

October 23, 2012

City of Portland, Inspection Division
Room 315, City Hall
389 Congress Street
Portland, ME 04101

Level 1 – Minor Residential Development Review Application – 39 Plymouth Street, Portland, Maine

Mr. Michael Mulkern, current owner of 39 Plymouth Street property is proposing to split the existing lot and develop a single family house in the rear of the property.

Mr. Mulkern currently owns two adjoining lots off Plymouth Street and Allen Ave. The proposed development will occur at the rear of these properties and will be located on a new, third lot. The driveway to the new home will be shared with the existing single family home at 39 Plymouth Street in an effort to maintain safety and decrease the development and impervious area.

The construction of the driveway will require the relocation of an existing garage at 39 Plymouth to the abutting property owned by Mr. Mulkern.

The new building will be a 28'x44' ranch with partial basement and no garage. The building will be serviced by City water and sewer and underground power lines. There will also be stone drip-edge stormwater features at the front and back of the building to help compensate for the increase in impervious area on the site.

Please review the attached materials and plans for more information and please feel free to contact us with any questions or comments you may have. We appreciate your review of this application.

Prepared by,
Terradyn Consultants, L.L.C.



Jon H. Whitten, Jr., P.E.
Project Manager



Level I – Minor Residential Development Review Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level I: Minor Residential site plan and building permit.

Level I: Minor Residential development includes:

- Development of a single-family or a two-family building, excluding building additions, decks, or accessory structures, such development shall be deemed minor residential development for purposes of this article regardless of its size.
- The addition of any additional dwelling unit to a building initially reviewed as a two-family dwelling or multifamily structure, if the additional dwelling unit does not require subdivision review under Maine State Statutes and Portland's Subdivision Ordinance.

As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000 in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, or contact the Inspections Office to have one mailed to you.

The Land Use Code (including Article V), the Technical Manual, and the Design Manual are available on the City's web site at <http://www.portlandmaine.gov/planning/default.asp> or copies may be purchased at the Planning Division Office.

Inspection Division

Room 315, City Hall
389 Congress Street
(207) 874-8703

Office Hours

Monday, Tuesday, Wednesday and Friday
8:00 a.m. – 4:00 p.m.
Thursday
8:00 a.m. – 1:00 p.m.

Planning Division

Fourth Floor, City Hall
389 Congress Street
(207) 874-8721

Office Hours

Monday thru Friday
8:00 a.m. – 4:30 p.m.

DEVELOPMENT REVIEW FEES:

Payment may be made in cash, credit card or check addressed to the City of Portland.

<p>Level I Minor Residential Site Plan</p> <p>1. Application Fee - \$300.00</p> <p>2. Inspection Fee - \$100.00 (for site plan inspection by the Planning Division)</p> <p>3. Certificate of Occupancy Fee - \$75.00</p> <p>4. Building Permit (Cost of Work)</p> <p style="text-align: right;">Total Due:</p>	<p>Fees Paid:</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p> <p>\$ _____</p>
<p>Building Permit Fee - \$30 for the first \$1,000 construction cost - \$10 every additional \$1,000.</p>	
<p>Performance Guarantee- Exempt except for those projects that complete construction in the winter and the site work is incomplete.</p>	

Please submit all of the information outlined on the applicable Checklist, shown on Page 4 and 5 of this Application. In addition, a CD or PDF (e-mailed to buildinginspections@portlandmaine.gov) of the entire Application, including all plans, must be submitted with the Application. Failure to do so may result in the automatic denial of your permit.

Portland’s development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland’s Land Use Code is on the City’s web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.

Property Taxes:

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 a permit of any kind is accepted.

Separate Permits:

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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 Planning Authority and Code Enforcement’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.

<p>Signature of Applicant:</p>	<p>Date:</p>
---------------------------------------	---------------------

This is not a permit - you may not commence any work until the permit is issued.

(A CD or PDF (e-mailed to buildinginspections@portlandmaine.gov) of the entire application, including all plans, must be submitted with the application.)

General Submittal Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
x		2	Completed application form and check list.
x		1	Application fees.
x		2	Evidence of right, title and interest.
n/a		2	Copies of required state and/or federal permits.
n/a		2	Written Description of existing and proposed easements or other burdens.
n/a		2	Written requests for waivers from individual site plan and/or technical standards.
		2	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.

Site Plans and Boundary Survey Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
X		3	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
X		<ul style="list-style-type: none"> ▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone. 	
X		<ul style="list-style-type: none"> ▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone). 	
X		<ul style="list-style-type: none"> ▪ Location and dimension of existing and proposed paved areas. 	
X		<ul style="list-style-type: none"> ▪ Proposed ground floor area of building. 	
X		<ul style="list-style-type: none"> ▪ Finish floor elevation (FEE) or sill elevation. 	
		<ul style="list-style-type: none"> ▪ Exterior building elevations (show all 4 sides). 	
X		<ul style="list-style-type: none"> ▪ Existing and proposed utilities (or septic system, where applicable) 	
X		<ul style="list-style-type: none"> ▪ Existing and proposed grading and contours. 	
X		<ul style="list-style-type: none"> ▪ Proposed stormwater management and erosion controls. 	
X		<ul style="list-style-type: none"> ▪ Total area and limits of proposed land disturbance. 	
N/A		<ul style="list-style-type: none"> ▪ Proposed protections to or alterations of watercourses. 	
N/A		<ul style="list-style-type: none"> ▪ Proposed wetland protections or impacts. 	
X		<ul style="list-style-type: none"> ▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house). 	

N/A		▪ Existing and proposed curb and sidewalk, except for a single family home.
N/A		▪ Existing and proposed easements or public or private rights of way.
X		▪ Show foundation/perimeter drain and outlet.
N/A		▪ Additional requirements may apply for lots on unimproved streets.

Building Permit Submittal Requirements –Level I: Minor Residential Development			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
		1	One (1) complete set of construction drawings must include:
X			▪ Cross section with framing details
X			▪ Floor plans and elevations to scale
N/A			▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
X			▪ Window and door schedules
			▪ Foundation plans w/required drainage and damp proofing , if applicable
			▪ Detail egress requirements and fire separation, if applicable
X			▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
N/A			▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
X			▪ As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
X			▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

**** Reminder: ****

- A CD or PDF of the entire application, including all plans, must be submitted with the application.**
- Separate permits are required for internal and external plumbing, HVAC, and electrical installations.
- Please submit all of the information outlined in this application checklist.
- If the application is incomplete, the application may be refused.
- The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

Site Plan Standards for Review of Level I: Minor Residential

Level I: Minor Residential site plan applications are subject to the following site plan standards*, as contained in section 14-526 of Article V, Site Plan:

- 14-526 (a) **Transportation Standards:**
 - 2.a. Site Access and Circulation (i) and (ii);
 - 2.c Sidewalks: *(if the site plan is a two- family or multi-family building only)*;
 - 4.a. Location and required number of vehicle parking spaces:(i) and (iv)

 - 14-526 (b) **Environmental Quality Standards:**
 - 1. Preservation of significant natural features.
 - 2.a. Landscaping and landscape preservation
 - 2.b. Site landscaping (iii)
 - 3.a. Water quality, stormwater management and erosion control: a., d., e., and f.

