

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

2007-0128
 Application I. D. Number

Home Sweet Home Apartments Llc
 Applicant
 49 Northern Oaks Dr , Raymond , ME 04071
 Applicant's Mailing Address
 Wayne Hinckley
 Consultant/Agent
 Agent Ph: (207)831-8505 Agent Fax:
 Applicant or Agent Daytime Telephone, Fax

Phil DiPierro

7/27/2007
 Application Date

Single Family Home w/ attached garag
 Project Name/Description

39 - 39 Braintree St, Portland, Maine
 Address of Proposed Site
 336 F023001
 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)

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

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Other _____
- After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 7/27/2007

DRC Approval Status:

Reviewer Philip DiPierro

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date 9/28/07 Approval Expiration 9/28/07 Extension to _____ Additional Sheets Attached

Philip DiPierro signature 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 checked="" 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 checked="" type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input checked="" type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

TO: Inspections Department
FROM: Philip DiPierro, Development Review Coordinator
DATE: July 25, 2008
RE: C. of O. for #39 Braintree Street,
(Id#2007-0128) (CBL 336 F 023001)

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
Jeanie Bourke, Inspection Services Manager
File: Urban Insight

From: Lannie Dobson
To: C of O; csh; Tammy Munson
Date: 7/18/2008 10:39:52 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 39 BRAINTREE ST Parcel ID: 336 F023001 Di

Date: 7/21/2008 Time: 6:00:00 AM

Note: Property Addr: 39 BRAINTREE ST Parcel ID: 336 F023001

Application Type: Prmt
Application ID: 70902

Contact:
Phone1: Phone2:

Owner Name: HOME SWEET HOME APARTMENTS LLC
Owner Addr: 49 NORTHERN OAKS DR
NAPLES , ME 04071



380 US Route One
Falmouth, Maine 04105
Tel. 207.781.5242
Fax. 207.781.4245

NOTICE

Please take notice that Home Sweet Home Apts., LLC 49 Northern Oaks Drive, Raymond, ME 04071 is filing an application for a Waiver of Minimum Lot Size Law Requirements with the Department of Human Services, Division of Health Engineering pursuant to the provisions of 12 MRSA Sections 4807-B and 4807-C for permission to install a septic system for the proposed single family residence at 39 Braintree Street. This will be filed for public inspection at the Department's office in Augusta and at the municipal offices of Portland, Maine on April 3, 2008.

Written comments from any interested persons must be sent to the Division of Environmental Health, 286 Water Street, 3rd Floor, Augusta, Maine 04333 within 14 days of filing of the application to receive consideration.



380 US Route One
Falmouth, Maine 04105
Tel. 207.781.5242
Fax. 207.781.4245

NOTICE

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Written comments from any interested persons must be sent to the Division of Environmental Health, 286 Water Street, 3rd Floor; Augusta, Maine 04333 within 14 days of filing of the application to receive consideration.



380 U.S. Route One
Falmouth, Maine 04105
Tel: (207) 781-5242
Fax: (207) 781-4245

FAX MEMORANDUM

TO: Phil DiPierro
FAX #: 756-8258
FROM: Mark Bergeron, P.E. *MB*
DATE: September 28, 2007
RE: BRAINTREE STREET LOTS
FILE: 04103

of Pages (including this one): 1

Hi Phil-

Alan Burnell, Pinkham and Greer's licensed soil scientist, site evaluator, and wetland specialist mapped the wetlands on Wayne Hinckley's house lots on Braintree Street. The total area of wetlands on both Lots 1 and 2 is less than 4,300 square feet. The impacts on Lot 1 are approximately 1,900 square feet. Per the Maine DEP's Natural Resources Protection Act (NRPA) MRSA 38, Section 480.Q.17, no permit is required for wetland fills less than 4,300 square feet.

Thanks.

C: Ann Machado 874-8716

From: Penny Littell
To: Ann Machado; Barbara Barhydt; Marge Schmuckal; Michael Farmer; Philip DiPierro
Date: 8/6/2007 10:25:09 AM
Subject: Maine Plumbing Code

for a subsurface wastewater disposal system the Maine Plumbing Code states:

400.7 Location of the system: A system should be located entirely on property owned or controlled by the owner of the system.

400.7.1 Private property: The owner of the proposed system may locate the system or components partially or completely on other private property, provided the property owners execute an easement in perpetuity for the construction, operation, replacement, and maintenance of the system, giving the system's owner authorization to cross any land or right-of-way between the two parcels. The easement shall be filed and cross-referenced in the Registry of Deeds and the municipality's office prior to issuance of a disposal system permit. The easement shall provide sufficient buffer around the disposal field and fill material extensions for future replacement and maintenance of the system.

From: Ann Machado
To: "terrico@wilbursmith.com"@Portland.gwgwia; Alex Jaegerman ; Barbara Barhydt; Ben Snow; Carrie Marsh; Denise Clavette; dgoyette@woodardcurran.com; James Carmody; Jean Fraser; Jeanie Bourke; Jeff Tarling ; Jeffrey Monroe ; Joe Gray ; Marge Schmuckal; Melissa Stone; Michael Farmer; Molly Casto; Nelle Hanig; Penny Littell ; Philip DiPierro ; Rick Knowland ; Shukria Wiar; Todd Merkle; William Clark; William Needelman
Date: 8/1/2007 8:21:18 AM
Subject: Re: Dev. Review - Wed. August 1 -ROOM 209

>>> Shukria Wiar 7/31/2007 4:28:34 PM >>>

>>> Rick Knowland 07/30 2:04 PM >>>

>>> Barbara Barhydt Monday, July 30, 2007 >>>

Next Planning Board Meeting is August 14. **There will be both afternoon and evening public hearings that day and no workshop items.** Public hearing items include **Afternoon starting at 3:30:** Jetport and Waynflet Arts Center . **Evening starting at 6 p.m.:** Florence House Contract Zone.

Dev Rev meeting on Aug 1, 2007

10 a.m. **Room 209**

Please let Barbara know if you cannot attend.

Agenda follows....

A. Preliminary Reviews (Please share preliminary comments on new or revised plans distributed week before)

1. 215 to 237 Read Street - rezoning
2. 38 India Street rezoning (former Jordan Meats Site)

B. Final Reviews -

1. Jetport Parking Garage...rk
2. Waynflete School...sw
- 3.

C. Pressing Issues

1. Powslan St. fill...rk
2. student housing...status...rk

D. Exemptions and Miscellaneous Requests

1. Day Care Center - Deering Ice Cream Building on Walton ST
2. Blatt Architect Office - south Street
3. Day care -58 Deering Run Dr.
4. Quesada project (marginal way)...rk
5. 39 Braintree - new single family...abm

Nearest sewer line - has to build street to end of Septe 5th
14-403 - stub sewer line to street

E. Distribution of New Projects and Revised Plans

- 1.



380 U.S. Route One
Falmouth, Maine 04105
Tel: (207) 781-5242
Fax: (207) 781-4245

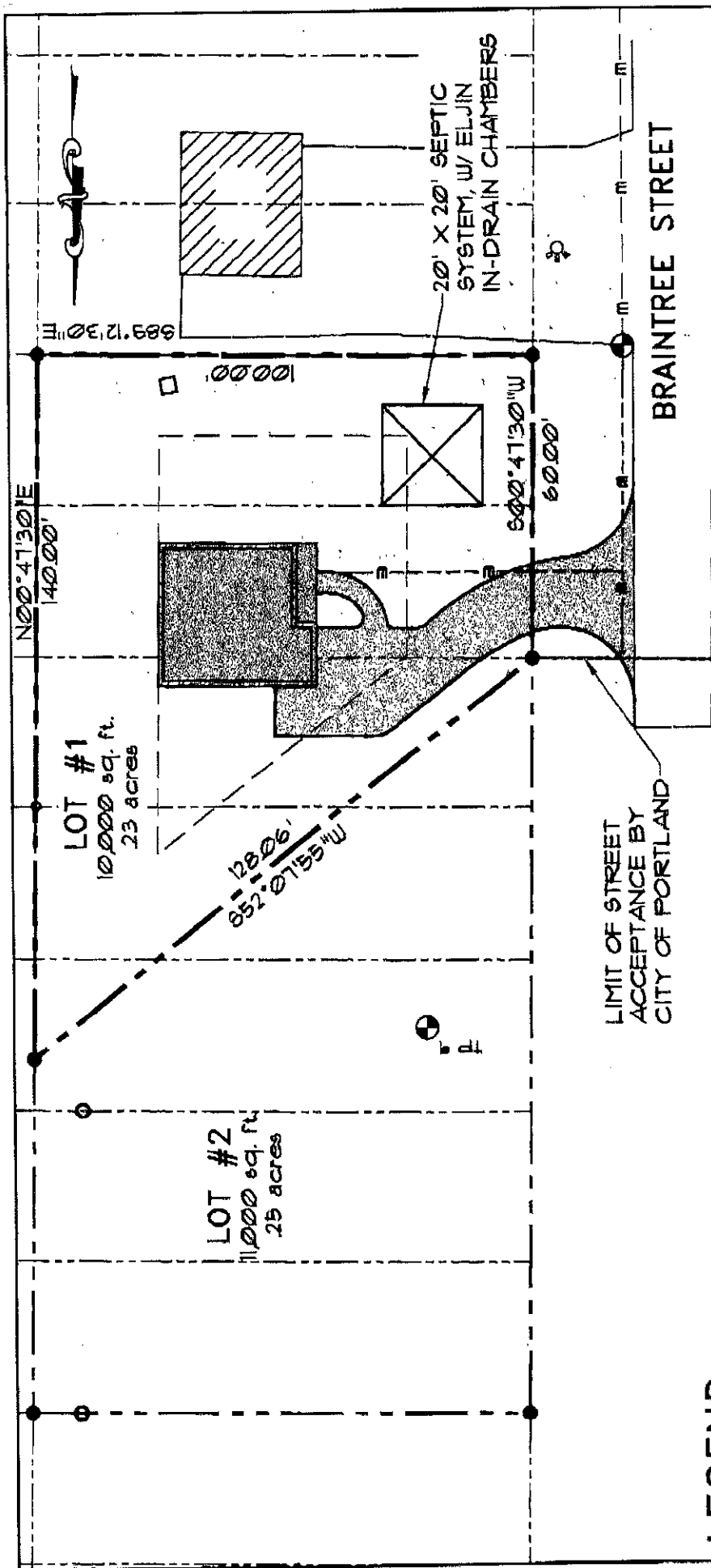
FAX MEMORANDUM

TO: ANN MACHADO
 FAX #: 874-8716
 FROM: MARK BERGERON
 DATE: 8.20.07
 RE: BRANTREE ST. LOT
 FILE: 04103

of Pages (including this one): 2

HI ANN -
 HERE IS A NEW SKETCH OF WAYNE HINCKLEY'S LOT ON BRAINTREE STREET THAT WE WOULD LIKE YOUR INPUT ON. A NEW SITE HAS BEEN LOCATED FOR THE SEPTIC SYSTEM, AVOIDING THE NEED FOR AN OFFSITE EASEMENT. IN ORDER TO OBTAIN A 10,000 SF LOT WITH 60 FT OF FRONTAGE, AN ANGLED LOT LINE WOULD BE NEEDED. IS THIS LAYOUT ACCEPTABLE TO YOU, AND DO YOU SEE ANY OTHER APPROVAL ISSUES? WE BELIEVE THE ROAD WOULD NOT NEED TO BE EXTENDED WITH THIS LAYOUT. PLEASE CONFIRM. THANKS! MARK

