

OK,
Rights, Title?

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

DRC Copy
Jay Reynolds

2004-0121
Application I. D. Number

6/9/2004
Application Date

Wa One
Applicant
Po Box 10127, Portland, ME 04104
Applicant's Mailing Address

RECEIVED JUN 17 2004
RECEIVED JUN 17 2004

Lot 19 #42AB

Single Family Home
Project Name/Description

Consultant/Agent
Agent Ph: _____
Agent Fax: _____

Carriage Ln, Portland, Maine
Address of Proposed Site

342 A030001
Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax
Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) 2 Unit dwelling

34 x 40
Proposed Building square Feet or # of Units
6900 sq
Acreage of Site
Zoning

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

Fees Paid: Site Pla \$250.00 Subdivision _____ Engineer Review \$50.00 Date 6/9/2004

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 _____
<input type="checkbox"/> Defect Guarantee Released	_____ date _____	_____ signature _____	

From: Jay Reynolds
To: Doug Reynolds; Jim Wolf
Date: Thu, Jul 1, 2004 4:41 PM
Subject: Lot 18, Carriage Lane review

Hello Mr. Wolf, Mr. Reynolds,

Review comments for Mr. Higgins' lot 18 review:

The grading plan submitted has a garage FFE of 99.4 and House FFE of 100.4.

The layout plan submitted has a garage FFE of 99.2.

The approved subdivision plan has a garage FFE of 99.2 and a House FFE of 100.0.

So, all 3 plans contradict one another. Also, if the FFE is changing from the approved subdivision plan, this requires planning board approval. Please clarify.

CC: Marge Schmuckal; Mike Nugent; Sarah Hopkins

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>Lot 18, CARRIAGE LANE, PORTLAND.</u>		
Total Square Footage of Proposed Structure <u>2600 S.F.</u>	Square Footage of Lot <u>7494 S.F.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>341</u> Block# <u>G</u> Lot# <u>004</u> 342 A 002	Owner: <u>BOND, INC.</u>	Telephone: <u>838-5870</u>
Lessee/Buyer's Name (If Applicable) <u>Timothy A. Higgins</u>	Applicant name, address & telephone: <u>242 VERANDA St. Portland, Me 04103</u>	Cost Of Work: <u>\$138,000 -</u> Fee: \$ <u>1263.00</u>
Current use: <u>VACANT</u>	<u>75.00</u> <u>580</u>	
If the location is currently vacant, what was prior use: <u>None</u>	<u>1338.00</u>	
Approximately how long has it been vacant: _____		
Proposed use: <u>Single Family</u>	<u>JUN 8 2004</u>	
Project description: _____		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Tim Higgins - 838-5870</u> Mailing address: _____		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>8385870</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Timothy A. Higgins Date: MAY 24 2004
MAY 04-04

This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0766	Date Applied For: 06/09/2004	CBL: 341 G004001
-----------------------	---------------------------------	---------------------

Location of Construction: 0 Carriage Ln Lot 18	Owner Name: Bono Inc	Owner Address: 242 Veranda St	Phone: () 838-5870
Business Name:	Contractor Name: Wa Inc	Contractor Address: PO Box 10127 Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single family home	Proposed Project Description: 32'x40' single family home w/garage
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 06/21/2004

Note: Ok to Issue:

- 1) NO DAYLIGHT BASEMENT is being shown on your submittal. NO DAYLIGHT BASEMENT is being approved with this permit.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. A 10' x 12' rear deck is being shown on your plans. A 10' x 12' rear deck is being approved with this permit.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Pending Reviewer: Approval Date:

Note: Ok to Issue:

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-1003	Issue Date:	CBL: 342 A031001
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Location of Construction: 46 Carriage Ln	Owner Name: Wa One	Owner Address: Po Box 10127	Phone: 772-8629
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone: 2077728629
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	Zone:

Past Use: vacant land lot #11	Proposed Use: 2 unit residence 28'x32'-2 story 2 bedrooms	Permit Fee: \$1,146.00	Cost of Work: \$125,000.00	CEO District: 5
Proposed Project Description: build 2 unit residence 28'x32'-2 story 2 bedrooms		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature: Signature:		
<p>RECEIVED AUG 11 2004</p>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: Date:		Signature: Date:		

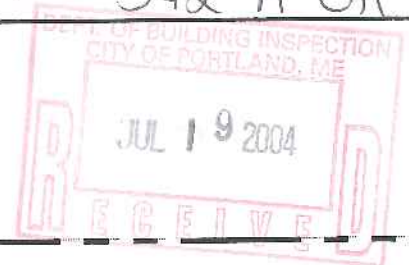
Permit Taken By: jodinea	Date Applied For: 07/19/2004	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

CERTIFICATION

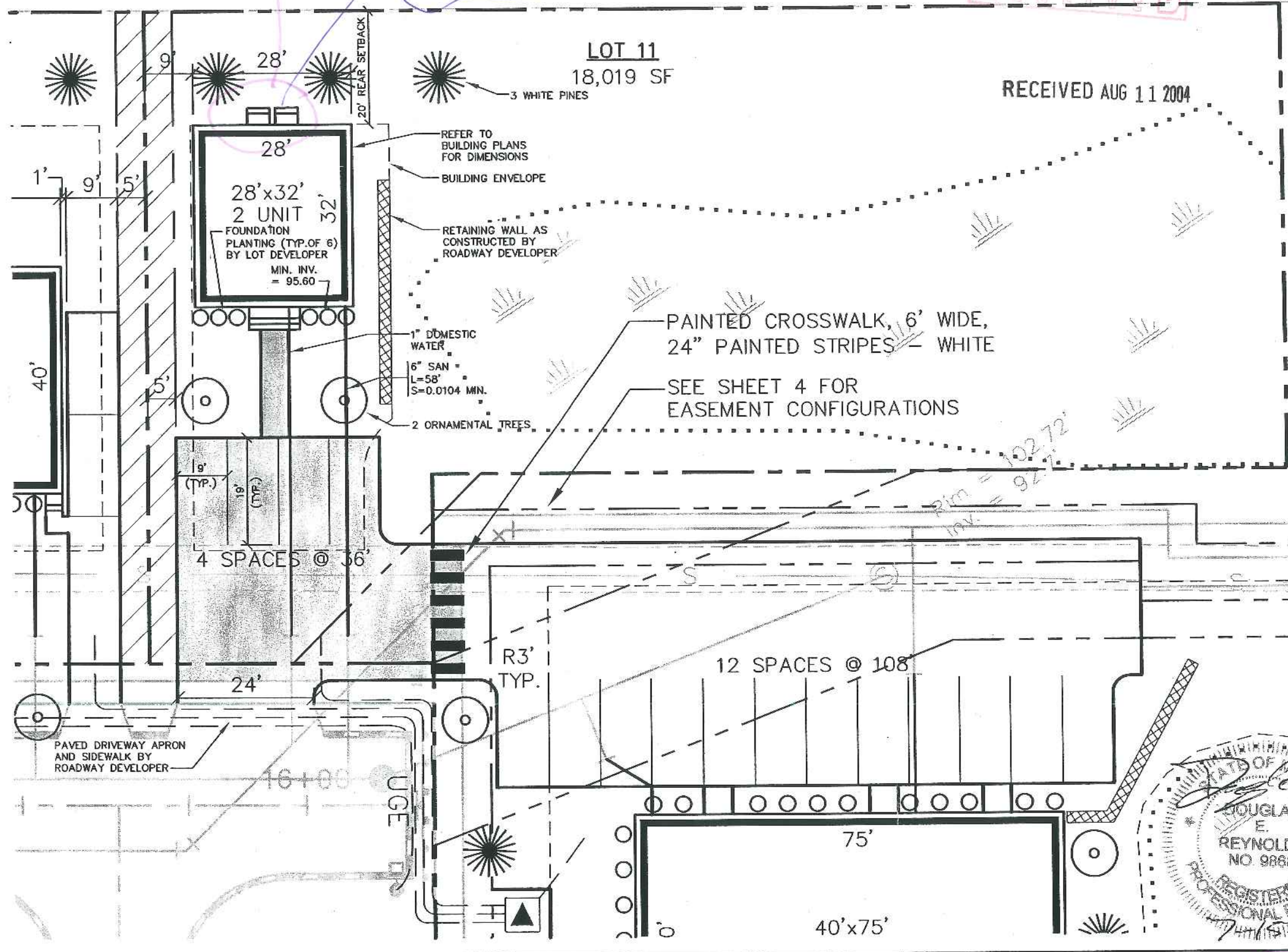
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