 - 14-526 (c) **Public Infrastructure and Community Safety Standards:**
 - 1. Consistency with Master Plan
 - 2. Public Safety and fire prevention
 - 3. Availability and adequate capacity of public utilities; a., c., d., and e.

 - 14-526 (d) **Site Design Standards:**
 - 5. Historic Resources
 - 9. Zoning related design standards
- *Except as provided in Article III of the City Code, or to conditions imposed under Section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.*



PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.


1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
7. Hydrant locations

Subject

WARRANTY DEED – SHORT FORM DEEDS ACT
33 M.R.S.A. §§ 761 et seq.

KNOW ALL BY THESE PRESENTS, that I, Clifton R. Hilton, of Portland, Cumberland County, State of Maine, for valuable consideration received, hereby grant to Michael Mulkern and Lynne M. Mulkern of South Portland, Cumberland County, State of Maine, as **JOINT TENANTS**, with **WARRANTY COVENANTS**, that certain lot or parcel of land, with any improvements thereon, located at 39 Plymouth Street, Portland, Cumberland County, State of Maine, as more fully described in Exhibit A attached hereto and fully incorporated herein by reference.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on August 3, 2012.



Witness

Clifton R. Hilton by Michelle A. Hilton Attorney in fact

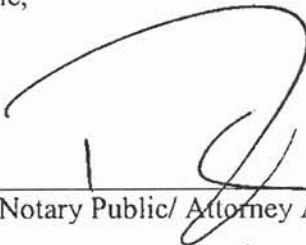
Clifton R. Hilton
BY: Michelle A. Hilton
His Attorney in Fact

Witness

STATE OF MAINE
Cumberland, ss.:

On August 3, 2012, personally appeared the above-named Michelle A. Hilton, Attorney in Fact for Clifton R. Hilton and acknowledged the foregoing deed to be her free act and deed.

Before me,



Notary Public/ Attorney At Law

Thomas W. Coutier

Type or Print Name

EXHIBIT A
Legal Description of Property in Cumberland County
39 Plymouth Street, Portland, ME 04103

File No. R12041

Tax Map 343, Block B, Lot 13-15

A certain lot or parcel of land, together with any buildings and improvements thereon, situated on the easterly side of Plymouth Street as marked by the City of Portland, said iron marking the southwest corner of Lot Numbered Ninety-five (95) on plan of Deering Villa, recorded in Cumberland County Registry of Deeds, Plan Book 11, Page 71; thence by said Plymouth Street and on a course South 19° 12' East, eight and twenty-six hundredths (8.26) feet to a stake marking the point of curvatures in the side line of said Plymouth Street as determined by the City of Portland; thence on a curve to the left whose radius is about two hundred ninety-three and sixty-two hundredths (293.62) feet, a distance of fifty-three and seventy-four hundredths (53.74) feet as measured on the arc thereof to an iron marking the northwest corner of Lot Number Ninety-seven (97) shown on said recorded plan; thence by said Lot No. 97 and on a course of North 56° 45' East one hundred forty and fifty-two hundredths (140.52) feet to an iron marking a point on the westerly sideline of Lot Numbered One Hundred Nine (109) on said plan; thence by said Lot No. 109 and Lot No. 110 and on a course of North 29° 16' West thirty-seven and five tenths (37.5) feet to an iron at the southeast corner of Lot No. 95 on said plan; thence by said Lot No. 95 and on a course of South 66° 50' West, one hundred thirty-four and ninety-nine hundredths (134.99) feet to the point of beginning. Said above described courses are magnetic and of the date of 1951.

Being Lot Numbered Ninety-six (96) on said plan, and being the same lot of land conveyed to Carl F. Cloudman by Everett L. Sawyer, by his deed of warranty dated October 22, 1956, and recorded in the Cumberland County Registry of Deeds in Book 2321, Page 175, and being the same lot conveyed to Everett L. Sawyer by the New England Land Company by deed dated January 15, 1912 and recorded in said Registry of Deeds in Book 887, Page 488.

Also hereby conveying another certain lot or parcel of land, situated on the east side of Plymouth Street, in the City of Portland, County of Cumberland and State of Maine and more particularly bounded and described as follows:

"Land East side Plymouth St., Nos. 41-43, Lot 95, Rec. Plan Deering Villa, Portland, Maine, City Assessors' Plan 343-B-12, Area 6625 sq. feet. Val. \$75.00."

as so described in the quitclaim deed without covenants of the City of Portland to Carl F. Cloudman, dated April 24, 1952 and of record in the Cumberland County Registry of Deeds, Book 2074, Page 385.

The above parcel is all and the same premises conveyed by deed of Carl F. Cloudman to Robert F. Dean and Avis H. Dean, as joint tenants, dated January 16, 1979 and recorded in the Cumberland County Registry of Deeds in Book 4370, Page 76. Robert F. Dean was the surviving joint tenant of Avis H. Dean who died a resident of Portland, Maine on November 15, 1993.

Also, a certain lot or parcel of land located in Portland, Maine and being Lot 110 located in Deering Villa, plan of which, made by C. A. Thayer, Civil Engineer, dated July, 1907, and recorded in the Cumberland County Registry of Deeds in Plan Book 11, Page 71, to which reference may be made for a more particular description.

Also another certain lot or parcel of land located on Plymouth Street, Portland, Maine, and being Lot 97 on Plan of Deering Villa, which was made by C.A. Thayer, Civil Engineer, dated July, 1907, and recorded in Cumberland County Registry of Deeds Plan Book 11, Page 71, to which reference may be made for a more particular description.

Title to Lot 110 was conveyed by tax deed from the City of Portland to Walter E. Rollins, dated June 29, 1948, and recorded in the Cumberland County Registry of Deeds in Book 1921, Page 267.

Title to Lot 97 was conveyed by tax deed from the City of Portland to Walter E. Rollins, dated July 22, 1948, and recorded in the Cumberland County Registry of Deeds in Book 1921, Page 266.

Madeline R. Rollins inherited these two lots described in next above from her late husband, Walter E. Rollins, Cumberland County Probate Court Docket No. 70264.

The two lots next above are all and the same premises conveyed by deed of Madeline R. Rollins to Robert F. Dean, dated October 10, 1980, and recorded in the Cumberland County Registry of Deeds in Book 4678, Page 260, and subsequently conveyed by deed of Robert F. Dean to Robert F. Dean and Avis H. Dean, as joint tenants, dated April 19, 1989, and recorded in the Cumberland County Registry of Deeds in Book 8724, Page 238. Robert F. Dean was the surviving joint tenant of Avis H. Dean who died a resident of Portland, Maine on November 15, 1993.

Meaning and intending to convey and hereby conveying the same premises conveyed to Clifton R. Hilton by Deed of Distribution By Personal Representative by Clifton R. Hilton, Personal Representative of the Estate of Robert F. Dean dated November 13, 2006 and recorded in the Cumberland County Registry of Deeds in Book 24582, Page 114.