C: BARBARA BARHYDT 756-8258
 MARGE SCHMUCKAL 874-8716



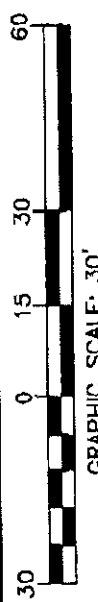
LEGEND

EXISTING

- PROPERTY LINE
- BUILDING SETBACK
- ABUTTERS PROPERTY
- EDGE OF PAVEMENT
- /// BUILDING
- w- WATER LINE
- UTILITY POLE
- IRON PIPE
- TP 4 WATER SHUT OFF
- TEST PIT PASSED

PROPOSED

- LOT LINE
- EDGE OF PAVEMENT
- BUILDING
- w- WATER LINE
- w- HOUSE SERVICE, WATER
- CATCH BASIN
- IRON PIPE TO BE SET
- TEST PIT REQUIRED
- SEPTIC FIELD

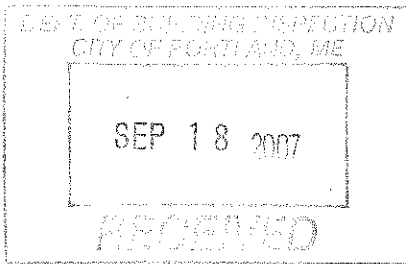


SEPTIC SYSTEM LOCATION

HOME SWEET HOME APTS., LLC.
RAYMOND, MAINE
BRAINTREE STREET LOT
PORTLAND, MAINE

DATE: AUGUST 17, 2007 PROJECT: 04103

SK1.0



Doc#: 57475 Bk:25462 Pg: 64

#1

WARRANTY DEED
[Corrective Deed – Book 223376, Page 93]

KNOW ALL BY THESE PRESENTS, THAT **HOME SWEET HOME APARTMENTS, LLC**, a Maine limited liability company of Naples Maine, for consideration paid, grant to **HOME SWEET HOME APARTMENTS, LLC**, a Maine limited liability company of Naples, Maine, whose mailing address is 49 Northern Oaks Drive, Naples Maine 04071 with **WARRANTY COVENANTS**, the land in the City of Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land lying on the easterly side of Braintree Street in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point in the easterly sideline of said Braintree Street at the northwesterly corner of land now or formerly of Michael J. Constantine and Barbara J. Constantine as described in a deed recorded in the Cumberland County Registry of Deeds in Book 11525, Page 143. Thence:

- 1) N 00°47'30" E by said sideline of Braintree Street a distance of Sixty and 00/100 (60.00) feet to a point and the southwesterly corner of Lot 2 as delineated on a plan entitled "Home Sweet Home Apts., LLC- Braintree Street Lot- Site Plan" made by Pinkham and Greer dated August 23, 2005 and revised through August 24, 2007.
- 2) N 52°07'55" E by said Lot 2 a distance of One Hundred Twenty-Eight and 06/100 (128.06) feet to a point in the westerly line of land now or formerly of Cynthia A. McGovern as described in a deed recorded in said Registry in Book 14760, Page 306.
- 3) S 00°47'30"W by said land of Cynthia A. McGovern and the westerly line of land now or formerly of John T. McGovern, Jr. and Cynthia A. McGovern as described in a deed recorded in said Registry in Book 14837, Page 302 a distance of One Hundred Forty and 00/100 (140.00) feet to a point and the northeasterly corner of said land of Constantine.
- 4) N 89°12'30" W by said land of Constantine a distance of One Hundred and 00/100 (100.00) feet to the point of beginning.

Bearings are referenced to magnetic north 1919. Subject

The above described parcel contains 10,000 square feet. Meaning and intending to describe a portion of the property conveyed to Home Sweet Home Apartments, LLC as described in a deed recorded in the Cumberland County Registry of Deeds in Book 22337, Page 93. Said parcel is delineated as Lot 1 on a plan entitled "Home Sweet Home Apts., LLC- Braintree Street Lot- Site Plan" made by Pinkham and Greer dated August 23, 2005 and revised through August 24, 2007. Reference is herein made to a plan entitled "Plan of Boundary Survey" made for Pinkham & Greer by Titcomb Associates dated September 30, 2004.

This deed is provided in order to comply with requirement of the City of Portland Planning Department to evidence the establishment of the new boundaries of the foregoing parcel and other contiguous property of Home Sweet Home Apartments LLC.

WITNESS its hand and seal on September 10, 2007.

HOME SWEET HOME APARTMENTS, LLC

Witness

by: Wayne Hinckley
Wayne Hinckley, its member

State of Maine
County of Cumberland, ss

September 10, 2007

Then personally appeared before me the above named Wayne Hinckley _ in his said capacity and acknowledged the foregoing to be his free act and deed and the free act and deed of said limited liability company.

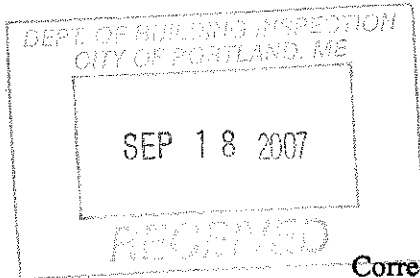
Before me,

Marjorie T. Tourigny
Notary Public, Maine
My Commission Expires
August 11, 2013

Marjorie T. Tourigny
Notary Public/Attorney at Law
Name: _____

SEAL

Received
Recorded Register of Deeds
Sep 12, 2007 11:10:43A
Cumberland County
Pamela E. Lovles



Doc#: 57476 Bk:25462 Pg: 66

2

WARRANTY DEED
Corrective Deed – Book 223376, Page 93

KNOW ALL BY THESE PRESENTS, THAT HOME SWEET HOME APARTMENTS, LLC, a Maine limited liability company of Naples Maine, for consideration paid, grant to **HOME SWEET HOME APARTMENTS, LLC**, a Maine limited liability company of Naples, Maine, whose mailing address is 49 Northern Oaks Drive, Naples Maine 04071 with **WARRANTY COVENANTS**, the land in the City of Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land lying on the easterly side of Braintree Street in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point in the easterly sideline of said Braintree Street at the southwesterly corner of land now or formerly of the Portland Water District as described in a deed recorded in the Cumberland County Registry of Deeds in Book 2156, Page 446. Thence:

- 1) S 89°12'30" E by said land of the Portland Water District a distance of One Hundred and 00/100 (100.00) feet to a point and the northwesterly corner of land now or formerly of John T. McGovern, Jr. and Cynthia A. McGovern as described in a deed recorded in said Registry in Book 14837, Page 302.
- 2) S 00°47'30" W by said land of John T. McGovern and Cynthia A. McGovern, Jr. and land now or formerly of Cynthia A. McGovern as described in a deed recorded in said Registry in Book 14760, Page 306 a distance of Seventy and 00/100 (70.00) feet to a point and the northeasterly corner of Lot 1 as delineated on a plan entitled "Home Sweet Home Apts., LLC- Braintree Street Lot- Site Plan" made by Pinkham and Greer dated August 23, 2005 and revised through August 24, 2007.
- 3) S 52°07'55" W by said Lot 1 a distance of One Hundred Twenty-Eight and 06/100 (128.06) feet to a point in said easterly sideline of Braintree Street.
- 4) N 00°47'30" E by said sideline of Braintree Street a distance of One Hundred Fifty and 00/100 (150.00) feet to the point of beginning.

Bearings are referenced to magnetic north 1919.

The above described parcel contains 11,000 square feet. Meaning and intending to describe a portion of the property conveyed to Home Sweet Home Apartments, LLC as described in a deed recorded in the Cumberland County Registry of Deeds in Book 22337, Page 93. Said parcel is delineated as Lot 2 on a plan entitled "Home Sweet Home Apts., LLC- Braintree Street Lot -Site Plan" made by Pinkham and Greer dated August 23, 2005 and revised through August 24, 2007. Reference is herein made to a plan entitled "Plan of Boundary Survey" made for Pinkham & Greer by Titcomb Associates dated September 30, 2004.

This deed is provided in order to comply with requirement of the City of Portland Planning Department to evidence the establishment of the new boundaries of the foregoing parcel and other contiguous property of Home Sweet Home Apartments LLC.

WITNESS its hand and seal on September 10, 2007.

HOME SWEET HOME APARTMENTS, LLC

by: Wayne Hinckley
Wayne Hinckley, its member

Witness

State of Maine
County of Cumberland, ss

September 10, 2007

Then personally appeared before me the above named Wayne Hinckley in his said capacity and acknowledged the foregoing to be his free act and deed and the free act and deed of said limited liability company.

Before me,

Marjorie T. Tourigny
Notary Public/Attorney at Law
Name: _____

DEEDWAR Braintree St Lot 2.DOC
9/10/2007 12:05:00 PM

Marjorie T. Tourigny
Notary Public, Maine
My Commission Expires
August 11, 2013

SEAL

Received
Recorded Register of Deeds
Sep 12, 2007 11:11:25A
Cumberland County
Pamela E. Lovley

380 US Route One
Falmouth, Maine 04105
Tel. 207.781.5242
Fax. 207.781.4245

CONSULTING ENGINEERS

PINKHAM & GREER

July 12, 2007
File: 04103

Ms. Ann Machado
389 Congress Street
Portland, ME 04101

RE: BRAINTREE STREET HOUSE LOT

Dear Ann:

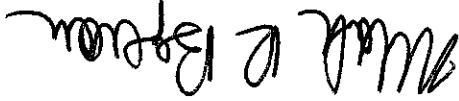
Attached to this letter is a revised set of plans for the proposed house lot at the end of Braintree Street for Wayne Hinckley. Based on your recent comment, we have revised the lot layout to show only 60 feet of frontage on Lot 1. This matches the portion of the Braintree Street right-of-way that the City maintains, so no road improvements are required, other than extending the water main.

Because of the new lot layout the septic system for Lot 1 ends up on Lot 2, so we have shown an easement from Lot 2 to Lot 1 for that purpose. The septic system cannot be located anywhere else due to unsuitable soils. Wayne will keep Lot 2 for his own use, and no improvements can be made on Lot 2 without extending and improving Braintree Street. Also if the street is ever extended, public sewer will be constructed to serve the two lots and the septic system will be removed. We believe this is an acceptable method of handling wastewater from Lot 1.

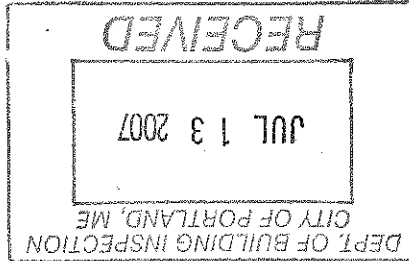
We look forward to issuance of the building permit for Lot 1. Thank you very much in advance for your consideration.

Sincerely,

PINKHAM & GREER



Mark R. Bergeron, P.E.