342 A 011



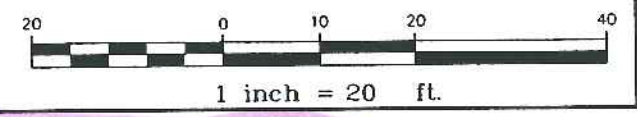
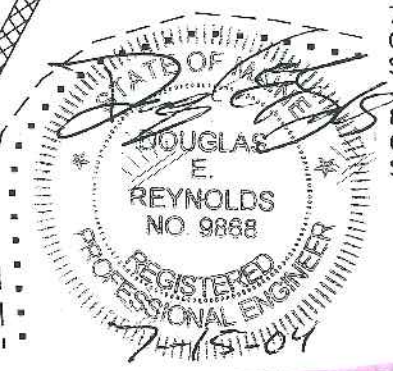
Not meeting setbacks
Not shown on SUB. PLANS



NOTES:

1. LOT LAYOUT AND GRADING CONFIGURATIONS SHOWN ON THIS PLAN REPRESENT THE INTENDED FINAL DEVELOPMENT OF THE LOT FOR BUILDING PERMIT PURPOSES AS APPROVED BY THE CITY OF PORTLAND PLANNING BOARD ON FEBRUARY 24, 2004. ANY DEVIATION FROM THESE PLANS, BE IT EITHER BUILDING SIZE, PARKING CONFIGURATION, GRADING CHANGES, ETC. SHALL REQUIRE REVIEW AND APPROVAL FROM THE CITY OF PORTLAND PLANNING BOARD, AS WELL AS REVIEW BY THE SUBDIVISION DEVELOPER.
2. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2002.
3. 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.
4. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH BEST MANAGEMENT PRACTICES EROSION CONTROL MEASURES. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE SUBDIVISION DEVELOPER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
5. 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.
6. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
7. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
8. LOT DEVELOPER SHALL BE RESPONSIBLE FOR DRIVEWAY CONSTRUCTION BEYOND THE DRIVEWAY APRON AND SIDEWALK.

RECEIVED AUG 11 2004



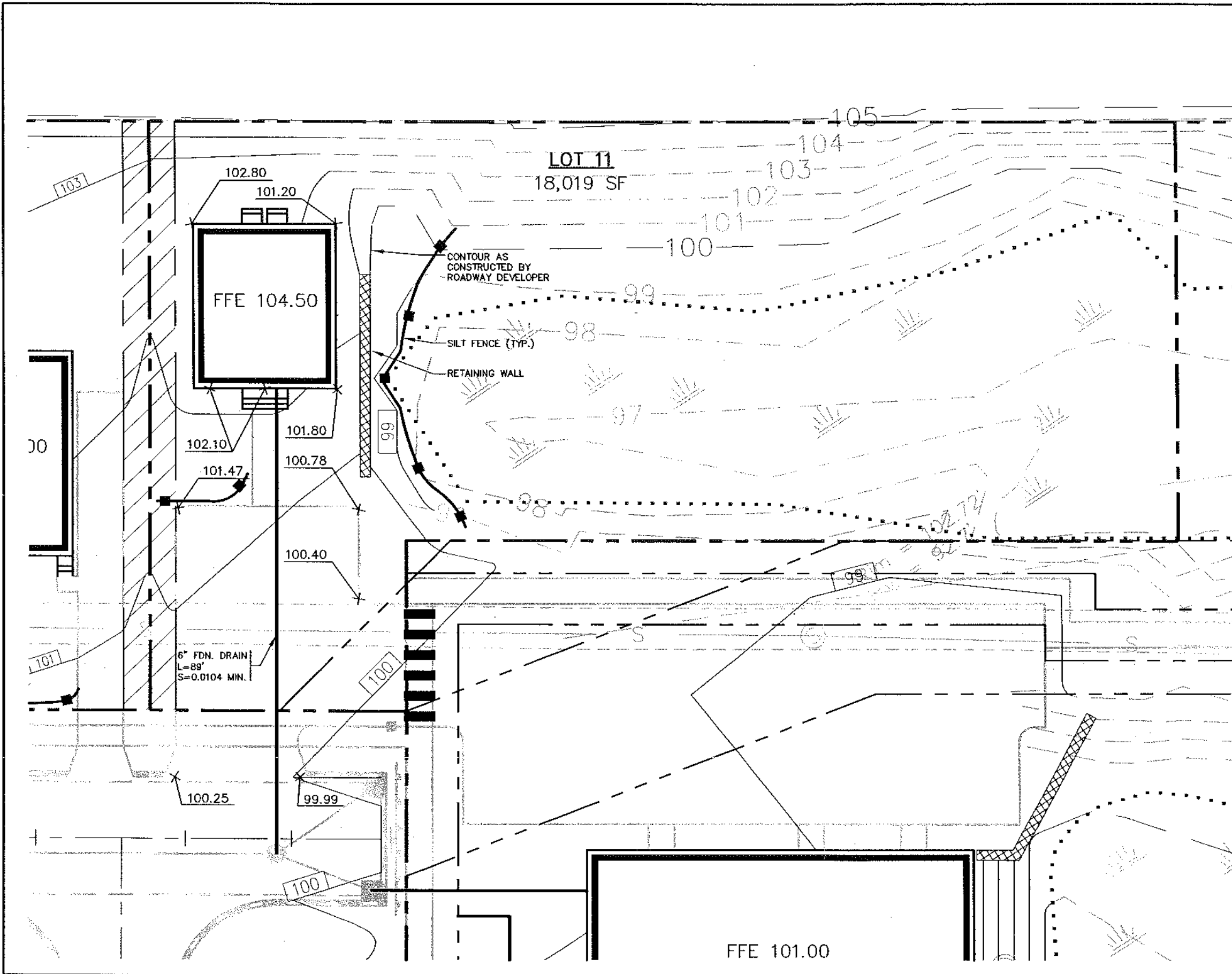
Rev.	Date	Revision

Design: DER	Date: 4/04
Draft: CAH	Job No.: 632
Checked: DER	Scale: 1"=20'
File Name: 632-LOIS	

GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services
 PO Box 1237
 15 Shaker Road
 Gray, ME 04039
 207-657-6910
 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

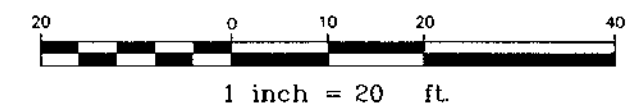
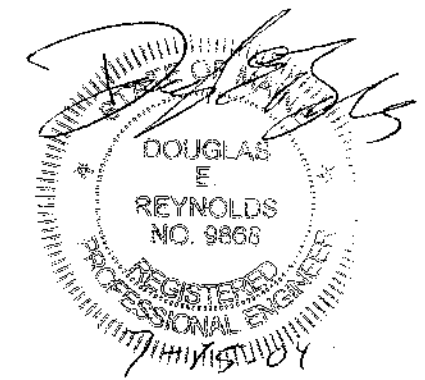
Drawing Name:	Lot 11 Lot Layout and Utility Plan
Project:	CARRIAGE LANE