Received
Recorded Register of Deeds
Aug 06, 2012 11:52:38A
Cumberland County
Pamela E. Lovley

Subject

QUITCLAIM DEED WITH COVENANT
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, that I, Lynne M. Mulkern, of South Portland, County of Cumberland, State of Maine, for consideration paid, grant to Michael E. Mulkern, of South Portland, County of Cumberland, State of Maine, whose mailing address is 241 Elm Street, South Portland, Maine 04106, with Quitclaim Covenant, a certain lot or parcel of land with the buildings thereon, bounded and described as follows: See attached Exhibit A.

Meaning and intending to convey and hereby conveying the same premises conveyed to Michael E. Mulkern and Lynne M. Mulkern by Warranty Deed of Arlington Investments, Inc., dated August 1, 1996 and duly recorded in the Cumberland County Registry of Deeds, Book 12646, Page 251.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Michael E. Mulkern, his heirs and assigns, to his and their use and behoof forever. And I do **covenant** with the said Grantee, his heirs and assigns, that I shall and will **warrant and defend** the premises to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

IN WITNESS WHEREOF, I, the said Lynne M. Mulkern in this deed as Grantor, and relinquish and convey all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this ____ day of the month of April, 2008.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Witness



Lynne M. Mulkern

ACKNOWLEDGMENT

State of Maine
Cumberland, ss:

April 8, 2008

Then personally appeared the above-name Lynne M. Mulkern and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public/Attorney at Law

ELIZABETH SMALL
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES
FEBRUARY 21, 2009

SEAL

EXHIBIT A

The real property situated at 164 Allen Avenue in Portland, County of Cumberland and State fo Maine, described as follows:

Those certain lots or parcels of land, with the improvements thereon, identified as Lot Nos. One Hundred Seven (107), One Hundred Eight (108) and One Hundred Nine (109) as shown on a Plan of Deering Villa, which said Plan was made by C. A. Thayer, C.E., dated June 1907 and is recorded in the Cumberland County (Maine) Registry of Deeds in Plan Book 11, at page 71, to which Plan reference is made for a more particular description of said lots.

This conveyance is subject to the following:

Sewer and water rights as set forth in deed dated June 8, 1995 and recorded in said Registry of Deeds in Book 12004, Page 40.

Rights and easements granted to Central Maine Power Company as set forth in deed dated November 29, 1972 and recorded in said Registry of Deeds in Book 3346, Page 342.

Meaning and intending to convey a portion of the premises conveyed to Arlington Investments, Inc., by Deed of Madeline R. Rollins dated December 16, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10475, Page 144.

Received
Recorded Register of Deeds
May 28, 2008 11:31:06A
Cumberland County
Pamela E. Lovles

STORMWATER REPORT

39 Plymouth Street
Michael Mulkern
October 22, 2012

The following Stormwater Report has been prepared to summarize the stormwater impact of a single family structure at 39 Plymouth Street in Portland, Maine.

Project Description:

Mr. Mulkern is proposing the development of a single family home at 39 Plymouth Street. The new home will introduce approximately 2,402 square feet of impervious area to the 20,760 s.f. lot. The impervious area includes the building and an extension of the existing driveway.

Existing Conditions:

Mr. Mulkern currently owns the proposed new house lot, an existing two-unit property and existing single family home lot, concurrently. The proposed new house lot is to be located at the rear of the two, existing buildings. The area to be developed is currently a mix of lawn area and woods. The lot slopes toward the rear and runoff is directed to an undeveloped portion of the adjacent school's campus. There is city water and sewer within Plymouth Street and no storm drainage system.

Proposed Conditions:

The new home will be located in the rear of the property. A crushed rock infiltration trench is proposed along the front and back edges of the home with a storage capacity of approximately 480 cubic feet. This represents the difference in the volume of runoff produced in the post-development conditions versus the pre-development conditions. Runoff will enter the trench and be allowed to exit via the foundation drain piping. The foundation drain piping has a free outflow at the rear of the property. Some runoff will be allowed to infiltrate into the sub-soils of the property. This reduces the overland flow of runoff during rain events.

The temporary storage of runoff volume and the use of a shared driveway to reduce the overall impervious area of the development will help to maintain pre-development runoff numbers for the properties. Therefore this project is not expected to have a significant, negative impact on downstream areas.

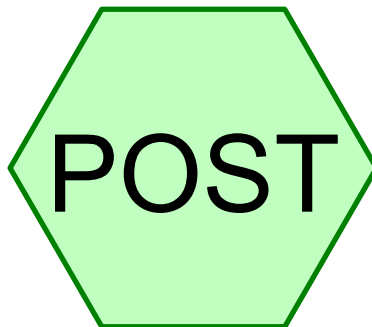
Prepared by,
Terradyn Consultants, L.L.C.



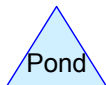
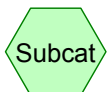
Jon H. Whitten, Jr., P.E.
Project Manager



PRE



POST



1240 PLYMOUTH STREET

Prepared by Terradyn Consultants, LLC

HydroCAD® 7.10 s/n 003654 © 2005 HydroCAD Software Solutions LLC

Type III 24-hr 25-year Rainfall=5.50"

Page 2

10/23/2012

Subcatchment POST:

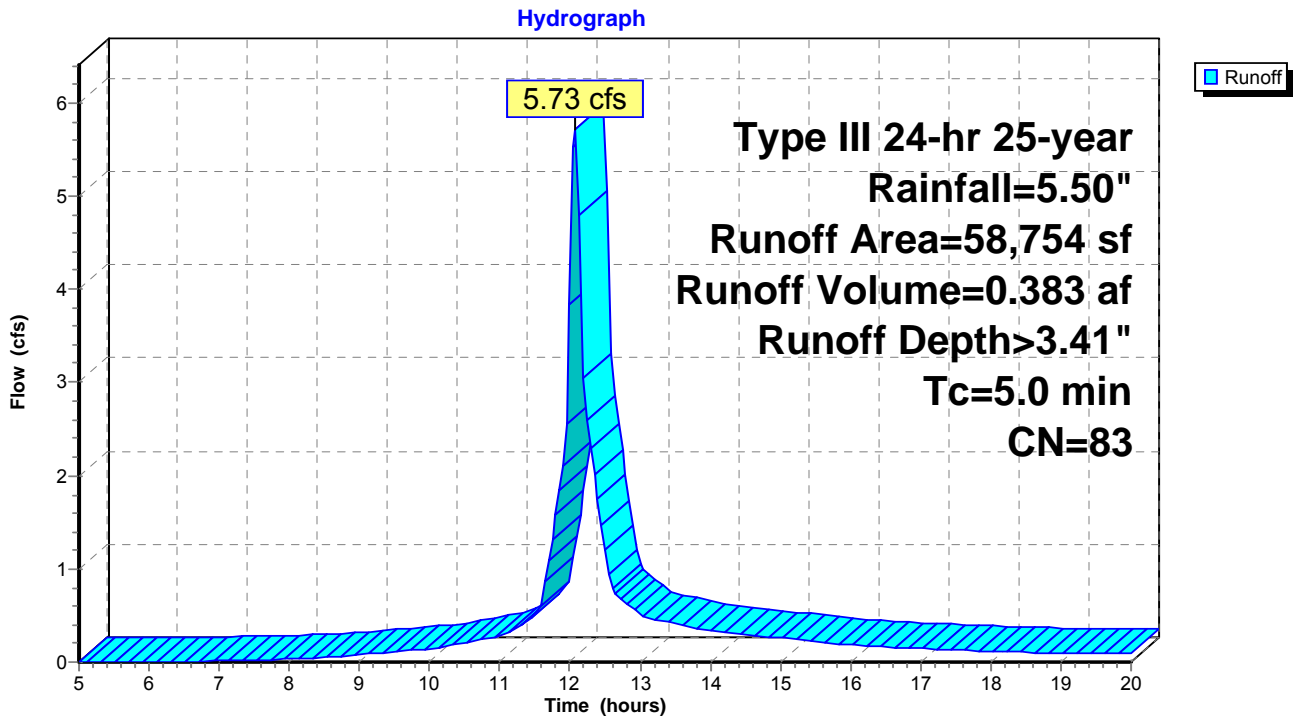
Runoff = 5.73 cfs @ 12.07 hrs, Volume= 0.383 af, Depth> 3.41"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.50"