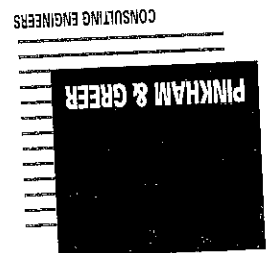
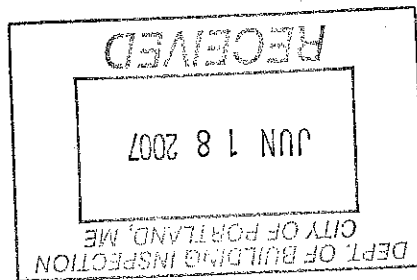


Enclosures

C: Wayne Hinckley

380 US Route One
Falmouth, Maine 04105
Tel. 207.781.5242
Fax. 207.781.4245

June 18, 2007
File: 04103



Ms. Ann Machado
CITY OF PORTLAND
389 Congress Street
Portland, ME 04101

RE: BRAINTREE STREET HOUSE LOT

Dear Ann:

This letter is to notify you that Wayne Hinkley of Home Sweet Home Apartments, LLC, is withdrawing the application for two single family house lots (submitted to the City on December 18, 2006), and he is submitting a new building permit application for only one single family house.

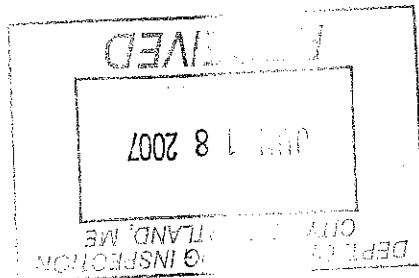
As you recall, Mr. Hinkley has 21,000 square feet of land on seven existing lots of record at the end of Braintree Street. The prior applications submitted were for two single family house lots, with road and utility improvements to Braintree Street. Since the cost of improving Braintree Street to current City standards, along with installing approximately 450 feet of public sewer line ultimately proved to be too expensive for this project, Mr. Hinkley has chosen to pursue just one single family house at this time. He is creating a second 10,000 square foot lot for future use, which meets the R-2 zone standards for minimum lot size. There are no current development plans for this lot. If a house is to be built on Lot 2 at a later date, road, sewer, and water utility improvements will be need to be reviewed and approved by the City.

Enclosed is a document describing the limits of Braintree Street that the City has accepted as a public street. This information is also shown on the enclosed plan, and you will see that the proposed Lot 1 has 60 feet of frontage on the publicly-accepted portion of Braintree Street. Since only 50 feet of street frontage is required, we believe no other improvements to Braintree Street are required. The water main will be extended approximately 110 feet per Portland Water District regulations.

We have shown an onsite subsurface wastewater disposal system to service Lot 1. The lot is located more than 200 feet away from a public sewer line, so on site septic systems are allowed per City ordinance. An HHE-200 form is enclosed for approval.

CONSULTING ENGINEERS

PINKHAM & GREER



Ms. Ann Machado
 CITY OF PORTLAND
 June 18, 2007
 Page 2

We would greatly appreciate you notifying Barbara Barhydt in Planning and Mike Farmer at the Public Works Department of this change. We look forward to issuance of the building permit for Lot 1. Thank you very much in advance for your consideration.

Sincerely,

PINKHAM & GREER

Mark R. Bergeron, P.E.

MRB/s

Enclosures

C: Wayne Hinckley

From: Penny Littell
To: Ann Machado; Barbara Barhydt; Marge Schmuckal; Michael Farmer; Philip DiPierro
Date: 8/6/2007 10:25:05 AM
Subject: Maine Plumbing Code

for a subsurface wastewater disposal system the Maine Plumbing Code states:

400.7 Location of the system: A system should be located entirely on property owned or controlled by the owner of the system.

400.7.1 Private property: The owner of the proposed system may locate the system or components partially or completely on other private property, provided the property owners execute an easement in perpetuity for the construction, operation, replacement, and maintenance of the system, giving the system's owner authorization to cross any land or right-of-way between the two parcels. The easement shall be filed and cross-referenced in the Registry of Deeds and the municipality's office prior to issuance of a disposal system permit. The easement shall provide sufficient buffer around the disposal field and fill material extensions for future replacement and maintenance of the system.

Drainage Info.

- Catch Basins
- Curb cuts - curbing
- Swales
- Drainage Calcs.

HEADWATER STREET

HEADWATER STREET

322

From Newton Street
N 1/2 375.33'

Accepted by Order of the City Council passed November 1, 1965
City of Portland Records, Volume 81, Page 170

Beginning at a point in the northerly side line of Newton Street, said point being distant 388.85 feet northeasterly from the first angle on the northerly side line of Newton Street, northeasterly from Forest Avenue;
thence northerly and making an included angle of 120°03 1/2' through the west with the southwesterly direction of the said northerly side line of Newton Street, a distance of 375.33 feet to a point.

Said street to be fifty (50) feet wide and to lie wholly on the easterly side of the above described line.

AVILON TERRACE

From Avilon Road
N 1/4, S 1/4,
and SE 1/4 175'

Post-It® Fax Note	7671	Date	5/8/07	# of pages	1
To	MATUK BERGERON	From	Ret		
Co./Dept		Co.	T+CCMB		
Phone #		Phone #	797-9194		
Fax #	781-42-45	Fax #			

Point being
on its interest-
at described
dus of 50.00 feet
of 235.62 feet

course above described as being tangent to the circle of 50.00 foot radius, a distance of 135.00 feet to a point and an intersection with the northerly side line of Avilon Road;
thence southwesterly along the said northerly side line of Avilon Road and making an included angle of 90° with the last described course, a distance of 50.00 feet to the point of beginning.

Said street to lie wholly within the above described lines and to be 50.00 feet wide except in the curved portions.

LUDLOW STREET

LUDLOW STREET

From N 1/4
Terminus N 1/4
742.00'

Accepted by Order of the City Council passed January 3, 1966
City of Portland Records, Volume 82, Page 27

Beginning at a point in the center line of Ludlow Street distant northwesterly 414.00 feet along the said center line of Ludlow Street from the second angle therein northwesterly of Fuller Street, said point of beginning also being the northwesterly terminus of Ludlow Street as laid out and accepted by order of the City Council, February 17, 1964;
thence northwesterly on a prolongation in a straight line of the said center line of Ludlow Street a distance of 742.00 feet to a point.

Said street to be fifty (50) feet wide and to lie equally on either side of the above described line.

SERNET LANE

SERNET LANE

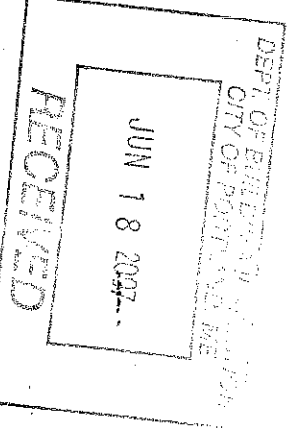
From Ludlow Street
S 1/4, N 1/4, N 1/4
S 1/4, N 1/4, N 1/4,
S 1/4 458.50'

Accepted by Order of the City Council passed January 3, 1966
City of Portland Records, Volume 82, Page 27

Beginning at a point in the southerly side line of Ludlow Street, said point being distant 269.45 feet northwesterly along said southerly side line of Ludlow Street from its intersection with the westerly side line of Ludlow Terrace;
thence on a curve to the southwest with a radius of 20.00 feet and tangent to the said southerly side line of Ludlow Street, a distance measured on the arc of 31.42 feet to a point;
thence southwesterly on a course tangent to the last described curve, a distance of 149.24 feet to a point;
thence westerly on a curve to the northwest with a radius of 70.00 feet and tangent to the last described course, a distance measured on the arc of 93.44 feet to a point;
thence northwesterly on a course tangent to the last described curve, a distance of 128.60 feet to an angle in the southerly side line of Sernet Lane;
thence southwesterly and making an included angle of 146°15' through the south with the southeasterly direction of the last described course, a distance of 25.78 feet to a point;
thence southerly on a curve with a radius of 20.00 feet and tangent to the last described course, a distance measured on the arc of 31.42 feet to a point, and an intersection with the easterly side line of Four Winds Road, so called;

Continued on next page -

781-4245

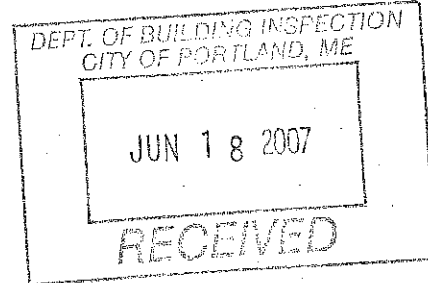




Portland Water District
FROM SEBAGO LAKE TO CASCO BAY

April 21, 2005

Mark Bergeron, PE
Pinkham & Greer
170 US Route One
Falmouth, Me. 04105



Re: Braintree St. house lots

Mark:

This letter is to notify you the two lots you have referenced on your drawing do not have frontage to where there is a water main. In order to serve the two lots with public water a water main extension would be necessary of about 125' of 8" DI water main. As far as going under the District's 48" concrete distribution main with a sewer that should not be a problem and your option "A" would be the best choice. Please contact Norman Twaddel our Right of Way agent at 774-5961 extension 3057 and he should be able to answer any of your questions concerning the right of way requirements.