Figure No.
1



NOTES:

1. ALL DISTURBED AREAS NOT SUBJECT TO PAVEMENT OR BUILDING SHALL RECEIVE 4" OF LOAM AND SEED.
2. LOT LAYOUT AND GRADING CONFIGURATIONS SHOWN ON THIS PLAN REPRESENT THE INTENDED FINAL DEVELOPMENT OF THE LOT FOR BUILDING PERMIT PURPOSES. ANY DEVIATION FROM THESE PLANS, BE IT EITHER BUILDING SIZE, PARKING CONFIGURATION, GRADING CHANGES, ETC. SHALL REQUIRE REVIEW AND APPROVAL FROM THE CITY OF PORTLAND PLANNING BOARD, AS WELL AS REVIEW BY THE SUBDIVISION DEVELOPER.
3. ADDITIONAL EROSION CONTROL MEASURES OVER AND ABOVE THOSE USED BY ROADWAY CONTRACTOR MAY BE REQUIRED TO MEET EROSION CONTROL BEST MANAGEMENT PRACTICES.
4. LOT DEVELOPER SHALL BE RESPONSIBLE FOR RESTORING FINAL GRADES TO ELEVATIONS PROVIDED BY ROADWAY DEVELOPER. GRADES ADJACENT TO BUILDING SHALL BE ADJUSTED TO DIRECT FLOW AWAY FROM STRUCTURES.



Rev.	Date	Revision

Design: DER	Date: 4/04
Draft: CAH	Job No.: 632
Checked: DER	Scale: 1"=20'
File Name: 632-LOTS	

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

PO Box 1237
 15 Shaker Road
 Gray, ME 04039

207-657-6910
 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Lot 11 Grading Plan
Project:	CARRIAGE LANE

Figure No.
2

LOT 11
18,019 SF

3 WHITE PINES

PRECAST CONCRETE

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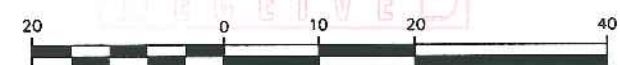
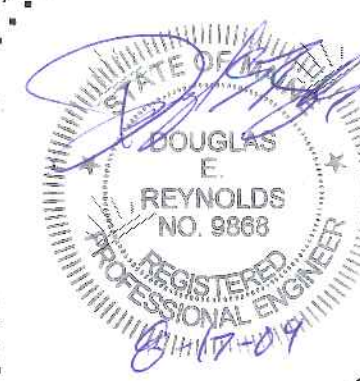
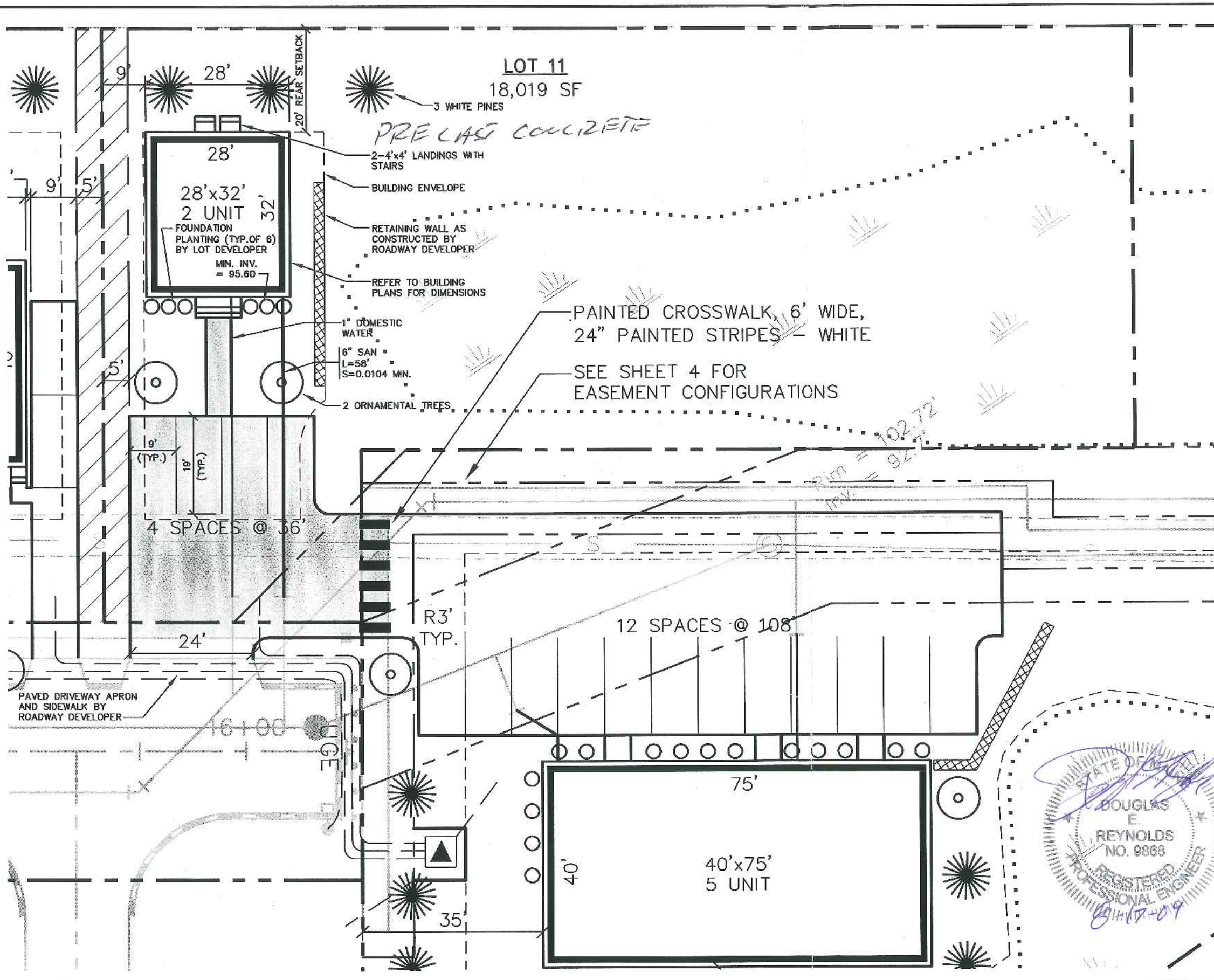
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1 inch = 20 ft.

Rev.	Date	Revision

Design: DER	Date: 4/04
Draft: CAH	Job No.: 632
Checked: DER	Scale: 1"=20'
File Name: 632-LOTS	

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Drawing Name: **Lot 11 Lot Layout and Utility Plan**