Area (sf)	CN	Description
21,574	98	impervious area
13,620	70	Woods, Good, HSG C
21,158	74	>75% Grass cover, Good, HSG C
1,170	98	new driveway
1,232	98	new ranch house
58,754	83	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment POST:



1240 PLYMOUTH STREET

Type III 24-hr 25-year Rainfall=5.50"

Prepared by Terradyn Consultants, LLC

Page 3

HydroCAD® 7.10 s/n 003654 © 2005 HydroCAD Software Solutions LLC

10/23/2012

Subcatchment PRE:

Runoff = 5.55 cfs @ 12.08 hrs, Volume= 0.372 af, Depth> 3.31"

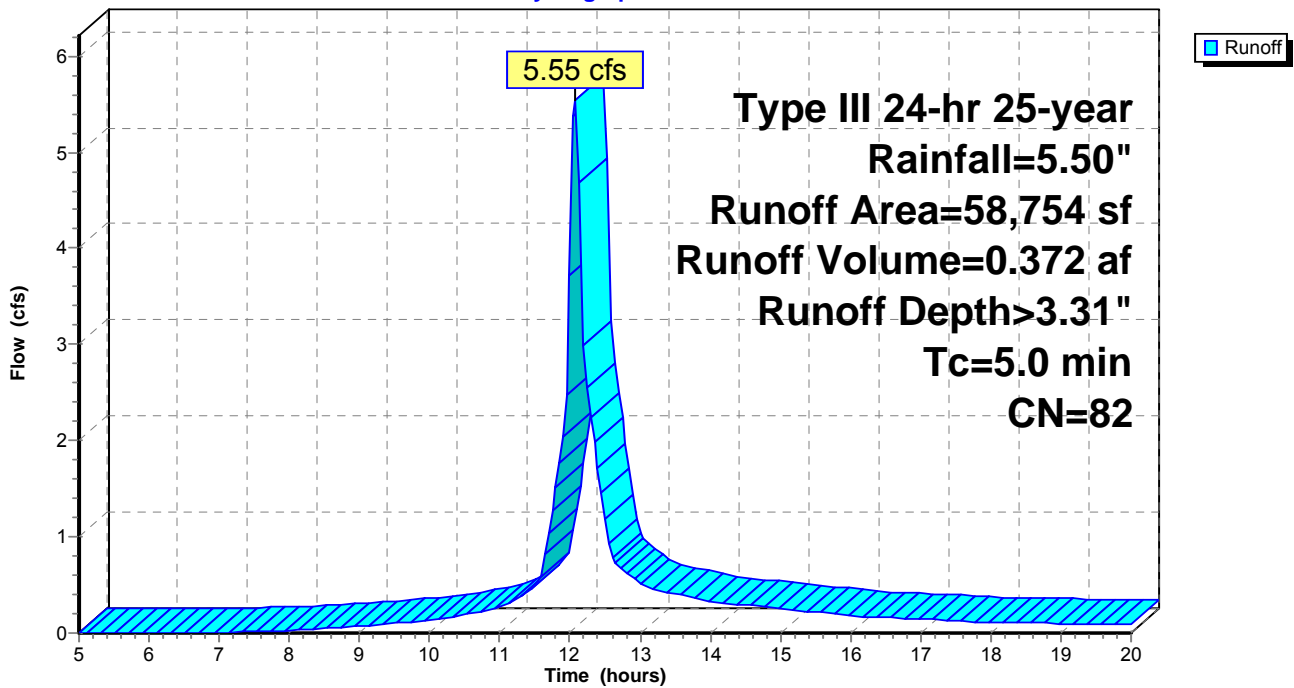
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-year Rainfall=5.50"

Area (sf)	CN	Description
21,574	98	impervious area
13,620	70	Woods, Good, HSG C
23,560	74	>75% Grass cover, Good, HSG C
58,754	82	Weighted Average

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

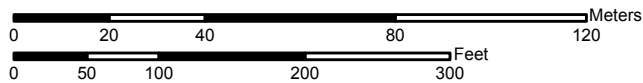
Subcatchment PRE:

Hydrograph






Map Scale: 1:1,640 if printed on A size (8.5" x 11") sheet.



MAP LEGEND






















Area of Interest (AOI)


 Area of Interest (AOI)

Soils


 Soil Map Units

Special Point Features


-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot

 Very Stony Spot

 Wet Spot

 Other

Special Line Features

-  Gully
-  Short Steep Slope
-  Other






Political Features

 Cities

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

MAP INFORMATION

Map Scale: 1:1,640 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>

Coordinate System: UTM Zone 19N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 7, Jan 8, 2009

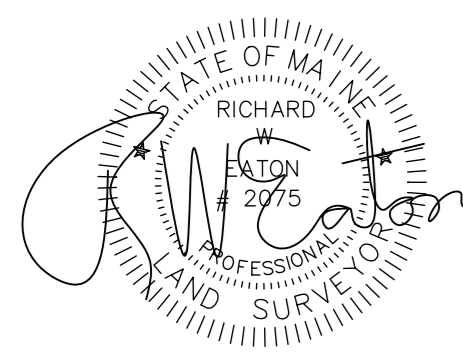
Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

