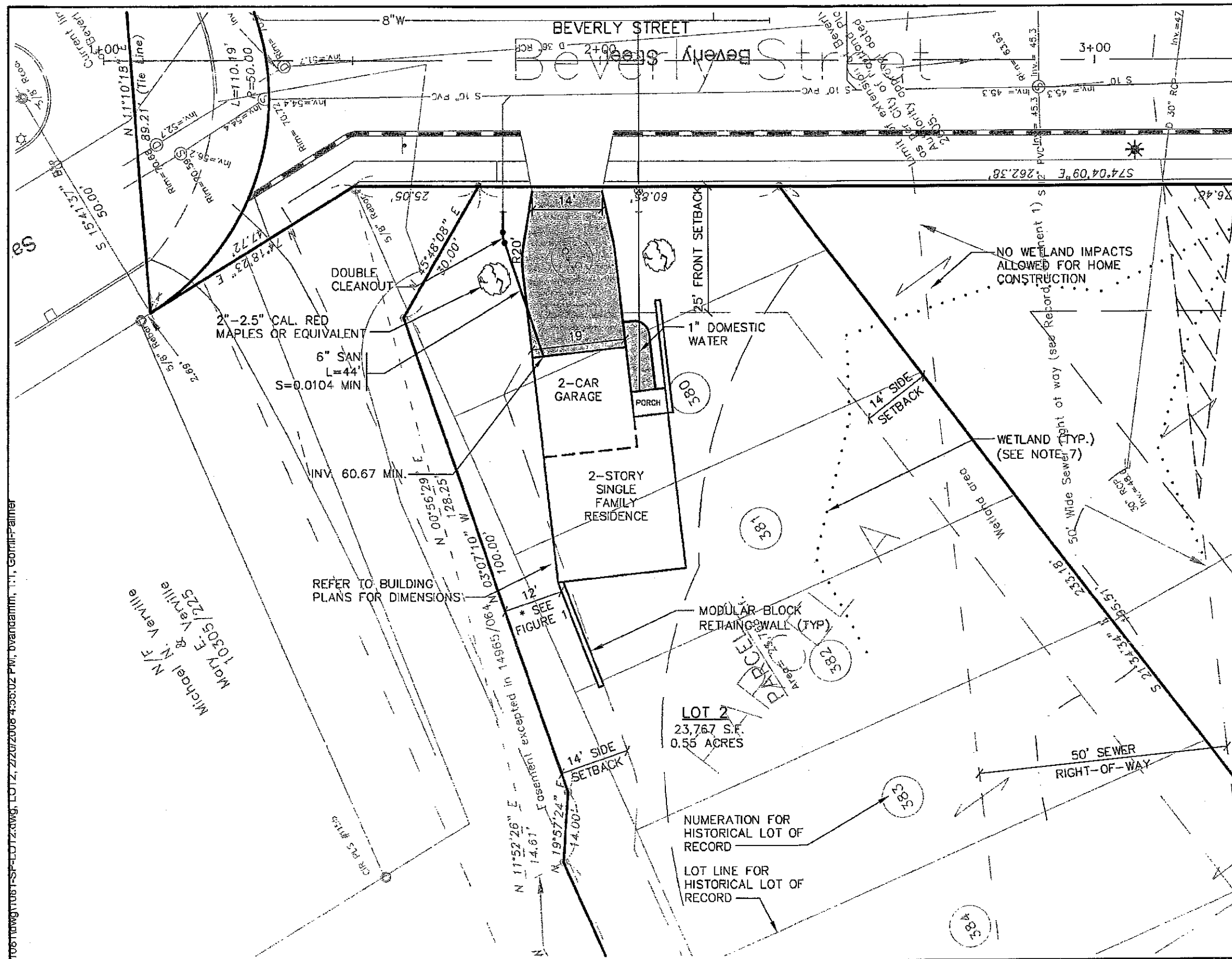
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Drawing Name:	LOT 2 - Overall Plan
Project:	BEVERLY STREET

Figure No.
2A

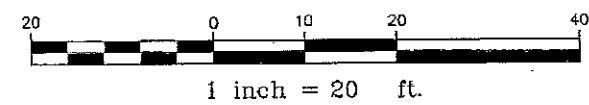


- GENERAL NOTES**
1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN JUNE 2004.
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 7. WETLANDS IN VICINITY OF WORK SHALL BE REMARKED AND DELINEATED WITH A DOUBLE ROW OF SILT FENCE PRIOR TO CLEARING OR ANY LAND DISTURBANCE.