Project: **CARRIAGE LANE**

Figure No. **1**

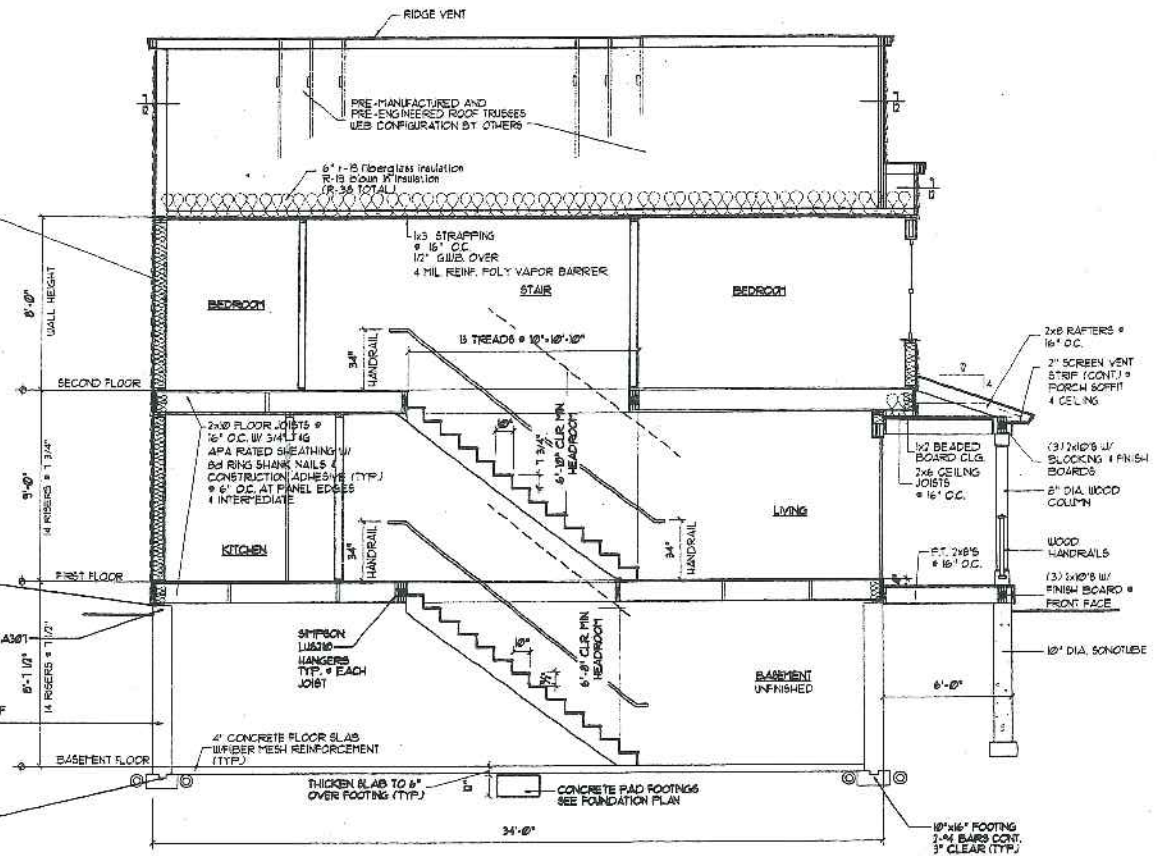
TYPICAL ROOF CONSTRUCTION

RIDGE VENT
 PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C.
 ROOF SHINGLES
 1/2" APA RATED SHEATHING W/ 5d NAILS, RING SHANK @ 6" O.C. PANEL EDGES AND 8" O.C. INTERMEDIATE
 15 MIL T PAPER
 (2) ROLLS 36" WIDE WATERPROOF MEMBRANE @ EAVES

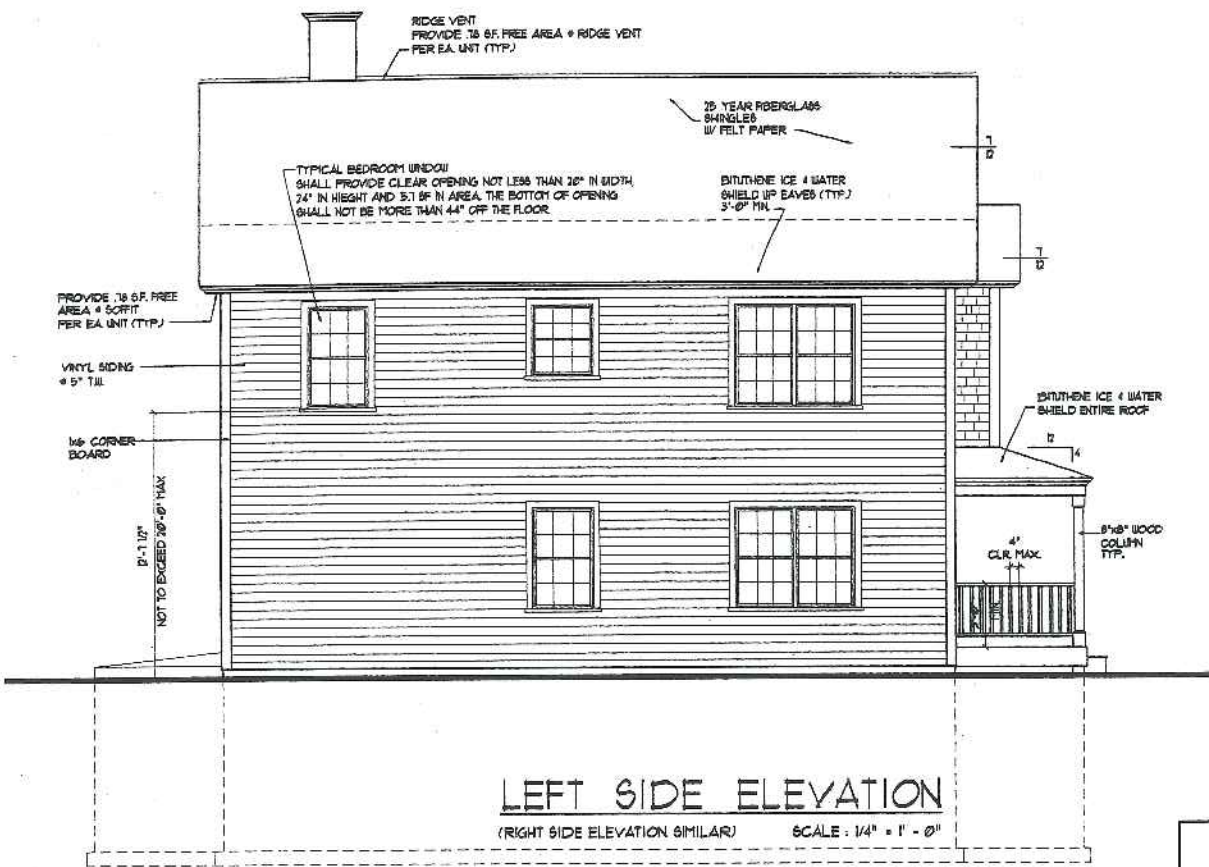
TYP. EXTERIOR WALL:
 1/2" GIBB OVER
 4 MIL REIN. POLY VAPOR BARRIER
 2x6 STUDS @ 24" O.C.
 1/2" SOLID X BLOCKING AT ALL SHEATHING PANEL EDGES
 1/2" APA RATED SHEATHING W/ 5d NAILS - RING SHANK @ 4" O.C. PANEL EDGES AND 6" O.C. INTERMEDIATE (TYP.) OVER CONT. BLDG. WRAP UNDER VENT. SIDING

2x6 FT. BILL W/ BILL SEALER
 5/8" DIA. @ 1" LONG HOOKED ANCHOR BOLTS @ 3'-6" O.C. AND 2 @ CORNERS
 WALL REINFORCING: 2-#4 BARS CONT. TOP & BOTTOM OF 10" WALL AT FRONT & SIDES & 1" WALL @ REAR