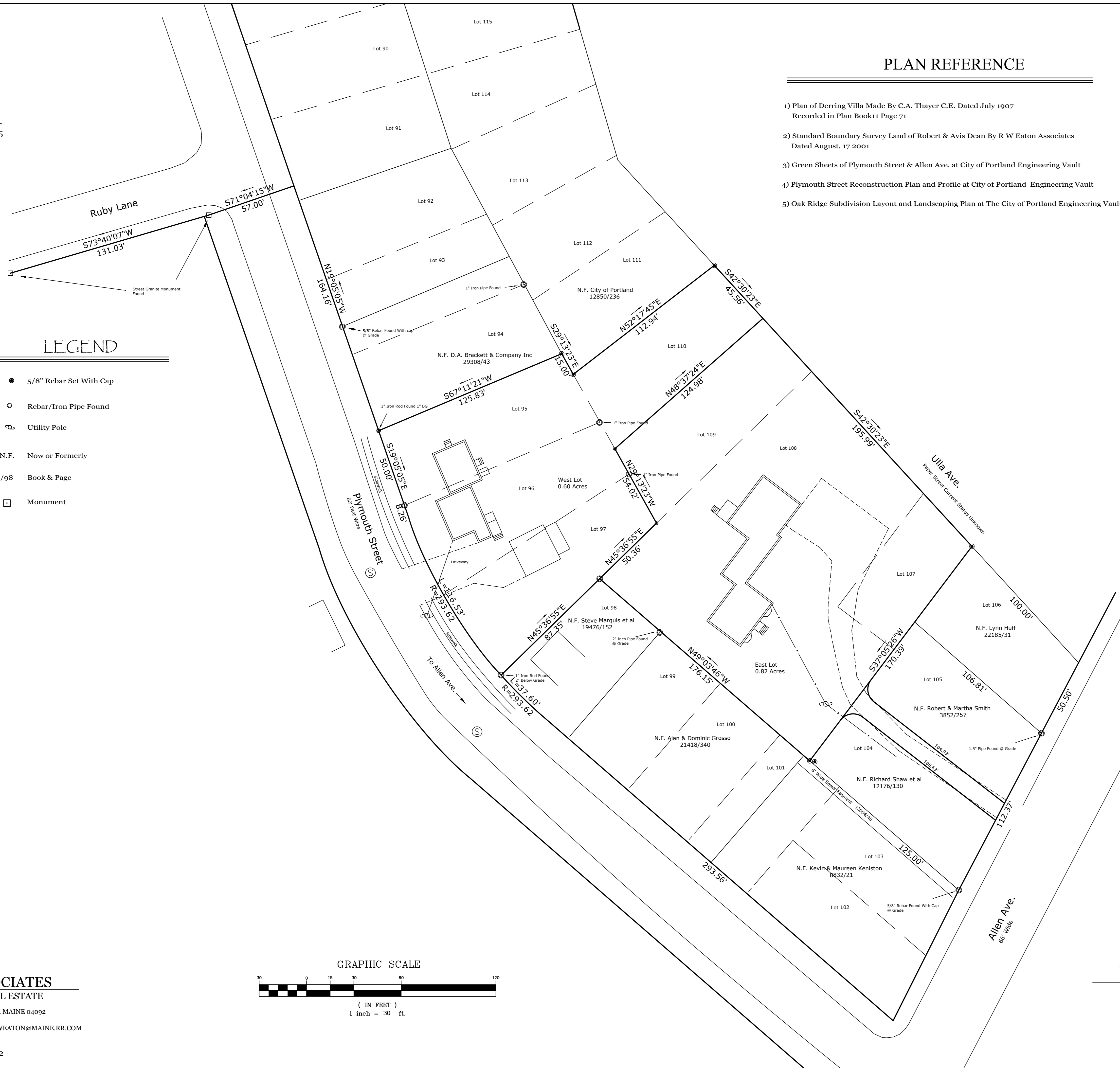
Map Unit Legend

Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BuB	Buxton silt loam, 3 to 8 percent slopes	4.3	59.8%
HrB	Hollis fine sandy loam, 3 to 8 percent slopes	2.8	38.7%
Wa	Walpole fine sandy loam	0.1	1.5%
Totals for Area of Interest		7.2	100.0%

CERTIFICATION



RICHARD W. EATON P.L.S. # 2075



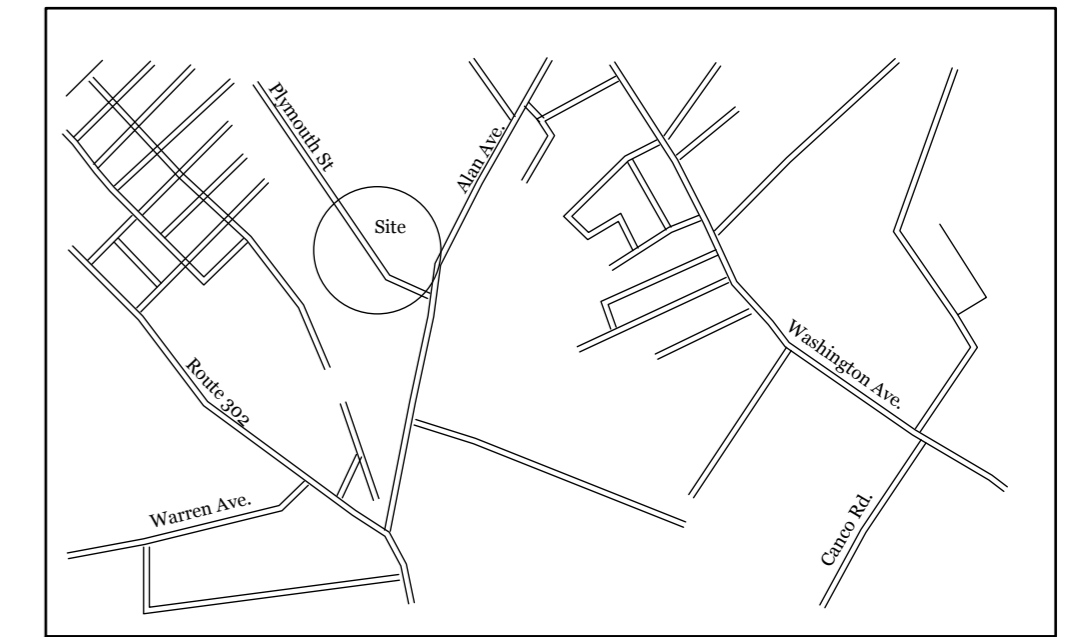
LEGEND

- 5/8" Rebar Set With Cap
- Rebar/Iron Pipe Found
- ⊕ Utility Pole
- N.F. Now or Formerly
- 1324/98 Book & Page
- Monument

PLAN REFERENCE

- 1) Plan of Derring Villa Made By C.A. Thayer C.E. Dated July 1907
Recorded in Plan Book11 Page 71
- 2) Standard Boundary Survey Land of Robert & Avis Dean By R W Eaton Associates
Dated August, 17 2001
- 3) Green Sheets of Plymouth Street & Allen Ave. at City of Portland Engineering Vault
- 4) Plymouth Street Reconstruction Plan and Profile at City of Portland Engineering Vault
- 5) Oak Ridge Subdivision Layout and Landscaping Plan at The City of Portland Engineering Vault