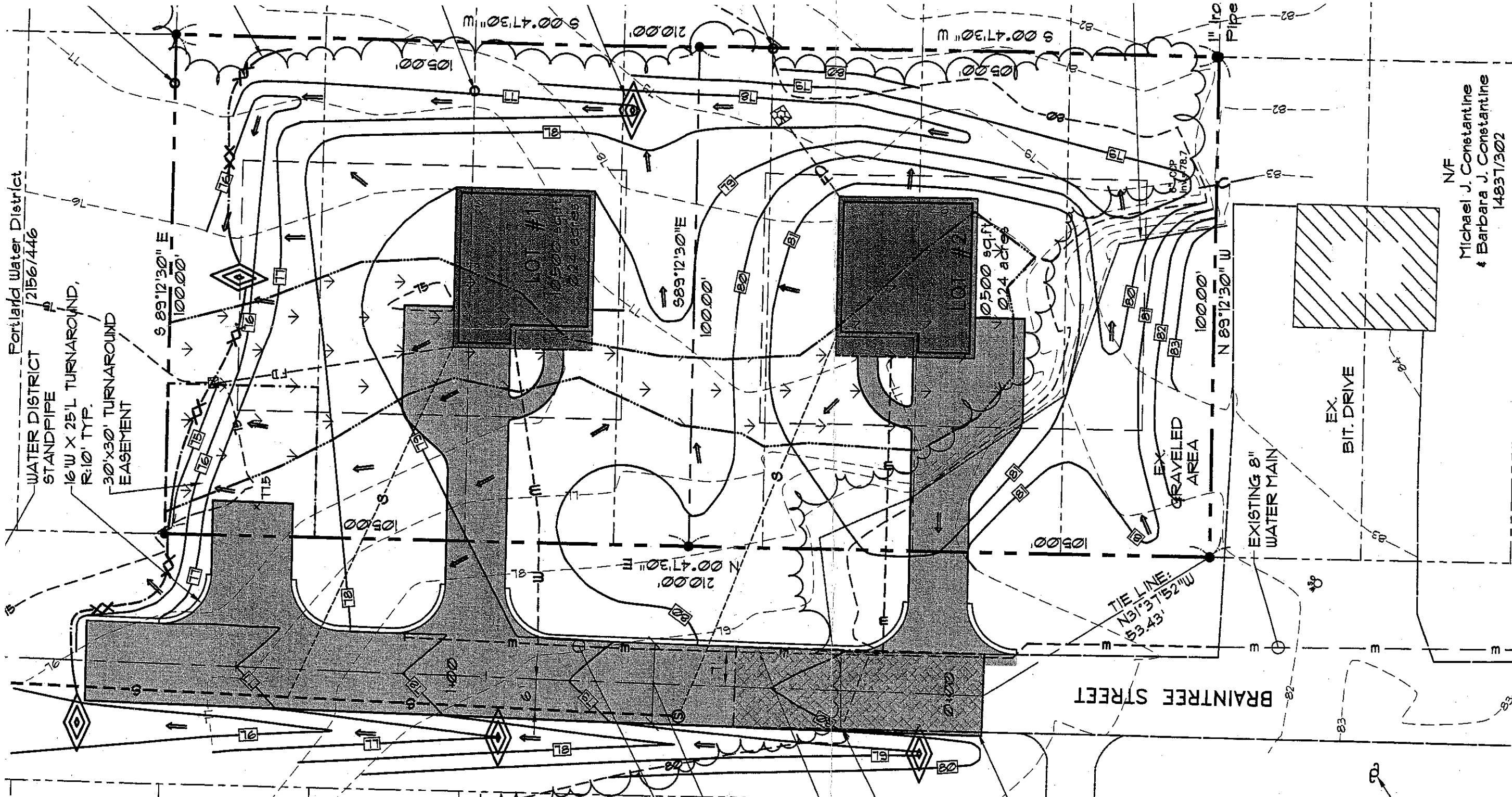
Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator

Portland Water District
2156/446

WATER DISTRICT
STANDPIPE
16' W X 25' L TURNAROUND,
R.10' TYP.

30' X 30' TURNAROUND
EASEMENT



lot 1 =
perm #
06-180
minor/minor
2006-1040
withdrawn

PROPOSED 8" WATER MAIN

16' WIDE, BITUMINOUS
PAYEMENT (TYP.)

INSTALL GRANITE CURB
ONLY ON RT. SIDE OF ROAD
(TYP.)

END OF EXISTING PAYEMENT

STABILIZED CONSTRUCTION
ENTRANCE

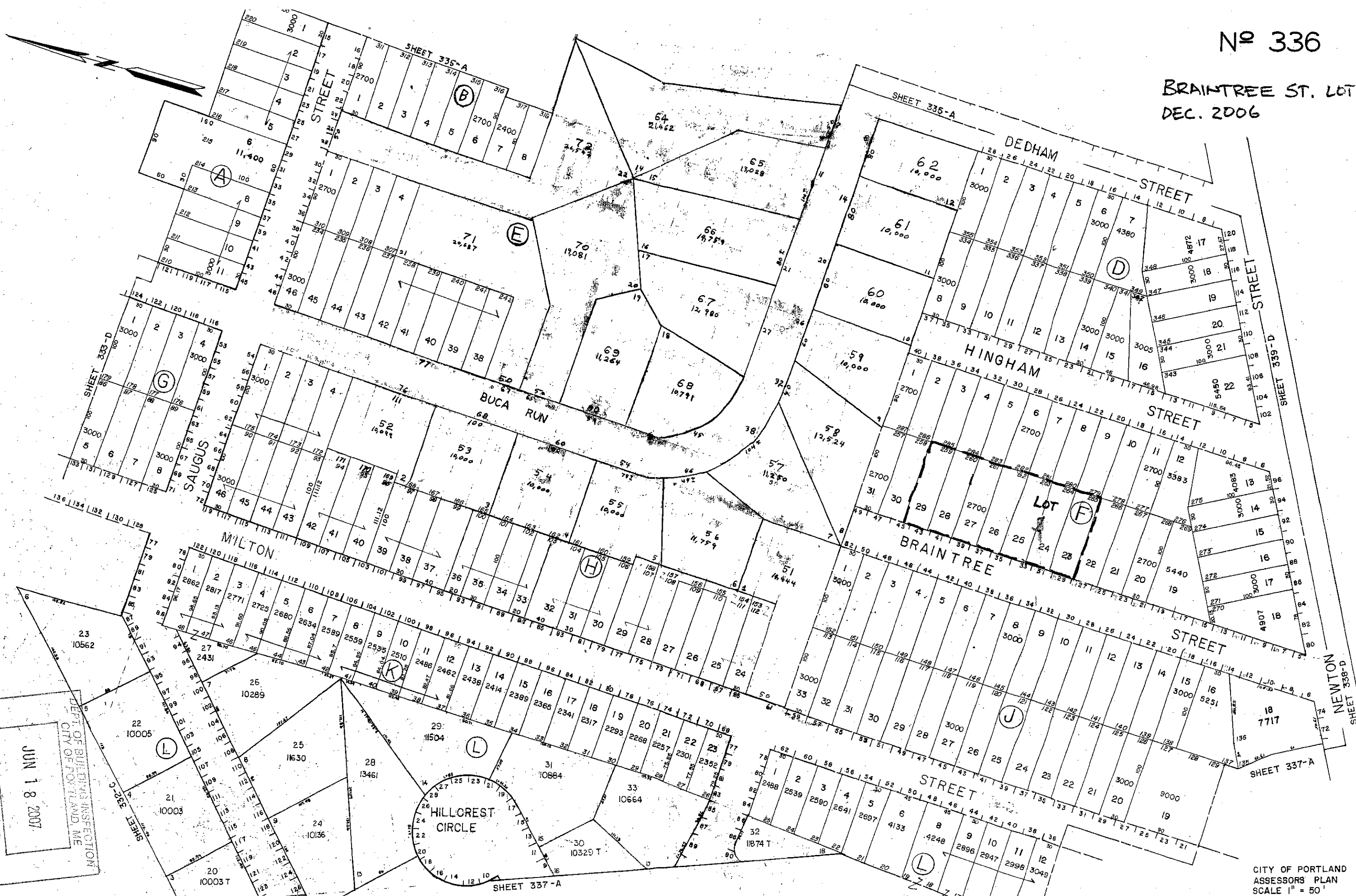
lot 2
perm #
06-1803
site plan
2006-0241
withdrawn

BM: NAIL IN UTILITY POLE #2
ELEVATION = 84.38
CITY OF PORTLAND DATUM

N/F
Michael J. Constantine
Barbara J. Constantine
14837/302

№ 336

BRAINTREE ST. LOT
DEC. 2006



RECEIVED
 JUN 18 2007
 DEPT. OF BUILDINGS INSPECTION
 CITY OF PORTLAND, ME

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

REDRAWN 5-76



Steps / double doors,
no ramp for
deck.
51

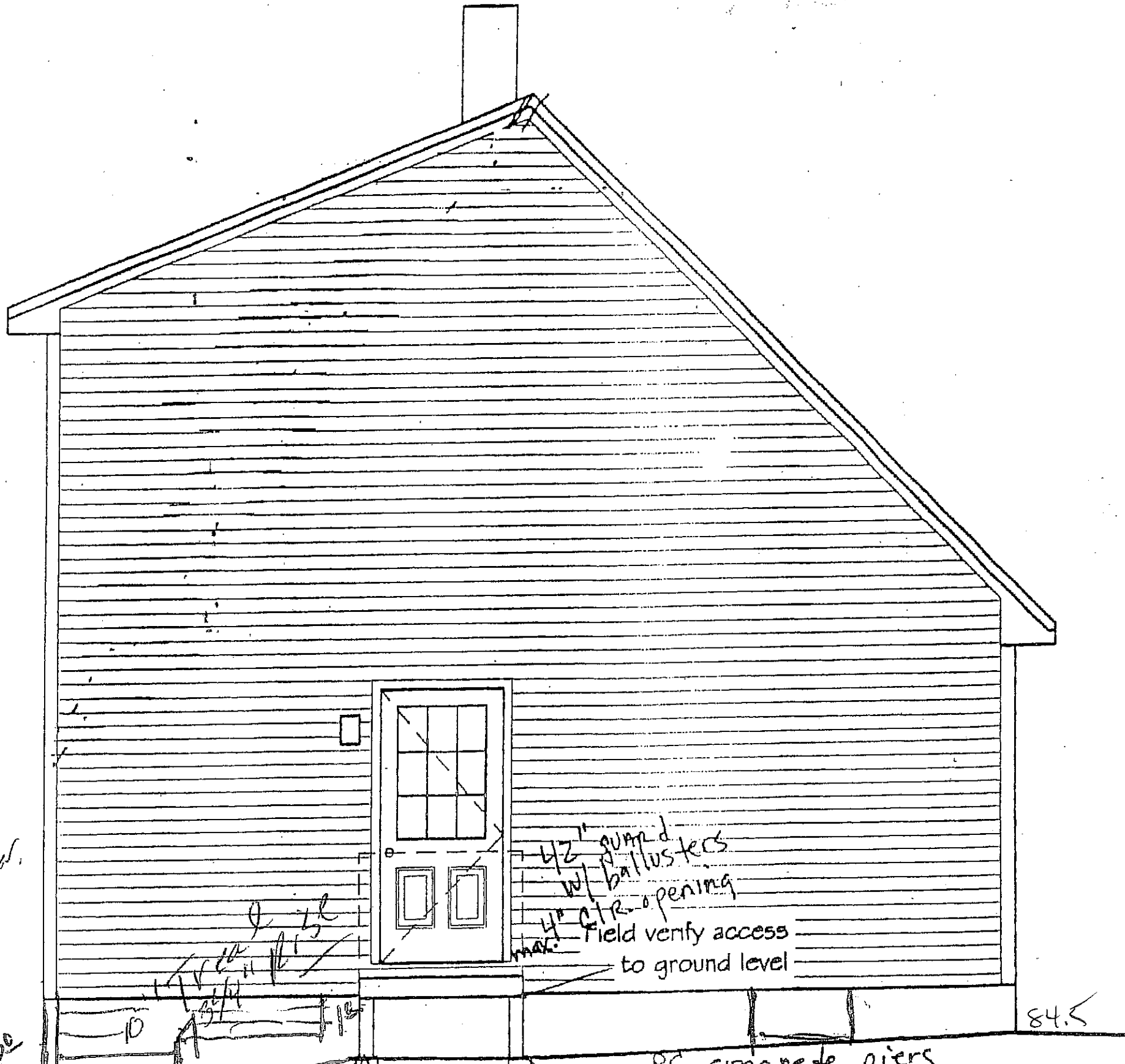
Deck Ledger - Field Ventry Size

Scale: NTS

5/12/08. Spoke with
from Ted Wandisian
The doors will have a
barricade. Need to have
permit to build stairs.
Can't be a deck
because not meet rear setback.