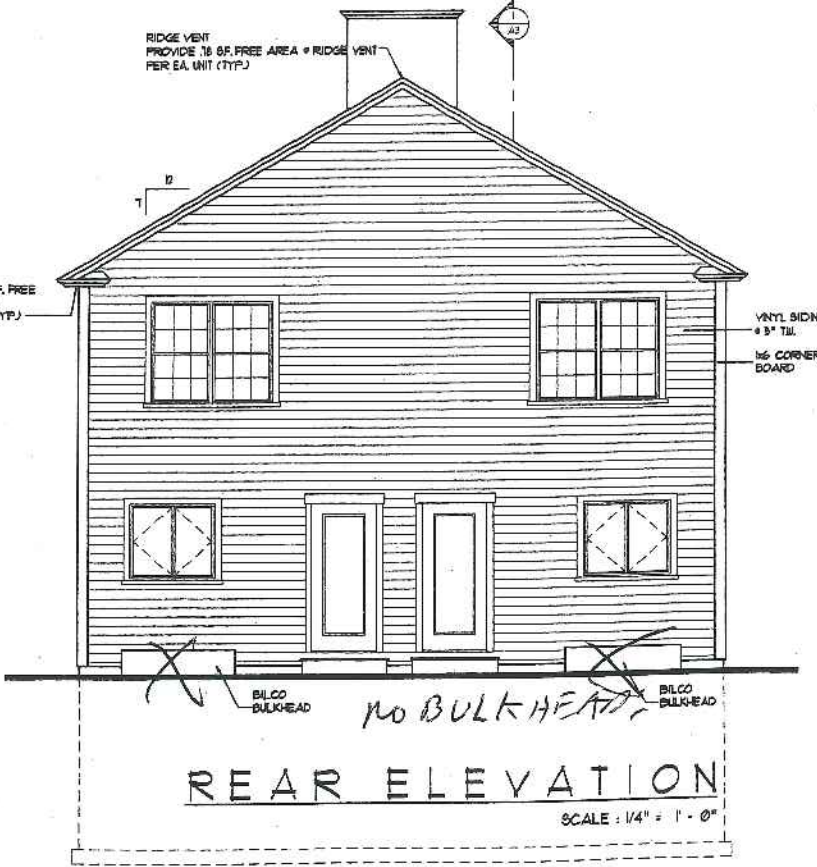
10"x16" FOOTING 2-#4 BARS CONT. 3" CLEAR (TYP.)
 4" CONCRETE FLOOR SLAB W/ FIBER MESH REINFORCEMENT (TYP.)
 THICKEN SLAB TO 4" OVER FOOTING (TYP.)
 CONCRETE RAD FOOTINGS SEE FOUNDATION PLAN



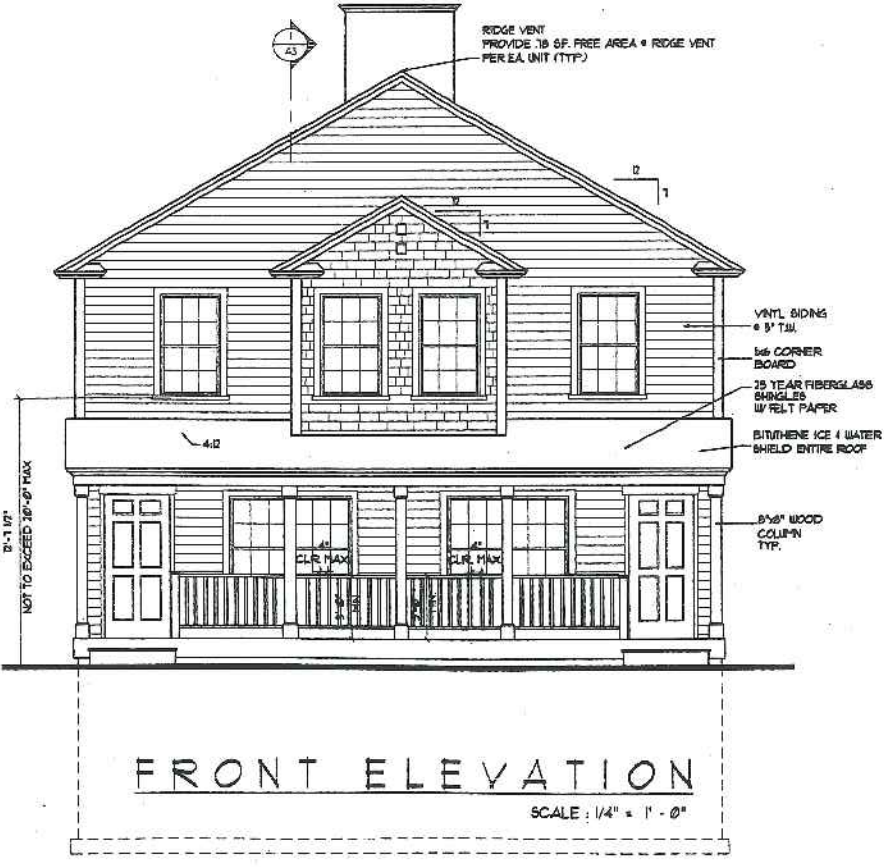
SECTION THRU HOUSE
 SCALE: 1/4" = 1' - 0"



LEFT SIDE ELEVATION
 (RIGHT SIDE ELEVATION SIMILAR) SCALE: 1/4" = 1' - 0"



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



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

CITY OF PORTLAND APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 6-26-04

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

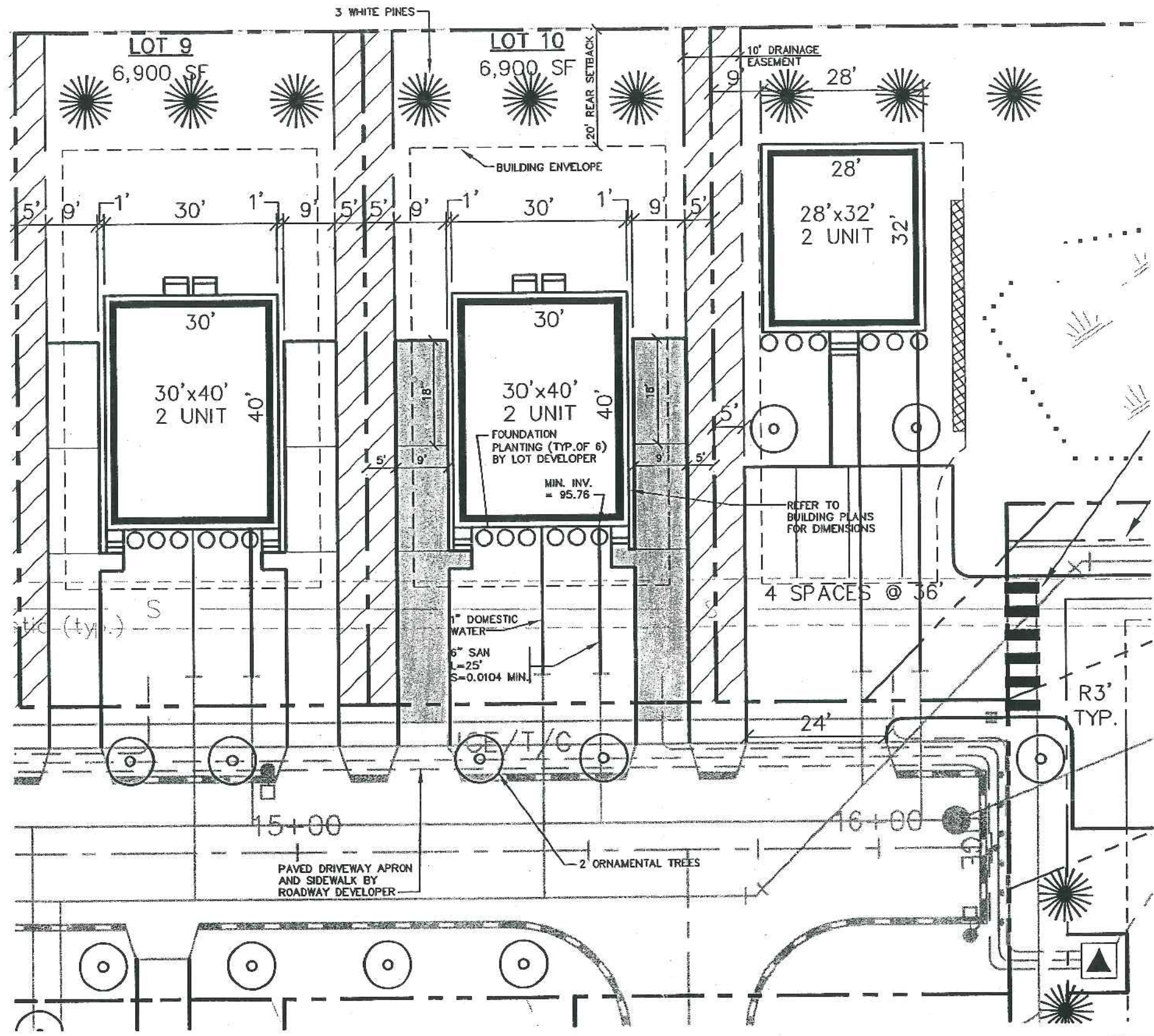
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:
 2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING