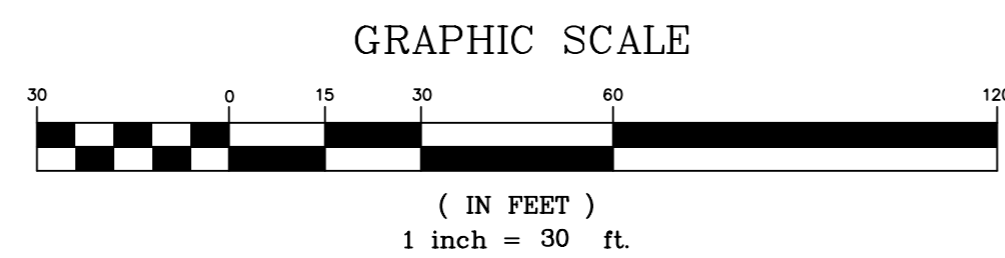
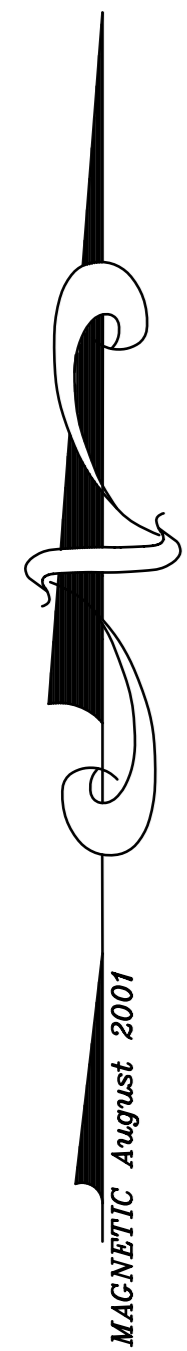
Location



NTS

Flood Zone X
Flood Map City of Portland Maine Panel 7 of 17
Community Panel Number 230051 007C
Map Revised December 8, 1998
Area Determined to be Outside 500 Year Flood Plain

Bench Mark
Elevation 110.73 City Datum from Granite Monument
East Bounds Ruby Lane of Oak Ridge Subdivision
Layout & Landscaping Plan Dated February 2004
Sheet 4 of 16 By DeLuca - Hoffman



R. W. EATON ASSOCIATES
LAND SURVEYING & REAL ESTATE

58 PLEASANT STREET, WESTBROOK, MAINE 04092

PHONE: 207-854-2402 FAX: 856-7167 E-MAIL: RWEATON@MAINE.RR.COM

September 21st, 2012

Boundary Survey With Existing Conditions

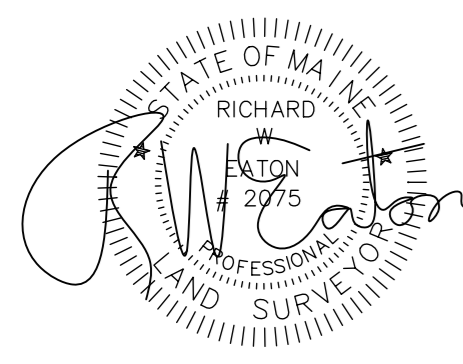
Land Located at: 39 Plymouth Street & Allan Ave.
Portland, Maine 04103

Land Owned By: Michael & Lynne Mulhern
Address: 241 Elm Street
South Portland, Maine 04106

Deed Reference: Book 26084 Page 165

SCALE: 1:30
DRAWN BY: R.W.E.
CHECKED BY: R.W.E.
CAD FILE: 419 DWG
PROJ #: 419
ORIG DATE: 09-21-12
0 REV DATE: 00-00-00
1 REV DATE: 00-00-00
2 REV DATE: 00-00-00
3 REV DATE: 00-00-00

CERTIFICATION

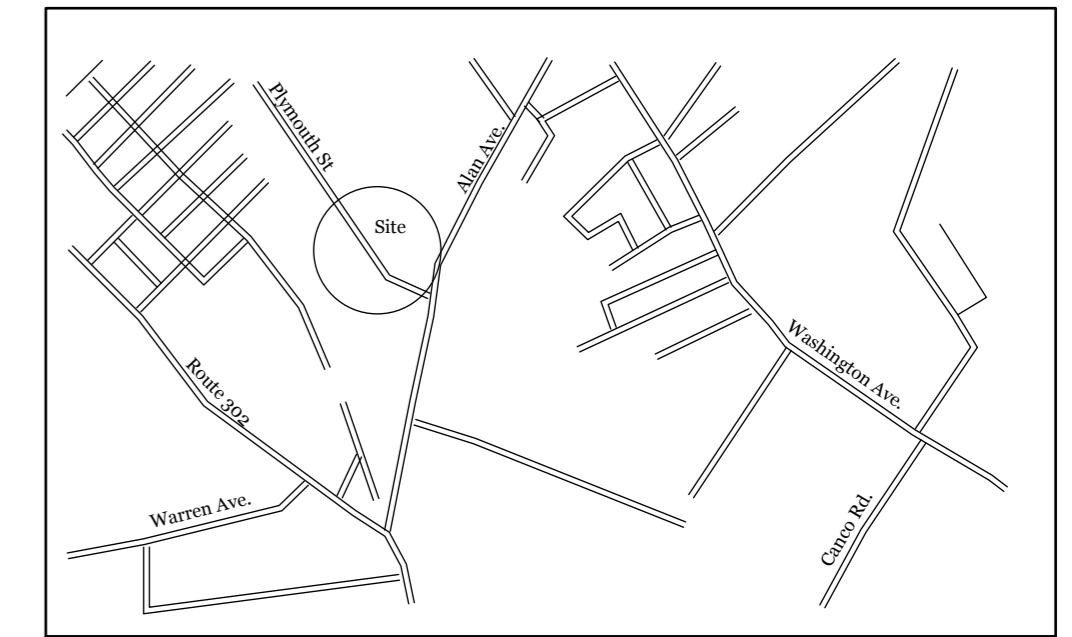


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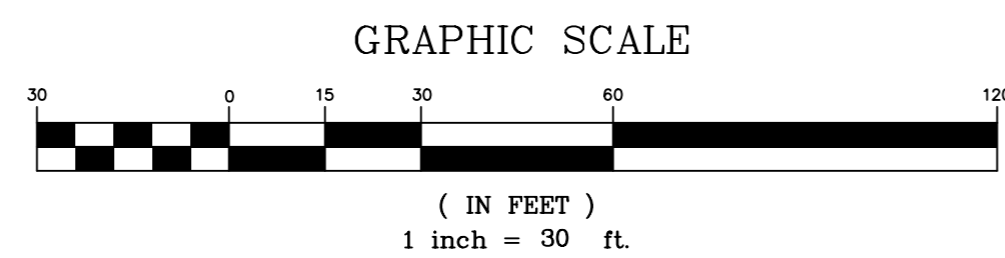
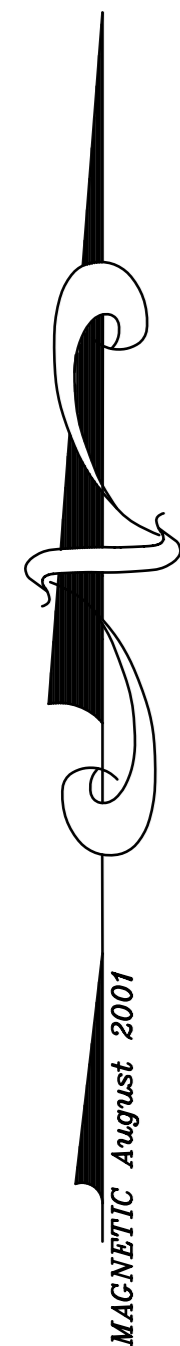
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LEGEND