39 BRANTIRE
AMENDED PL

DEPT. OF FINANCE & REGISTRATION
CITY OF PORTLAND, ME
MAY 16 2008



01/25/04
 320
 83
LEFT ELEVATION

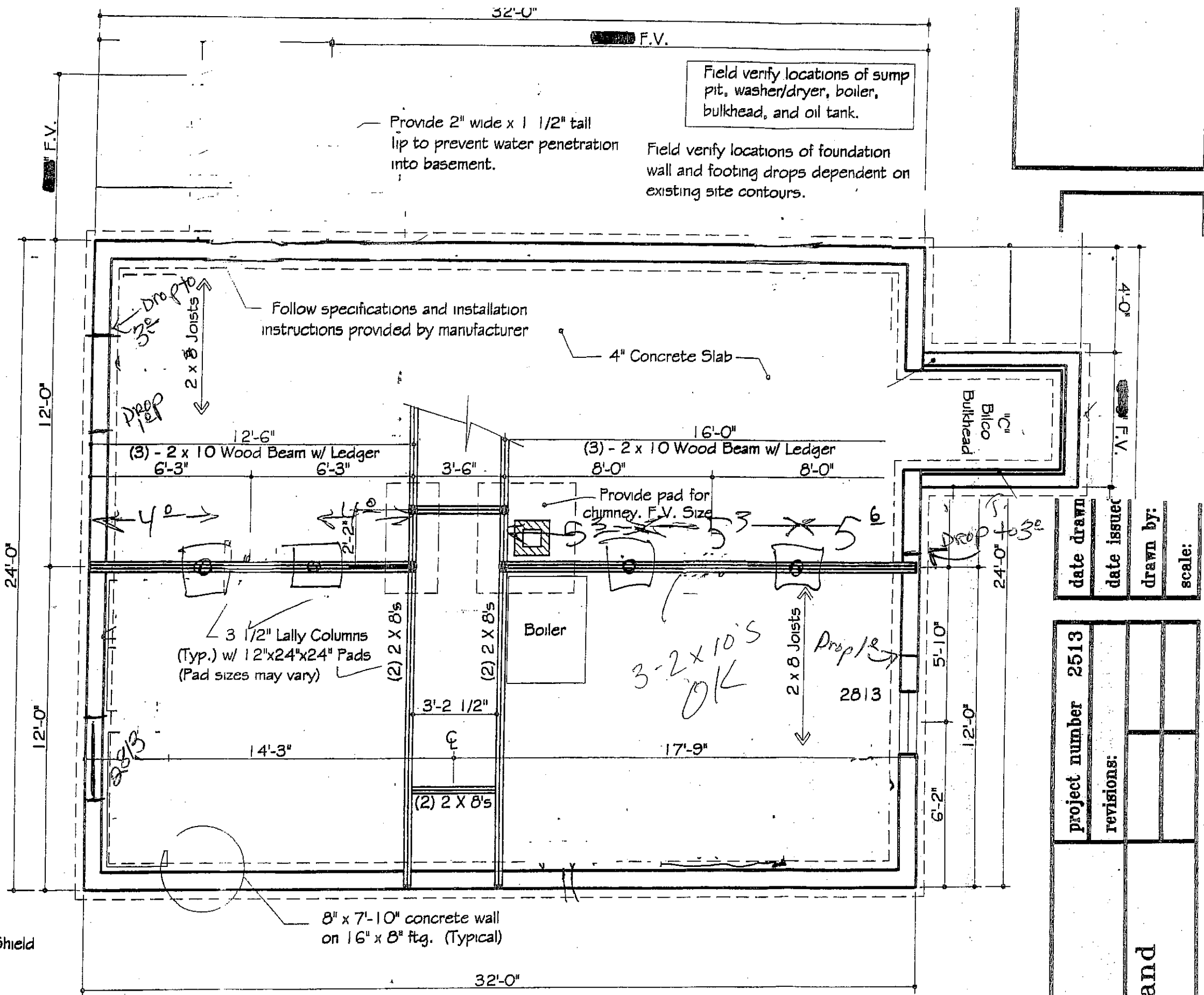
4 1/2" gump d
 w/ ballusters
 4" fire opening
 max. field verify access
 to ground level

PC concrete piers
 Field verify locations of foundation
 wall and footing drops dependent on
 existing site contours.

84.5

object number 2461 | date drawn: 3/29/04

DEPT. OF CHILD PROTECTION
 CITY OF PORTLAND, ME
 MAY 16 2008
 RECEIVED



Field verify locations of sump pit, washer/dryer, boiler, bulkhead, and oil tank.

Provide 2" wide x 1 1/2" tall lip to prevent water penetration into basement.

Field verify locations of foundation wall and footing drops dependent on existing site contours.

Follow specifications and installation instructions provided by manufacturer

4" Concrete Slab

3 1/2" Lally Columns (Typ.) w/ 12"x24"x24" Pads (Pad sizes may vary)

Boiler

Provide pad for chimney. F.V. Size

3-2x10's OK

2x8 Joists 2813

8" x 7'-10" concrete wall on 16" x 8" ftg. (Typical)

date drawn	date issued	drawn by:	scale:
------------	-------------	-----------	--------

project number	2513
revisions:	