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Rev.	Date	Revision
2	2/19/08	REVISE HOUSE LOCATION
1	1/5/07	REMOVE TURBAROUND

Design:	WSH	Date:	9/04
Draft:	CAH/GAL	Job No.:	1081
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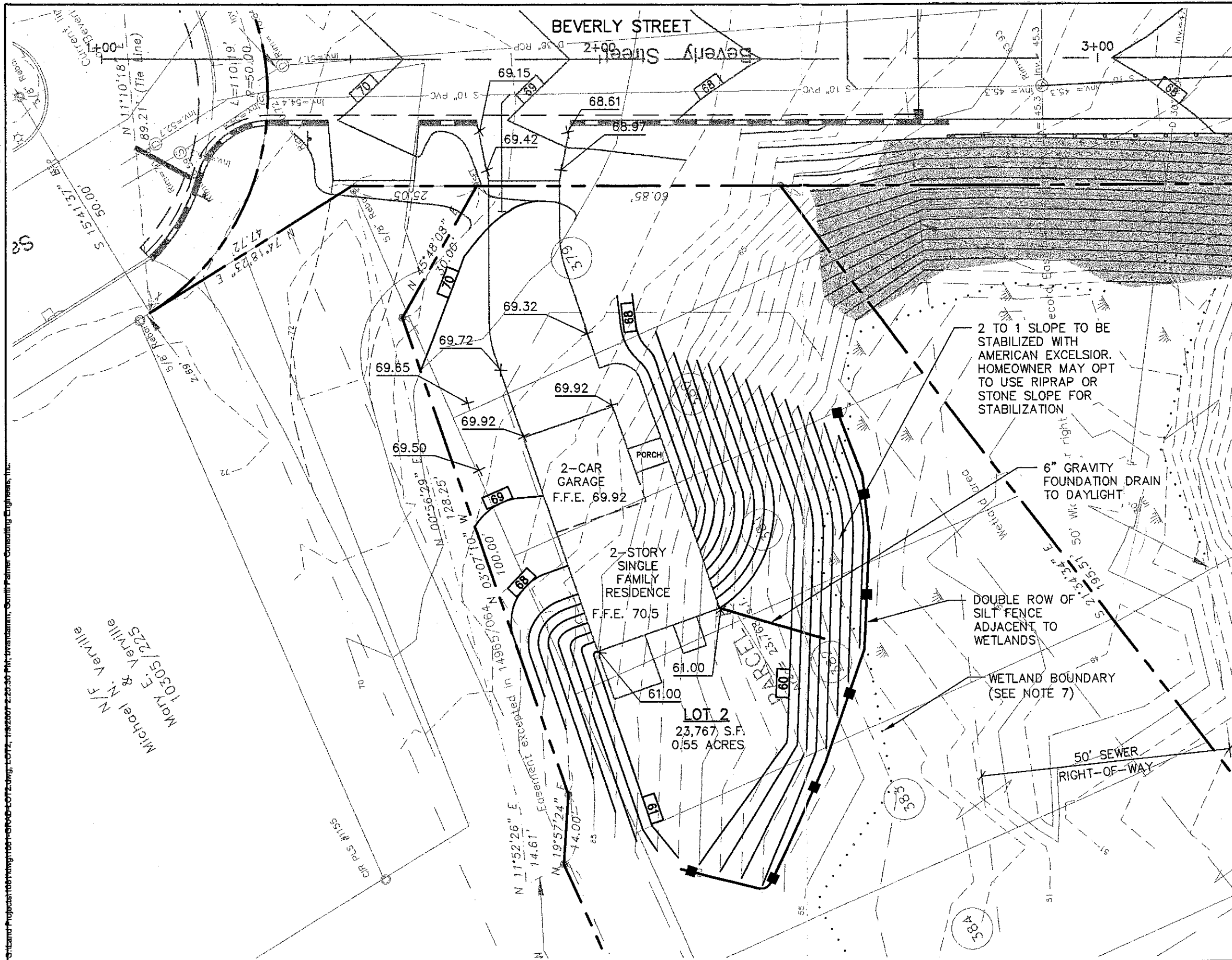
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Drawing Name:	LOT 2 - Site and Utility Plan
Project:	BEVERLY STREET

Figure No.
2

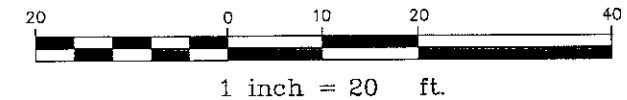
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Michael N/E
Marty E. Verville
10305/225



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C:\land\Projects\1081\1081-SP.dwg, 1/5/07, 1:25:30 PM, brian.dunn, Gorrill-Palmer Consulting Engineers, Inc.