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September 21st, 2012

Boundary Survey With New Lot Layout & Site Plan

Land Located at: 39 Plymouth Street & Allen Ave.
Portland, Maine 04103

Land Owned By: Michael & Lynne Mulhern
Address: 241 Elm Street
South Portland, Maine 04106

Deed Reference: Book 26084 Page 165

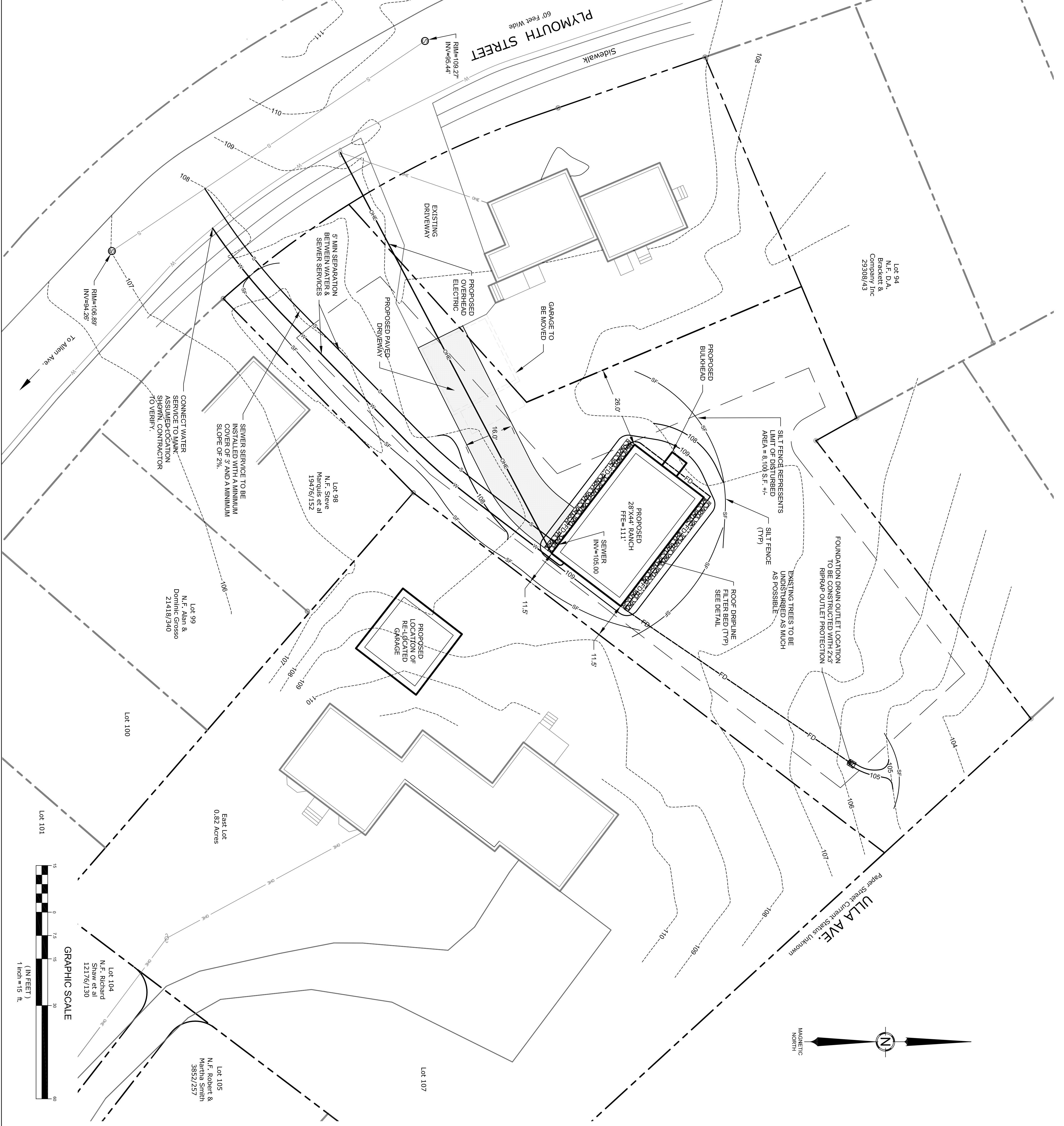
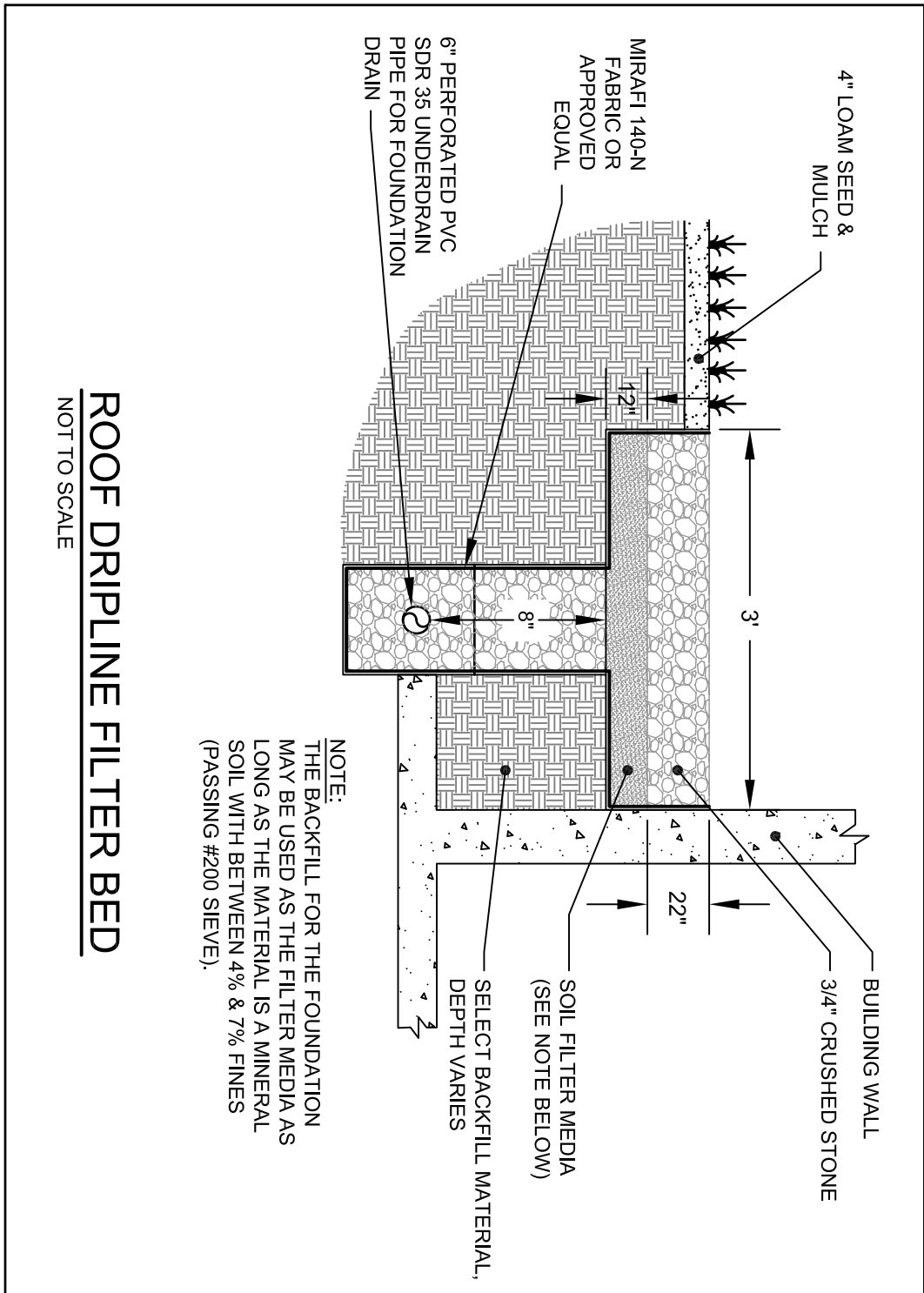
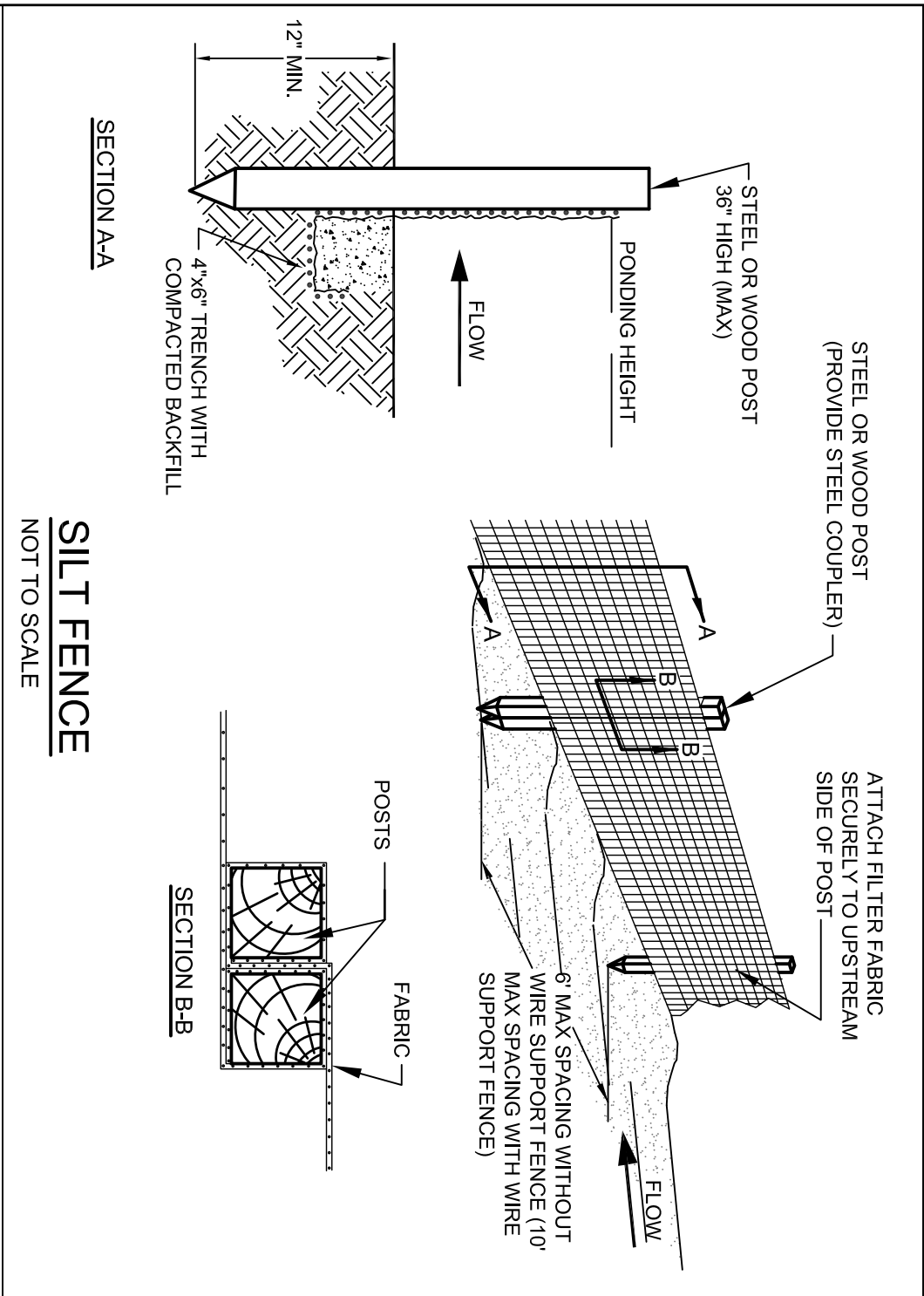
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0 REV DATE: 00-00-00
1 REV DATE: 00-00-00
2 REV DATE: 00-00-00
3 REV DATE: 00-00-00