DEPT. OF FIELD INSPECTION
CITY OF PORTLAND, ME
MAY 16 2008
RECEIVED

FOUNDATION PLAN

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

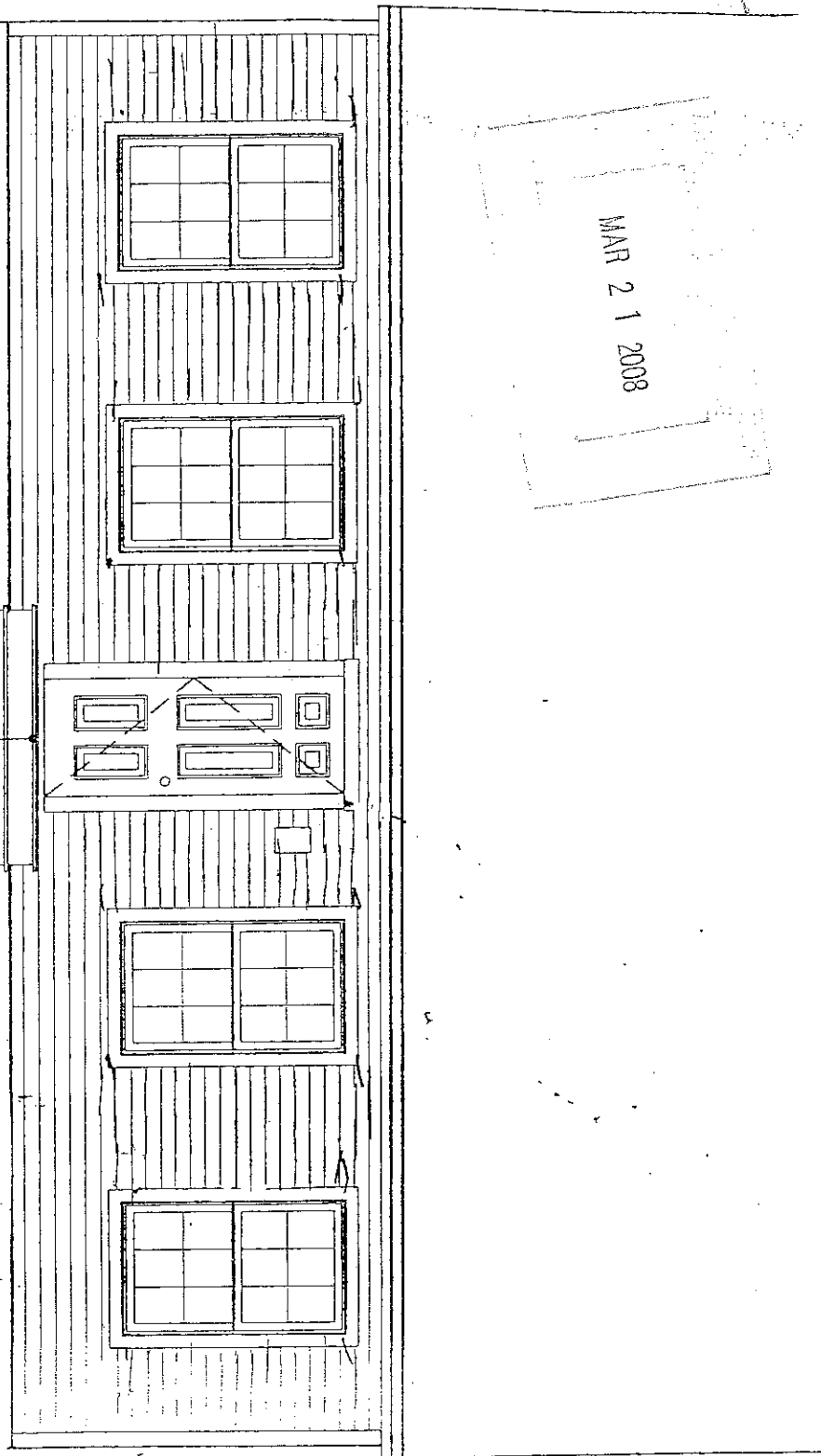
ENCE
ection, and

e # Water Shield

Edge

Board
Wrap
board
Wrap
ent

MAR 21 2008

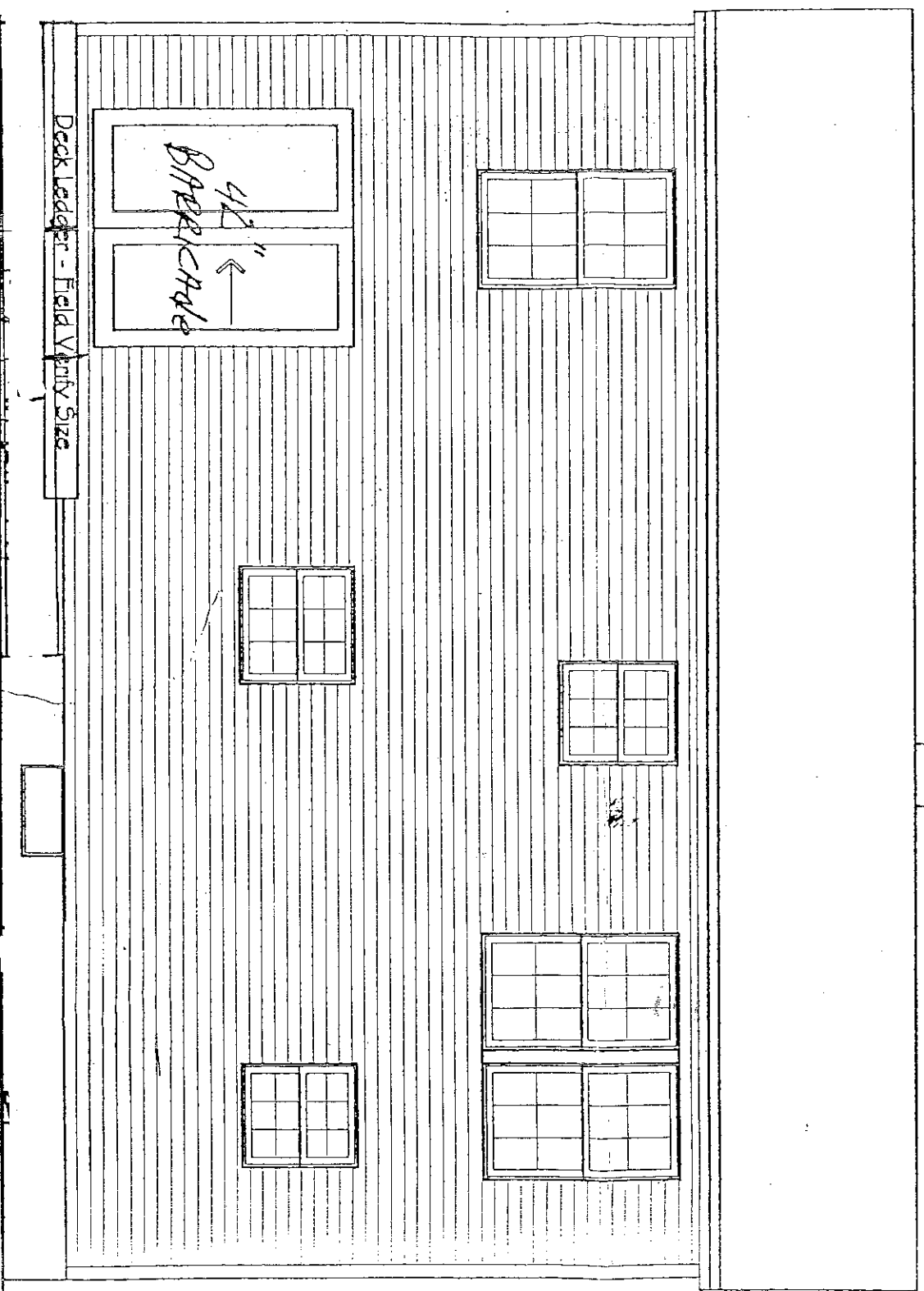


FRONT ELEVATION

Scale: N.T.S.

Field ventfy acc
to ground level

Bilco 1

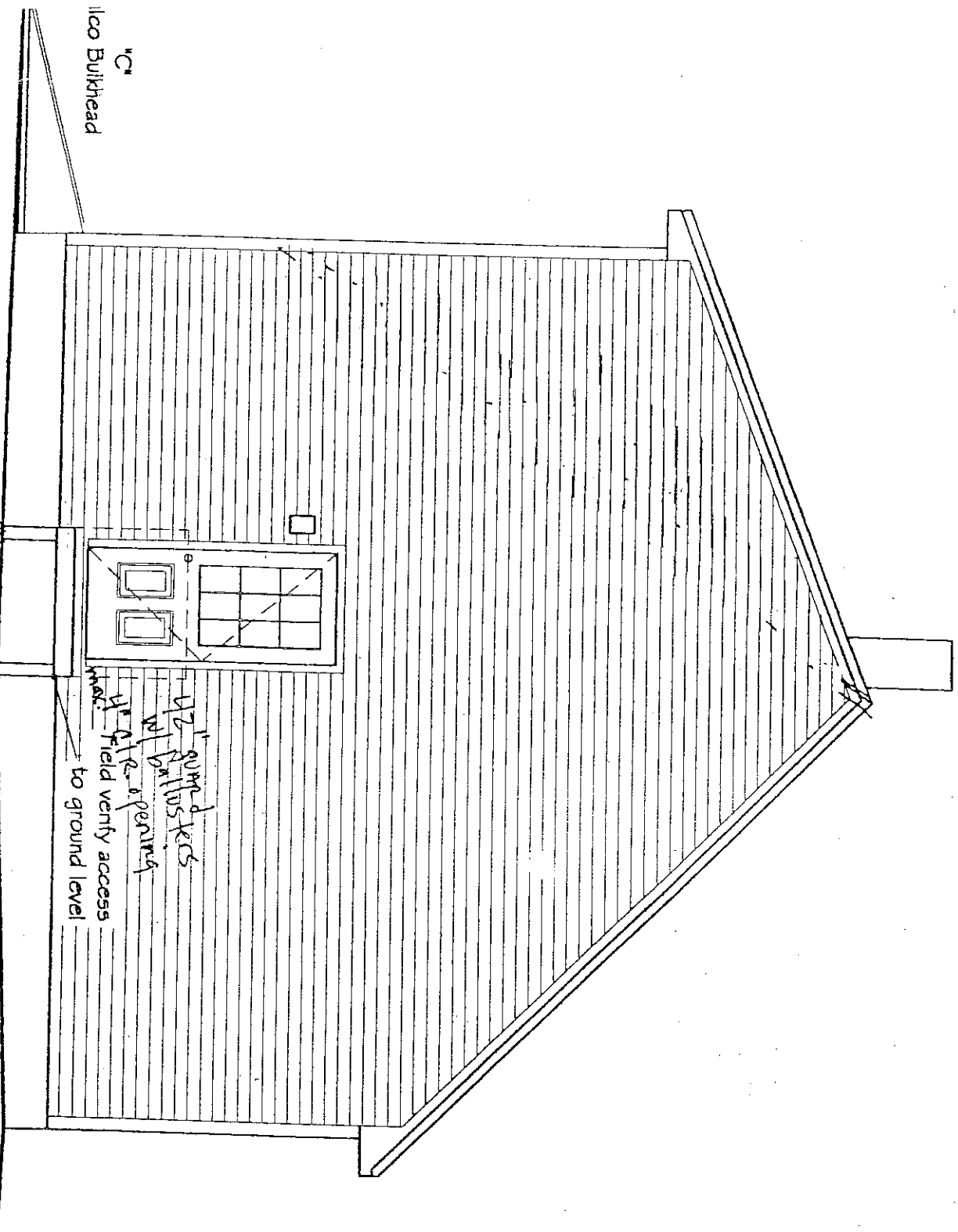


Scale: N.T.S.

Deck Ladder - Field Ventry Size

42" ←
BRAMMER

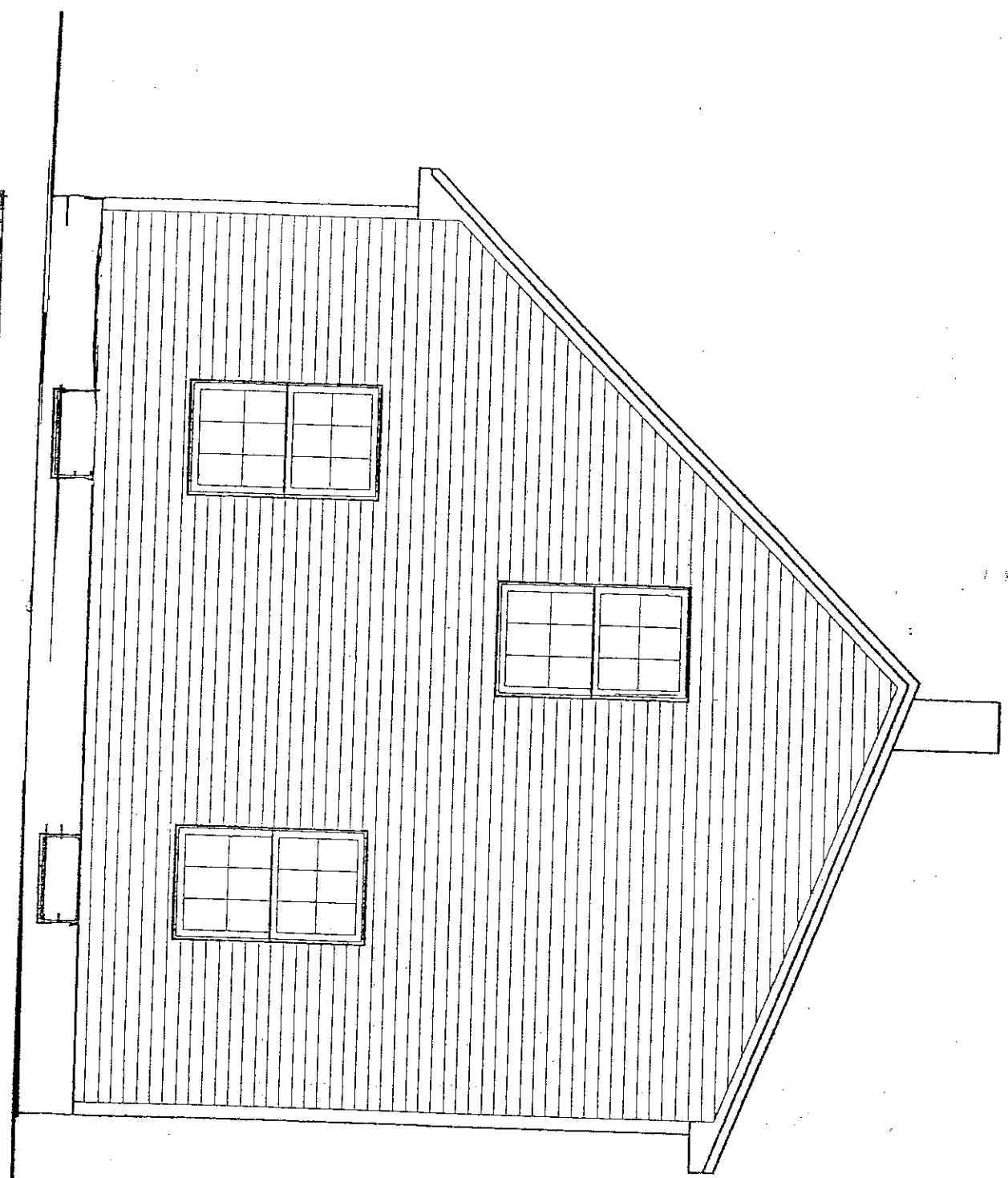
29 BRAMMER
APPENDED 1/11



LEFT ELEVATION
Scale: N.T.S.

Field verify locations of foundation wall and footing drops dependent on existing site contours.
Concrete piers

1/2" guard
w/ ballistics
1" field verify access
to ground level



RIGHT ELEVATION
Scale: N.T.S.