Michael N/F
Mary E. VerVillie
10305/225

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

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

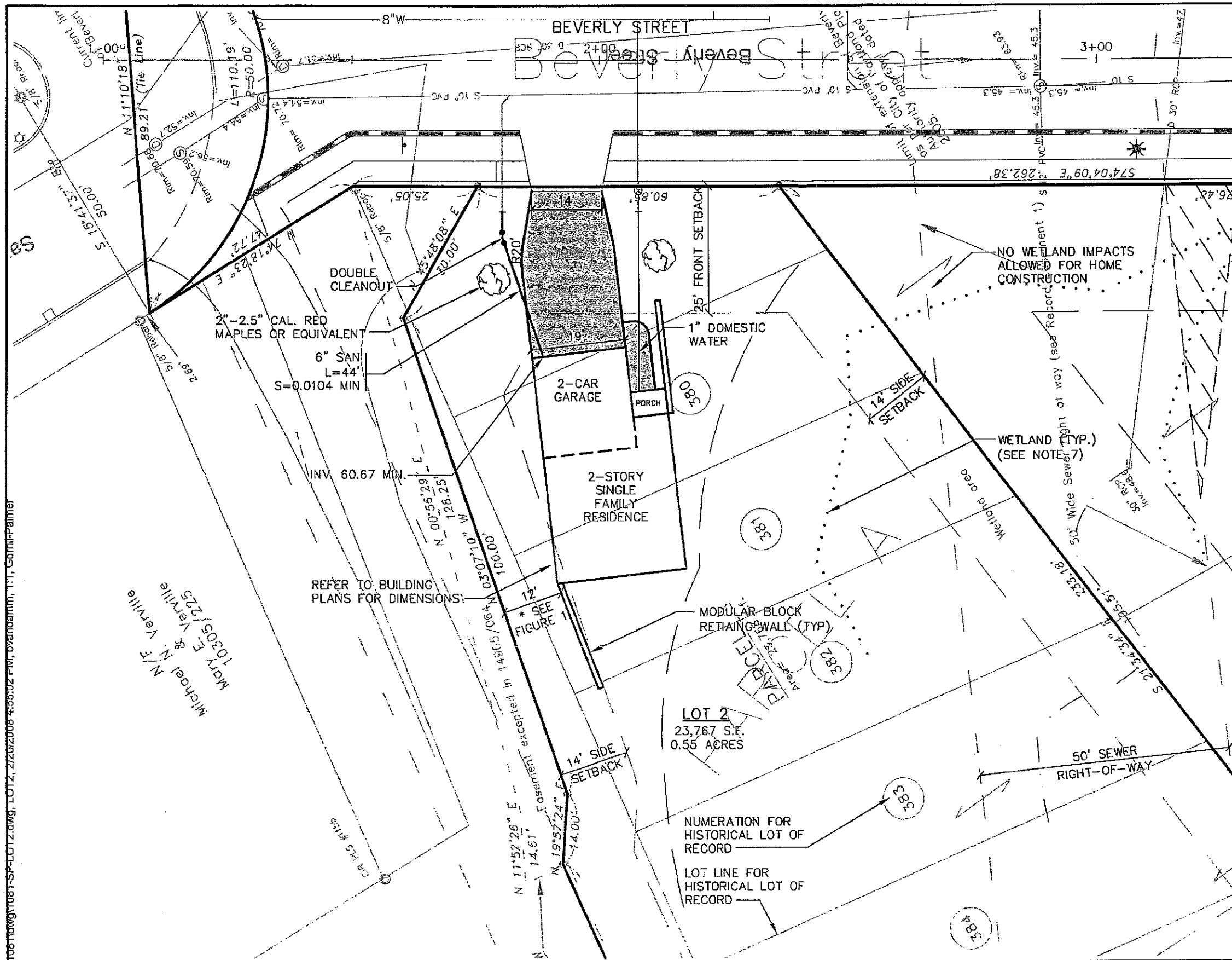
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Drawing Name:	LOT 2 - Grading & Drainage Plan
Project:	BEVERLY STREET

Figure No.
3



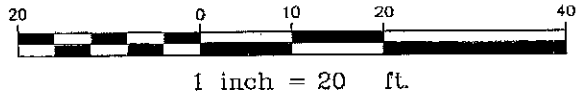
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Michael N/F
 Mary E. & VerVillie
 10305/225