30 x 40 UNIT
 FULL BASEMENT
 LOT 10
 SCHEME 'A'
 DRAWINGS THIS SHEET
 ELEVATIONS SECTION
 DATE 6/26/04
A3

342 G 030

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

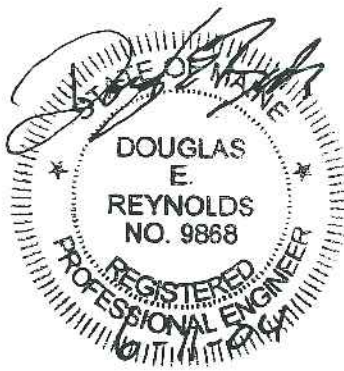
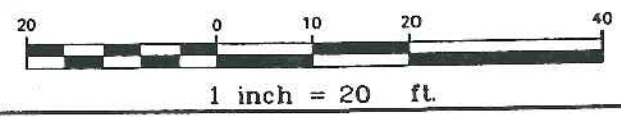
JUN - 9 2004



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CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval 6-26-04



Rev.	Date	Revision

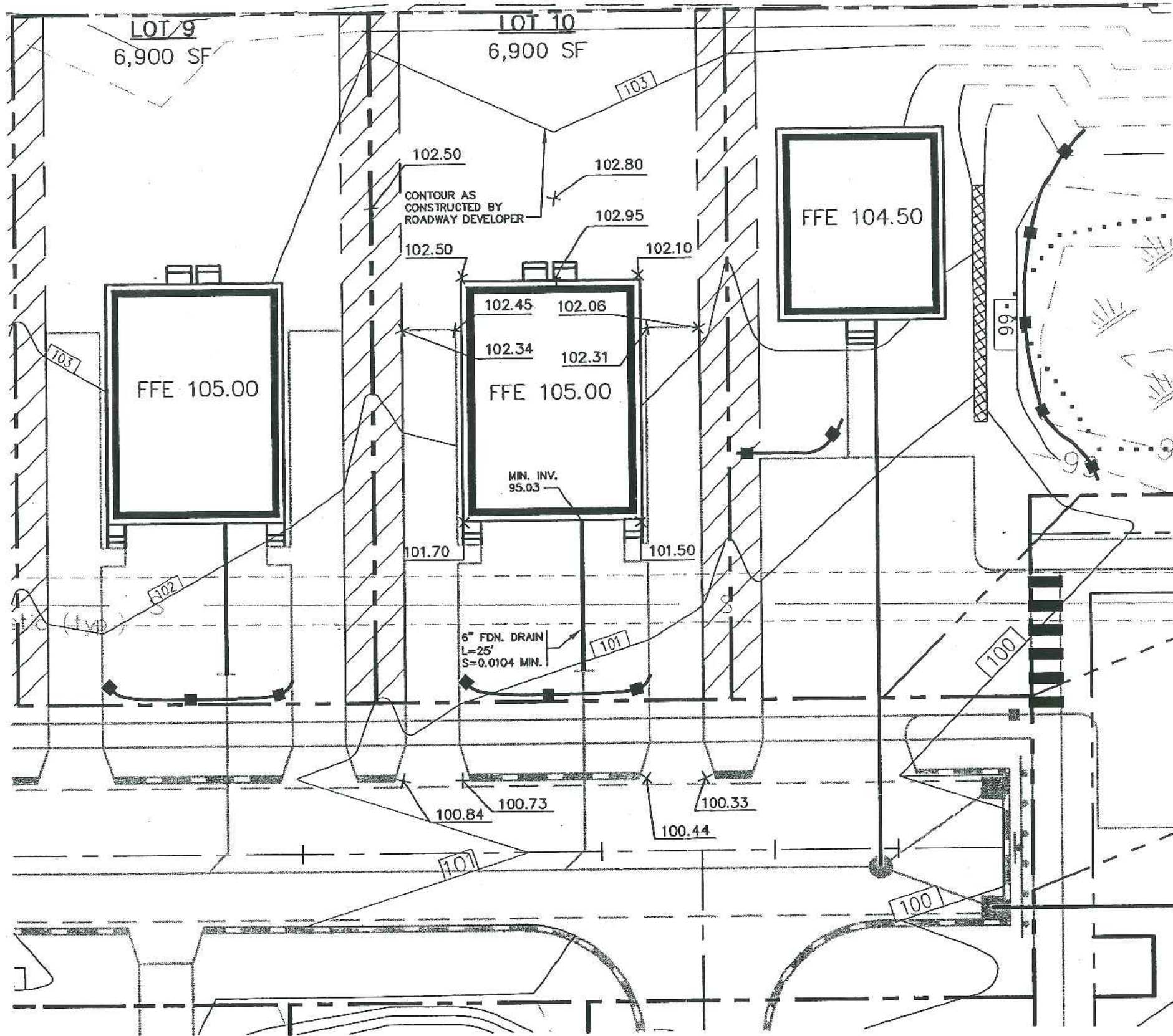
Design: DER	Date: 4/04
Draft: CAH	Job No.: 632
Checked: DER	Scale: 1"=20'
File Name: 632-LOTS	

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

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

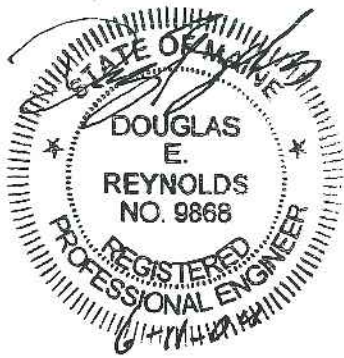
Drawing Name:	Lot 10 Lot Layout and Utility Plan
Project:	CARRIAGE LANE

Figure No.
1

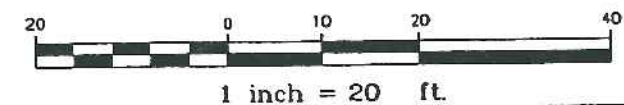


NOTES:

1. ALL DISTURBED AREAS NOT SUBJECT TO PAVEMENT OR BUILDING SHALL RECEIVE 4" OF LOAM AND SEED.
2. LOT LAYOUT AND GRADING CONFIGURATIONS SHOWN ON THIS PLAN REPRESENT THE INTENDED FINAL DEVELOPMENT OF THE LOT FOR BUILDING PERMIT PURPOSES. ANY DEVIATION FROM THESE PLANS, BE IT EITHER BUILDING SIZE, PARKING CONFIGURATION, GRADING CHANGES, ETC. SHALL REQUIRE REVIEW AND APPROVAL FROM THE CITY OF PORTLAND PLANNING BOARD, AS WELL AS REVIEW BY THE SUBDIVISION DEVELOPER.
3. ADDITIONAL EROSION CONTROL MEASURES OVER AND ABOVE THOSE USED BY ROADWAY CONTRACTOR MAY BE REQUIRED TO MEET EROSION CONTROL BEST MANAGEMENT PRACTICES.
4. LOT DEVELOPER SHALL BE RESPONSIBLE FOR RESTORING FINAL GRADES TO ELEVATIONS PROVIDED BY ROADWAY DEVELOPER. GRADES ADJACENT TO BUILDING SHALL BE ADJUSTED TO DIRECT FLOW AWAY FROM STRUCTURES.