PLEASE BE ADVISED THAT JMG DESIGN, INC. IS NOT LICENSED AS A STATE REGISTERED ARCHITECT OR ENGINEER. WORK IS SUPPLIED STRICTLY AS A SERVICE TO MY HOMEOWNER AND IS NOT GUARANTEED AS TO STRUCTURAL SOUNDNESS. CUSTOMERS MUST CONSULT AN ENGINEER OR ARCHITECT TO CONFIRM THE DESIGN'S CAPABILITIES AND SUITABILITY BEFORE TAKING ANY FINAL ACTION REGARDING CONSTRUCTION. APPROVE REVISIONS

project	project number 2461	
	revisions:	
drawing title		

date drawn:	3/29/04
date issued:	11/29/05
drawn by:	JMG
scale:	NOTED



11
number

Elevations

LEGEND

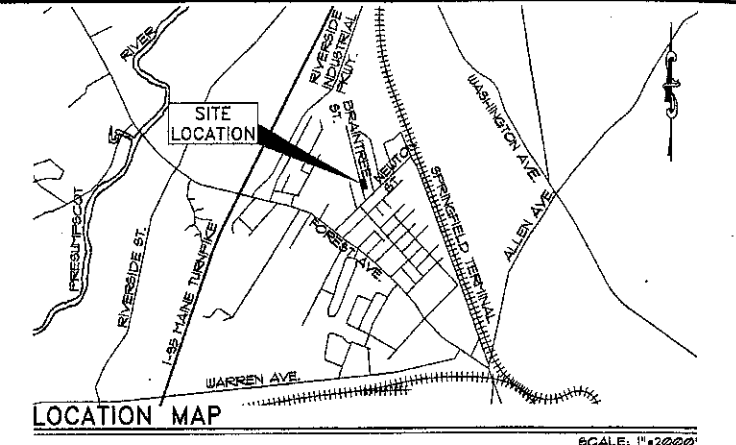
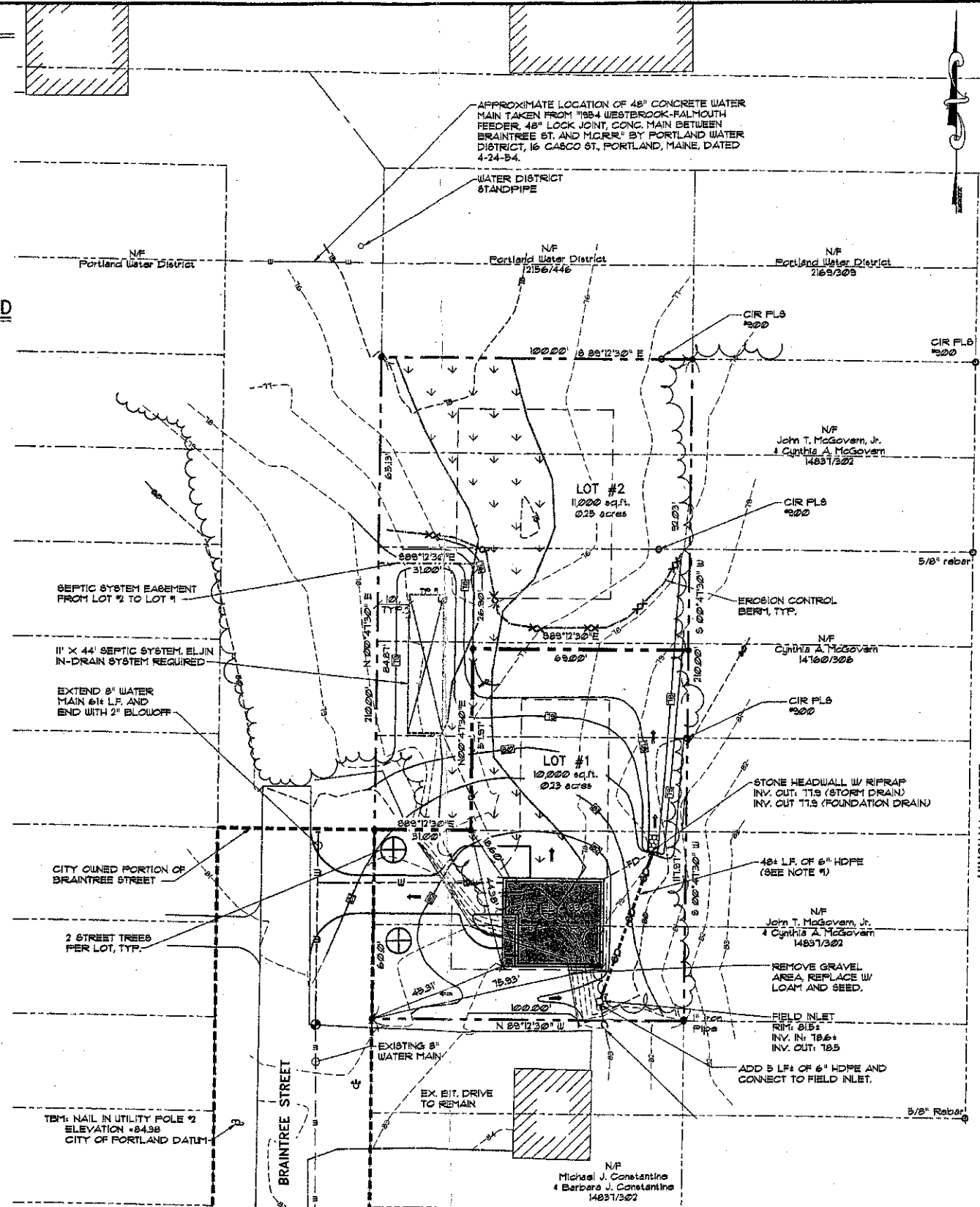
EXISTING	PROPOSED
--- PROPERTY LINE	--- LOT LINE
--- BUILDING SETBACK	--- EDGE OF PAVEMENT
--- ABUTTERS PROPERTY	--- CONTOURS
--- EASEMENT	--- BUILDING
--- EDGE OF PAVEMENT	--- SANITARY SEWER
--- CONTOURS	--- STORM DRAIN
--- BUILDING	--- WATER LINE
--- EDGE OF GRAVEL	--- CENTERLINE
--- WETLAND LIMIT	--- HOUSE SERVICE, SEWER
--- WETLAND	--- HOUSE SERVICE, WATER
--- CULVERT	--- SANITARY MANHOLE
--- WATER LINE	--- IRON PIPE TO BE SET
--- UTILITY POLE	--- SURFACE DRAINAGE
--- TREE LINE	--- RIPRAP
--- IRON PIPE	--- FOUNDATION DRAIN
--- WATER SHUT OFF	--- TREE
--- TEST PIT PASSED	--- SEPTIC FIELD
	--- STONE HEADWALL

EROSION CONTROL LEGEND



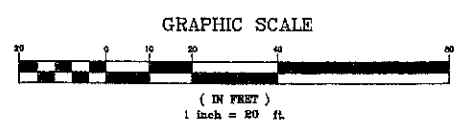
ZONE INFORMATION

SUBURBAN R-2 RESIDENTIAL ZONE		
PERMITTED USE: SINGLE FAMILY DETACHED DWELLINGS	REQUIRED	PROPOSED
SPACE STANDARDS	10,000 SQ. FT.	10,000 SQ. FT.
MINIMUM LOT SIZE	10,000 SQ. FT.	10,000 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	10,000 SQ. FT.	10,000 SQ. FT.
MINIMUM STREET FRONTAGE	50 FEET	60 FEET
MINIMUM FRONT YARD	25 FEET	25 FEET
MINIMUM REAR YARD	25 FEET	25 FEET
MINIMUM SIDE YARD FOR 2-STORY BLDG.	16 FEET	16 FEET
MINIMUM SIDE YARD FOR 1-1/2 STORY BLDG.	14 FEET	14 FEET
MINIMUM SIDE YARD ON SIDE STREET	20 FEET	NONE
MAXIMUM LOT COVERAGE	10%	10%
MINIMUM LOT WIDTH	50 FEET	50.3 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	28 FEET



GENERAL NOTES

- OWNER/DEVELOPER: HOME SWEET HOME APARTMENTS, LLC/WAYNE HINCKLEY, 48 NORTHERN OAKS DRIVE, RAYMOND, ME, 04211 CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 22371, PG. 93.
- ENGINEER: PINKHAM & GREER, CONSULTING ENGINEERS, 382 US ROUTE 1, FALMOUTH, MAINE 04105, 207-181-5242.
- TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY REX J. CROTEAU, ME FL# 12213, TITCOMB ASSOCIATES, 133 GRAY RD, FALMOUTH, ME. BENCH MARK NAIL IN UTILITY POLE #2 ELEV. +84.38, CITY OF PORTLAND DATUM.
- WETLAND MAPPING & TEST PIT PROVIDED BY PINKHAM & GREER, FALMOUTH MAINE. ALAN L. BURNELL, LSE/CES.
- ZONE: SUBURBAN RESIDENTIAL, R-2, PERMITTED USE: SINGLE FAMILY DETACHED DWELLINGS.
- TAX MAP REFERENCE: LOT 1; CHART 336, BLOCK F, LOTS 23 & 25.
- TOTAL PARCEL = 0.48 acres (1 EXISTING 3000 SF. LOTS OF RECORD.)
- LOT AREAS & COVERAGE RATIOS, FRONTAGE AND SETBACKS ARE AS SHOWN ON PLAN AND IN ZONING INFORMATION NOTES.
- BUFFERS AND DISTANCES BETWEEN STRUCTURES ARE GOVERNED BY SETBACKS.
- HOUSE LOCATION TO BE WITHIN THE SETBACK LINES SHOWN ON THIS PLAN.
- ALL HOUSES SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD.
- POWER, TELEPHONE AND CABLE ARE TO BE OVERHEAD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIS-SAFE AND OTHER UTILITY COMPANIES TO HAVE EXISTING UTILITY LINES LOCATED PRIOR TO CONSTRUCTION. NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
- ALL WATER LINE WORK SHALL COMPLY WITH THE PORTLAND WATER DISTRICT'S "WATER AND SEWER CONSTRUCTION SPECIFICATIONS AND PROCEDURES" MANUAL, LATEST EDITION. NOTIFY PWD PRIOR TO COMMENCING CONSTRUCTION.
- HOME OWNERS ARE ENCOURAGED TO PROVIDE SPACE FOR EXPANSION OF THE HOME OR FOR ADDITION OF A GARAGE WITHIN THE SETBACKS.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMP'S HANDBOOK" DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.
- IRON RODS TO BE SET AS SHOWN ON THIS PLAN BY THE DEVELOPER.
- NO CONSTRUCTION OR FILLING OF WETLANDS OTHER THAN THAT SHOWN ON THE PLAN ARE ALLOWED.
- ALL DRIVEWAY ACCESS WILL BE FROM BRAINTREE STREET.
- HIGH GROUNDWATER TABLES ARE A CONSIDERATION FOR MAINE SOILS. HOUSES WITH BASEMENTS ARE RECOMMENDED TO HAVE PROPER FOUNDATION DRAINAGE TO ACCOMMODATE THESE CONDITIONS.
- ALL CONSTRUCTION DETAILS SHALL CONFORM TO CITY OF PORTLAND STANDARDS.
- FOUNDATIONS TO BE LAID OUT BY A PROFESSIONAL SURVEYOR.
- SILT FENCE IS TO BE INSTALLED ALONG THE PERIMETER PRIOR TO CONSTRUCTION.
- EXTERIOR FOUNDATION DRAIN INVERT IS AS SHOWN ON PLAN.
- DRIVEWAY GRADED AT 4.0%.