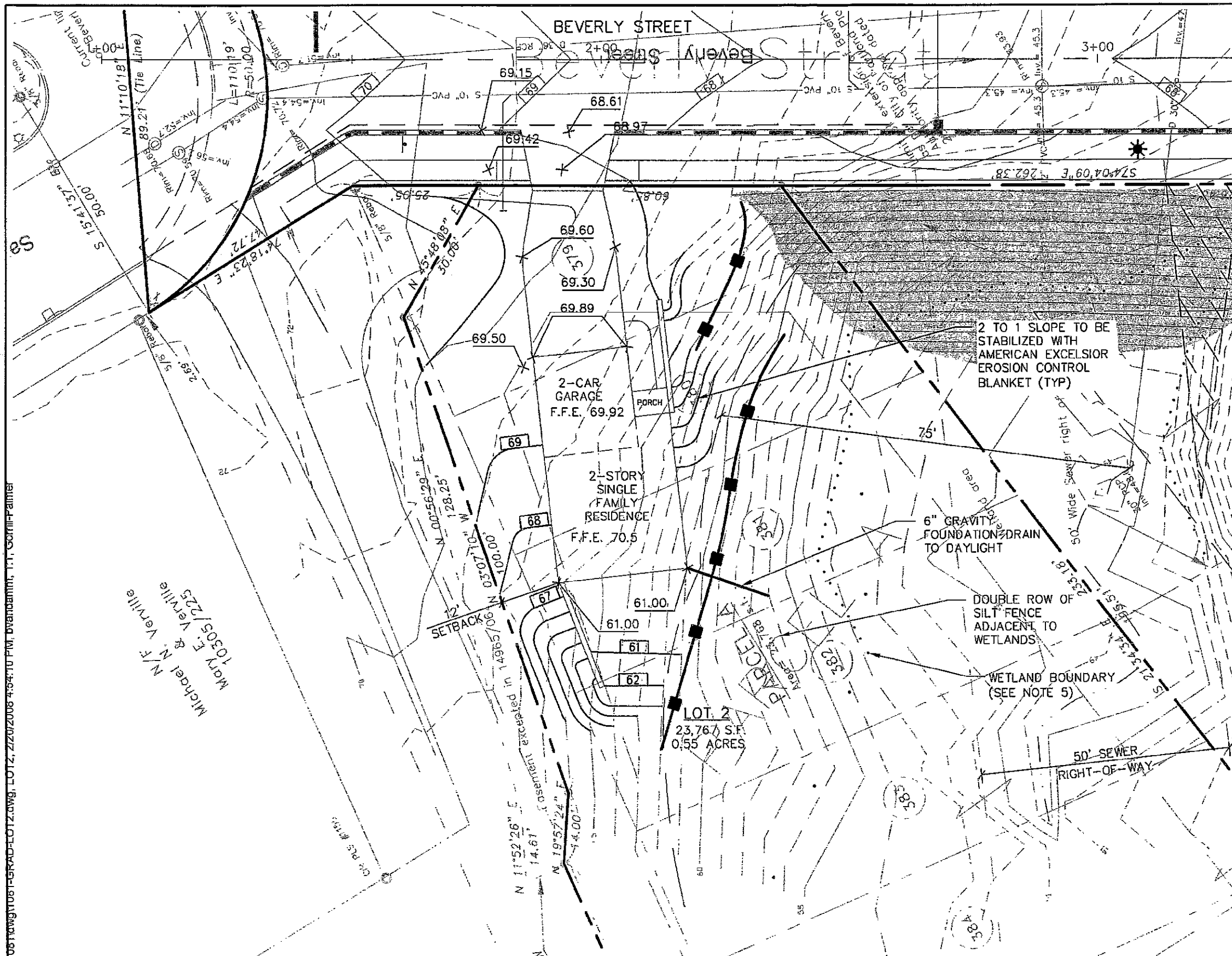
Rev.	Date	Revision
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1	1/5/07	REMOVE TURNAROUND

Design:	WSH	Date:	9/04
Draft:	CAH/GJL	Job No.:	1081
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File Name:	1081-SP		

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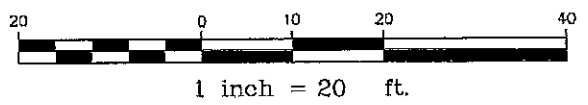
Drawing Name:	LOT 2 - Site and Utility Plan
Project:	BEVERLY STREET