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 6-26-04



Rev.	Date	Revision

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File Name: 632-LOTS	

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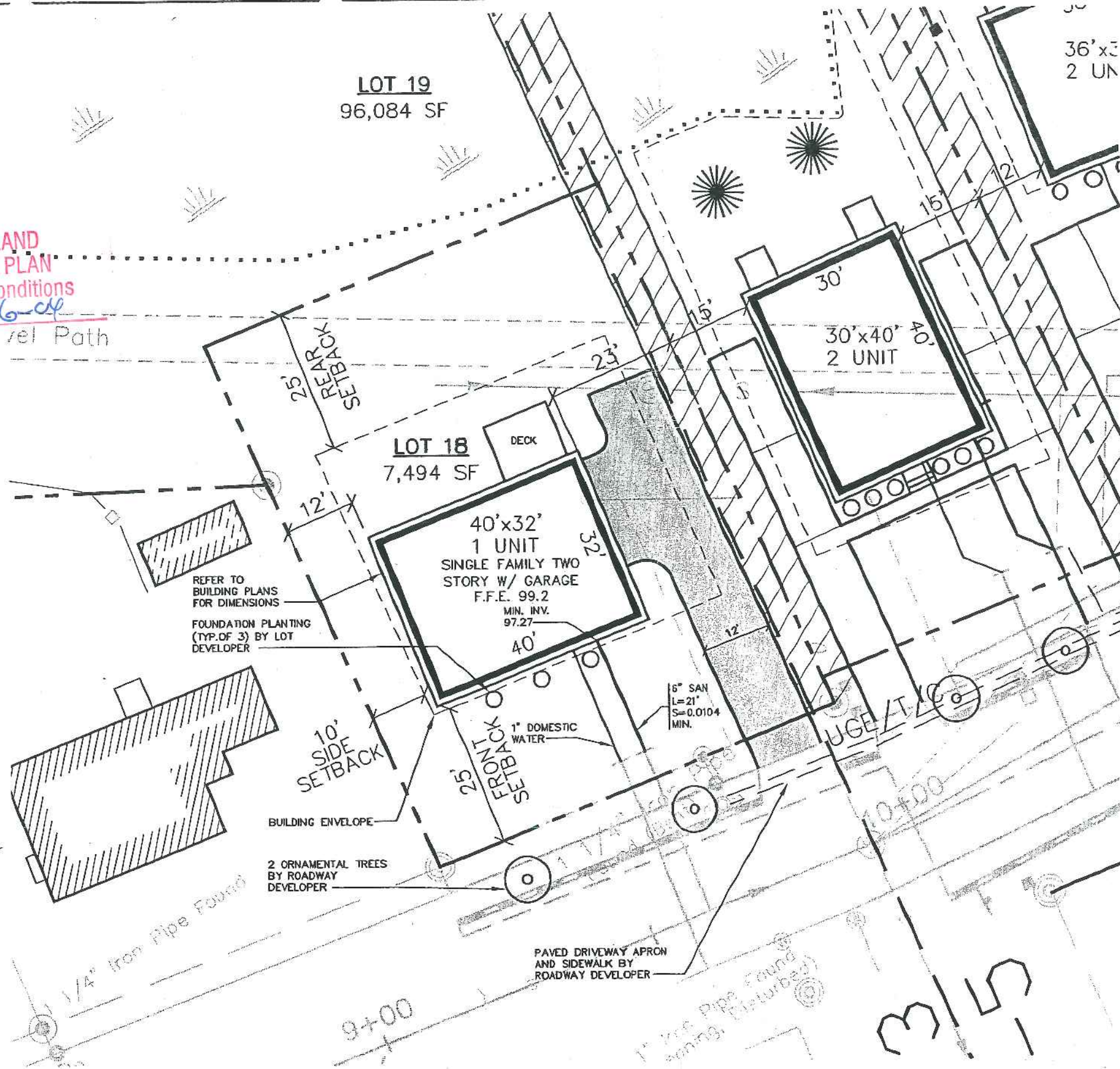
PO Box 1237
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Drawing Name:	Lot 10 Grading Plan
Project:	CARRIAGE LANE

Figure No.
2

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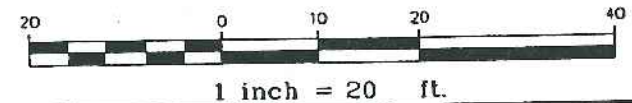
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 7-6-04



NOTES:

1. LOT LAYOUT AND GRADING CONFIGURATIONS SHOWN ON THIS PLAN REPRESENT THE INTENDED FINAL DEVELOPMENT OF THE LOT FOR BUILDING PERMIT PURPOSES AS APPROVED BY THE CITY OF PORTLAND PLANNING BOARD ON FEBRUARY 24, 2004. ANY DEVIATION FROM THESE PLANS, BE IT EITHER BUILDING SIZE, PARKING CONFIGURATION, GRADING CHANGES, ETC. SHALL REQUIRE REVIEW AND APPROVAL FROM THE CITY OF PORTLAND PLANNING BOARD, AS WELL AS REVIEW BY THE SUBDIVISION DEVELOPER.
2. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2002.
3. 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.
4. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH BEST MANAGEMENT PRACTICES EROSION CONTROL MEASURES. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE SUBDIVISION DEVELOPER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
5. 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.
6. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
7. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
8. LOT DEVELOPER SHALL BE RESPONSIBLE FOR DRIVEWAY CONSTRUCTION BEYOND THE DRIVEWAY APRON AND SIDEWALK.

DOUGLAS REYNOLDS
 NO. 9868
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MAINE



Rev.	Date	Revision

Design:	DER	Date:	4/04
Draft:	CAH	Job No.:	632
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Drawing Name:	Lot 18 Lot Layout and Utility Plan
Project:	CARRIAGE LANE

Figure No.
1

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CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 7-6-04

LOT 19
 96,084 SF

LOT 18
 7,494 SF

40'x32'
 1 UNIT
 SINGLE FAMILY TWO
 STORY W/ GARAGE
 F.F.E. 99.2
 MIN. INV.
 97.27'