3	7/10/07	REVISED PER CITY COMMENTS
2	6/7/07	REVISED TO SHOW SINGLE HOUSE LOT
1	11/27/06	REVISED PER CITY, PWD COMMENTS
REV.	DATE	DESCRIPTION

HOME SWEET HOME APTS., LLC.
RAYMOND, MAINE

BRAINTREE STREET LOT
PORTLAND, MAINE

PINKHAM & GREER

CONSULTING ENGINEERS, INC.
FALMOUTH, MAINE

SITE PLAN

SCALE: AS SHOWN	DRN BY: NRA/JEH
DATE: AUGUST 23, 2005	DESG BY: MRB
PROJECT: 04103	CHK BY: MRB

7-11-07

C1.0

LEGEND

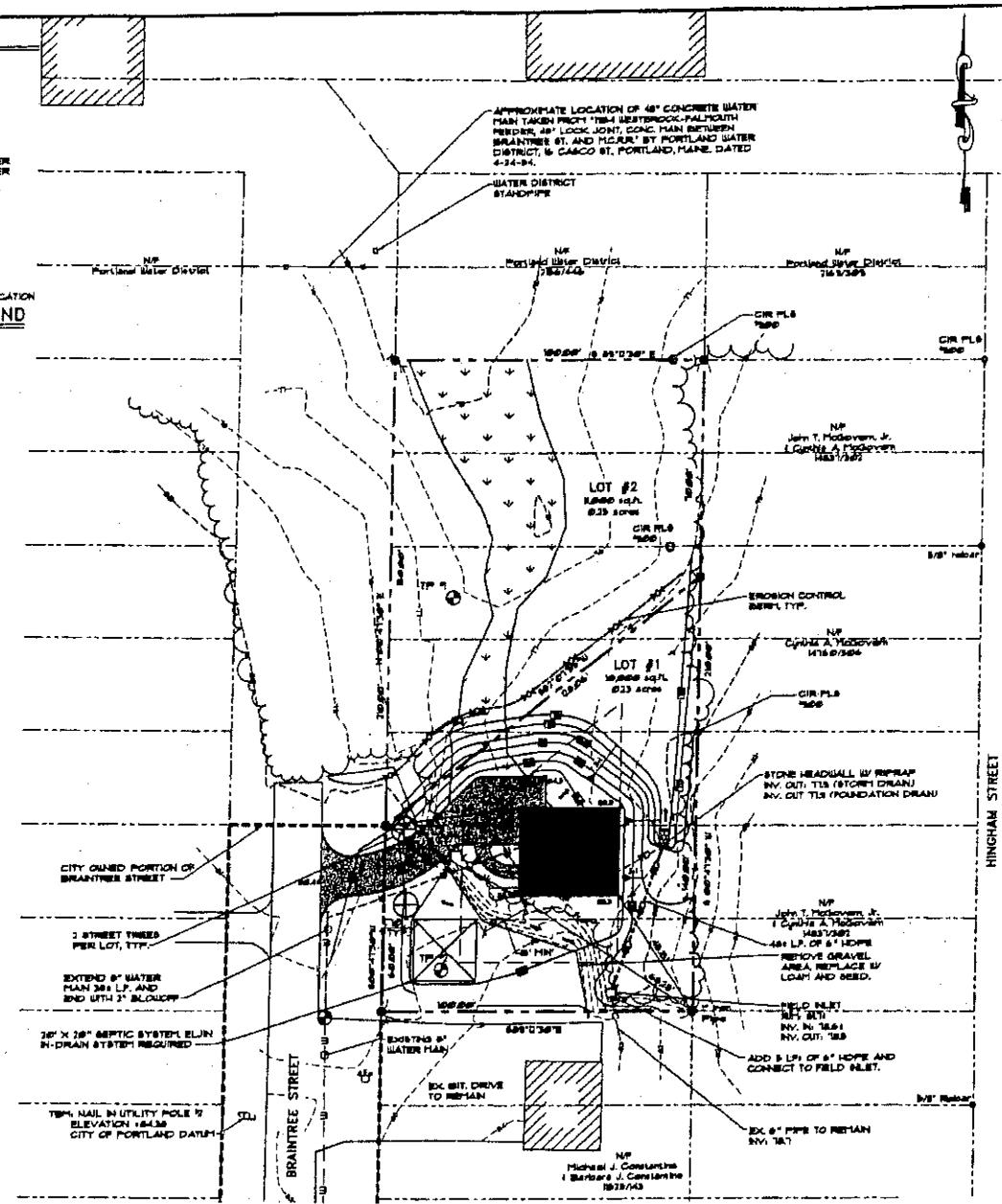
EXISTING	PROPOSED	LOT LINE
PROPERTY LINE	LOT LINE	EDGE OF PAVEMENT
BUILDING SETBACK	BUILDING	CONTOUR
ADJUTING PROPERTY	BUILDING	BINARY MUSEN
EMBANKMENT	STORM DRAIN	STORM DRAIN
EDGE OF PAVEMENT	WATER LINE	CENTERLINE
CONTOUR	HOUSE SERVICE, MEMBER	HOUSE SERVICE, MEMBER
BUILDING	HOUSE SERVICE, WATER	SANITARY MANHOLE
EDGE OF GRAVEL	IRON PIPE TO BE SET	FOUNDATION DRAIN
UTELAND LIMIT	RETRAP	TREE
UTELAND	SEPTIC FIELD	STONE HEADWALL
CLAVERT	SURFACE SLOPE INDICATION	
WATER LINE		
UTILITY POLE		
TREELINE		
IRON PIPE		
WATER SHUT OFF		
TEAT PIT PAARED		

EROSION CONTROL LEGEND

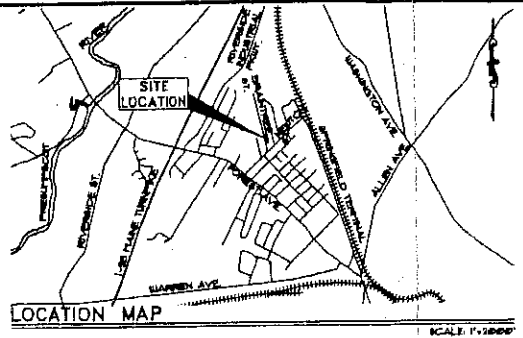
10'	EROSION CONTROL BERRY
5'	BILT FENCE

ZONE INFORMATION

MINIMUM R-1 RESIDENTIAL ZONE PERMITTED USE: SINGLE FAMILY DETACHED DWELLING	REQUIRED	PROPOSED
SPACE STANDARDS		
MINIMUM LOT SIZE	10,000 SQ. FT.	10,000 SQ. FT.
MINIMUM AREA PER DWELLING UNIT	10,000 SQ. FT.	10,000 SQ. FT.
MINIMUM FRONT YARD	25 FEET	25 FEET
MINIMUM REAR YARD	15 FEET	15 FEET
MINIMUM SIDE YARD FOR 2-STORY BLDG.	5 FEET	5 FEET
MINIMUM SIDE YARD FOR 1-1/2 STORY BLDG.	5 FEET	5 FEET
MINIMUM SIDE YARD ON SIDE STREET	14 FEET	14 FEET
MINIMUM LOT COVERAGE	20%	NONE
MINIMUM LOT WIDTH	20 FEET	20 FEET
MINIMUM BUILDING HEIGHT	30 FEET	28 FEET



209/532



GENERAL NOTES

1. OWNER/DEVELOPER: HOME SWEET HOME APARTMENTS, LLC, 45 NORTHERN DAKA DRIVE, RAYMOND, ME. 04071 CLIFTON COUNTY REGISTRY OF DEEDS REC. 2237, PG. 81.
2. ENGINEER: PRINOHAM & GREEN, CONSULTING ENGINEERS, 350 US ROUTE 1, FALMOUTH MAINE 04049, 387-3642.
3. TOPOGRAPHIC AND BOUNDARY INFORMATION PROVIDED BY NECK & COITZ, INC. P.L.C. 10713, TITCOMB ASSOCIATES 83 GRAY RD., FALMOUTH ME. BENCH MARK NAIL IN UTILITY POLE 1/2 ELEV. 184.38, CITY OF PORTLAND DATA.
4. WETLAND MAPPING 1 TEST PIT PROVIDED BY PRINOHAM & GREEN, FALMOUTH MAINE. ALAN L. BURNELL, LICENSED.
5. ZONE: MINIMUM RESIDENTIAL, R-1, PERMITTED USE: SINGLE FAMILY DETACHED DWELLING.
6. TAX MAP REFERENCE: LOT 5 CHART 350, BLOCK 7, LOTS 25 & 26.
7. TOTAL PARCEL: 2.048 ACRES (7 EXISTING 3000 SQ. FT. LOTS OF RECORD.)
8. LOT AREAS & COVERAGE RATIOS, FRONTAGE AND SETBACKS ARE AS SHOWN ON PLAN AND IN ZONING INFORMATION NOTES.
9. SETBACKS AND DISTANCES BETWEEN STRUCTURES ARE GOVERNED BY SETBACKS.
10. HOUSE LOCATION TO BE WITHIN THE SETBACK LINES SHOWN ON THIS PLAN.
11. ALL HOUSES SHALL HAVE A NUMBER CLEARLY VISIBLE FROM THE ROAD.
12. POWER TELEPHONE AND CABLE ARE TO BE OVERHEAD.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING DIS-SAFE AND OTHER UTILITY COMPANIES TO HAVE EXISTING UTILITY LINES LOCATED PRIOR TO CONSTRUCTION. NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
14. ALL WATER LINE WORK SHALL COMPLY WITH THE PORTLAND WATER DISTRICT'S "WATER AND SEWER CONSTRUCTION SPECIFICATIONS AND PROCEDURES" MANUAL, LATEST EDITION. NOTIFY PRIOR TO COMMENCING CONSTRUCTION.
15. HOME OWNERS ARE ENCOURAGED TO PROVIDE SPACE FOR EXPANSION OF THE HOME OR FOR ADDITION OF A GARAGE WITHIN THE SETBACKS.
16. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BERRY'S HANDBOOK" DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION.
17. IRON RODS TO BE SET AS SHOWN ON THIS PLAN BY THE DEVELOPER.
18. NO CONSTRUCTION OR FILLING OF WETLANDS OTHER THAN THAT SHOWN ON THE PLAN ARE ALLOWED.
19. ALL DRIVEWAY ACCESS SHALL BE FROM BRAINTREE STREET.
20. HIGH GROUNDWATER TABLES ARE A CONSIDERATION FOR MAINE BOLLER HOUSES WITH FOUNDATIONS AND RECOMMENDED TO HAVE PROPER FOUNDATION DRAINAGE TO ACCOMMODATE THESE CONDITIONS.
21. ALL CONSTRUCTION DETAILS SHALL CONFORM TO CITY OF PORTLAND STANDARDS.
22. FOUNDATION TO BE LAID OUT BY A PROFESSIONAL SURVEYOR.
23. BILT FENCE IS TO BE INSTALLED ALONG THE PERIMETER PRIOR TO CONSTRUCTION.
24. EXTERIOR FOUNDATION DRAIN INVERT IS AS SHOWN ON PLAN.
25. DRIVEWAY GRADED AT 1%.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
SEP 18 2007
RECEIVED

REV.	DATE	DESCRIPTION
5	8/30/07	REVISED PER SURVEYOR COMMENTS
4	8/14/07	REVISED PER CITY COMMENTS
3	7/18/07	REVISED PER CITY COMMENTS
2	8/7/07	REVISED TO SHOW SINGLE HOUSE LOT
1	11/27/04	REVISED PER CITY, PWD COMMENTS

HOME SWEET HOME APPTS., LLC.
RAYMOND, MAINE
15 Northbrook Park Drive
BRAINTREE STREET LOT
PORTLAND, MAINE

SITE PLAN

SCALE: AS SHOWN DWN BY: NWA/JEH
DATE: AUGUST 23, 2005 DESG BY: MRS
PROJECT: 04103 CHK BY: MRS

0-39-07 C1.0