Figure No.
2



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1081.dwg, LOT 2, Z:\2007\2008 4:54:10 PM, D:\ambamnt, T.T. Gorrill-Palmer
 Michael N/F VerVillie
 MARY E. VerVillie
 10305/225

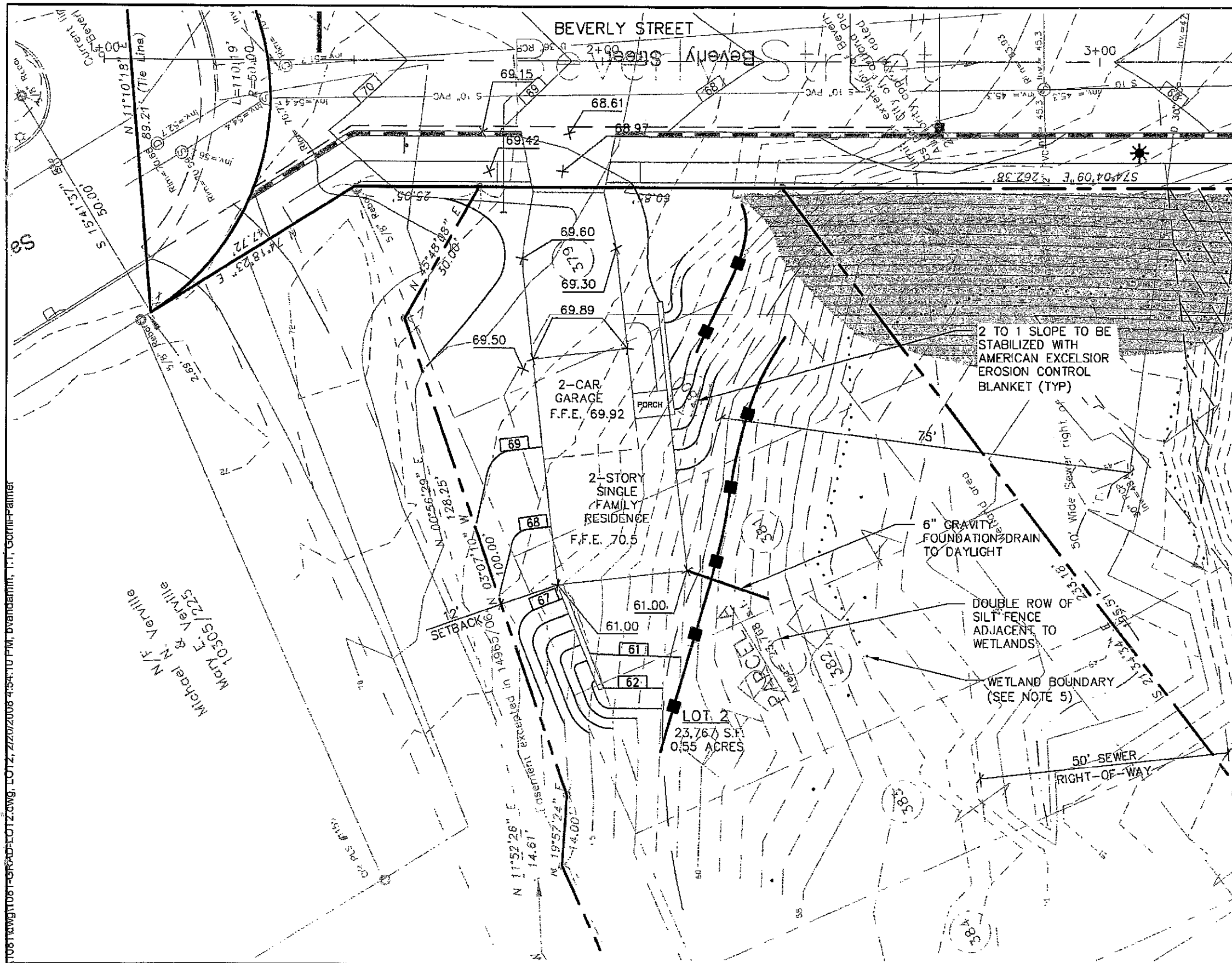
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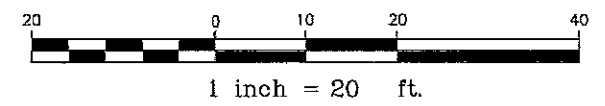
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Project: 1081-SP-LOT2.dwg, LOT2, 2/20/2006 4:54:10 PM, D:\andamit, T-T, Corril-Palmer

Michael N/E
 10305/225
 Mary E. VerVillie

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Figure No.
3