30'
 30'x40'
 2 UNIT

36'x3
 2 UN

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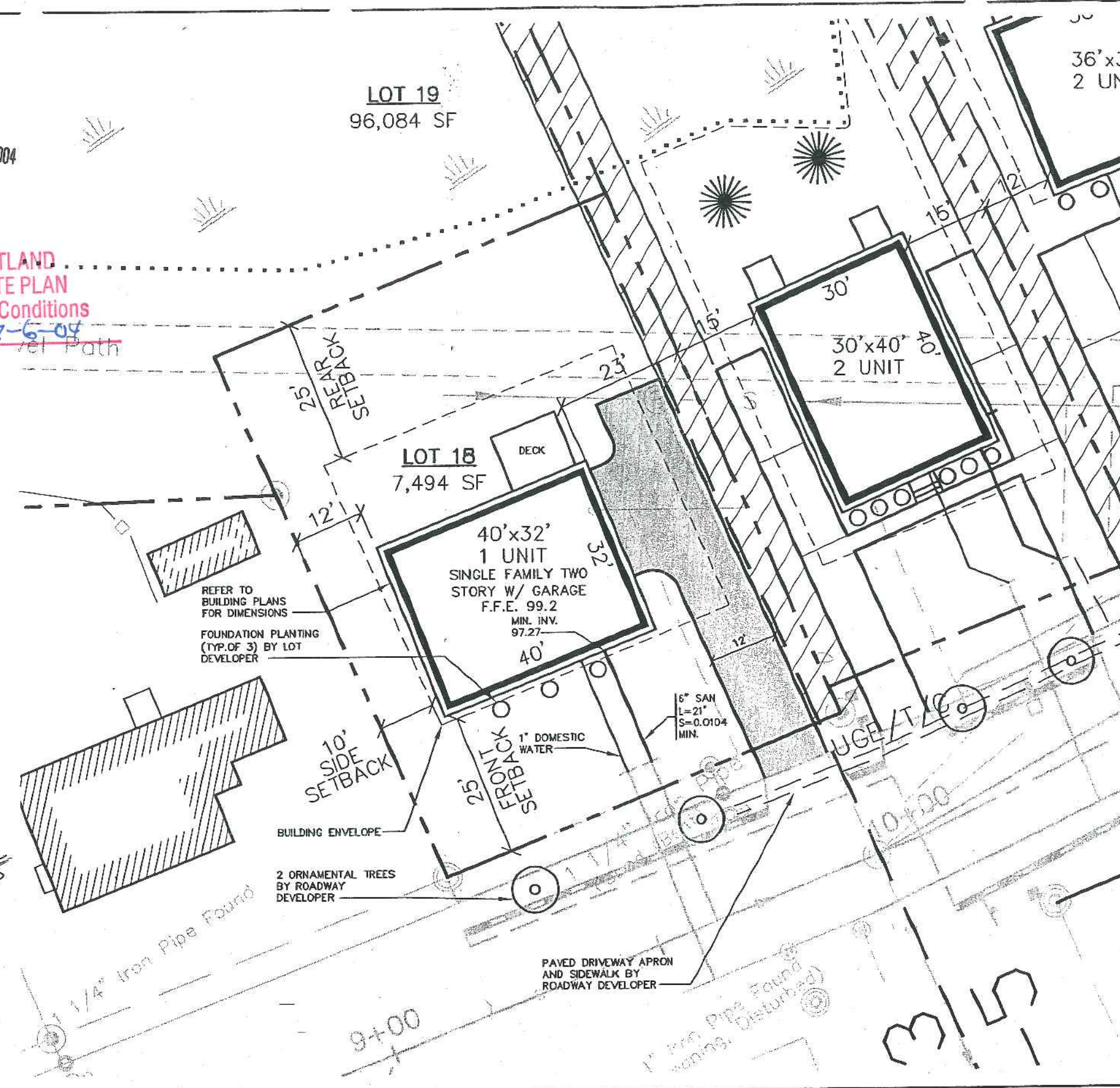
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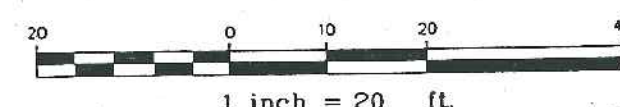
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DOUGLAS E. REYNOLDS
 NO. 9868
 REGISTERED PROFESSIONAL ENGINEER



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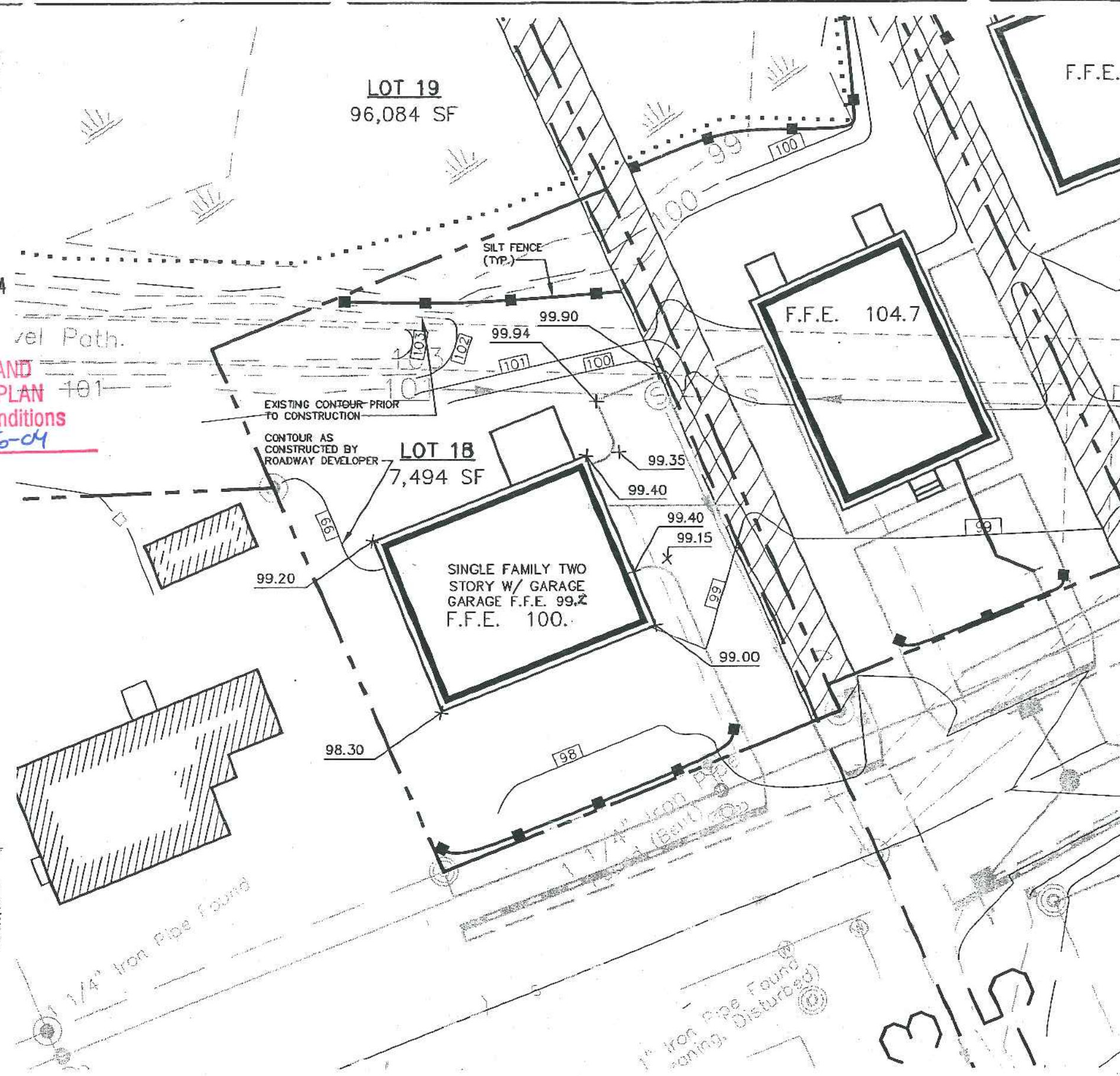
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Drawing Name: **Lot 18 Lot Layout and Utility Plan**
 Project: **CARRIAGE LANE**

Figure No.
1

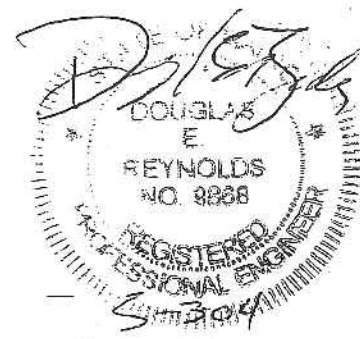
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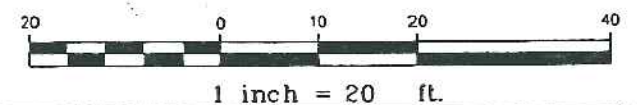
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1/4" Iron Pipe Found

1" Iron Pipe Found (opening disturbed)



Design: DER	Date: 4/04
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Drawing Name: **Lot 18 Grading Plan**

Project: **CARRIAGE LANE**

Figure No. **2**