LEGEND

- EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - PROPOSED EASEMENT
- - - EXISTING EDGE OF PAVEMENT
- - - EXISTING MINOR CONTOUR
- - - EXISTING MAJOR CONTOUR
- - - PROPOSED CONTOUR
- - - EXISTING SANITARY SEWER
- - - PROPOSED SANITARY SEWER
- - - EXISTING WATER LINE
- - - PROPOSED WATER LINE
- - - EXISTING OVERHEAD ELECTRIC & TELEPHONE
- - - PROPOSED OVERHEAD ELECTRIC & TELEPHONE
- - - EXISTING EDGE OF GRAVEL
- - - PROPOSED SILT FENCE
- - - EXISTING SEWER MANHOLE
- - - PROPOSED SPOT GRADE
- - - EXISTING BUILDING
- - - PROPOSED BUILDING
- - - PROPOSED PAVED AREA
- - - PROPOSED DRIPLINE FILTER

GENERAL NOTES

1. APPLICANT/RECORD OWNER IS MICHAEL MULKERN WHOSE ADDRESS IS 241 ELM STREET, SOUTH PORTLAND, MAINE 04106. AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 28612, PAGE 215.
2. THE PARCEL IS LOCATED ON THE CITY OF PORTLAND TAX MAP 943 AND IS DEPICTED AS LOTS 13-15.
3. TOTAL AREA OF THE PARCEL IS 20,760 S.F. +/-
4. PARCEL IS LOCATED IN THE R-3 RESIDENTIAL ZONE
DIMENSIONAL REQUIREMENTS:
MINIMUM LOT SIZE: 6,500 S.F.
MINIMUM FRONT YARD SETBACK: 30 FEET
MINIMUM SIDE YARD SETBACK: 25 FEET
MINIMUM REAR SETBACK: 25 FEET
SIDE SETBACK: 8 FEET
MAX. BUILDING HEIGHT: 35 FEET
5. SURVEY INFORMATION PROVIDED BY R.W. EATON ASSOCIATES, INC.
6. SITE ENGINEERING PROVIDED BY JON H. WHITTEN, JR., P.E. #10414 OF TERRADYN CONSULTANTS, LLC WHOSE ADDRESS IS PO BOX 339, NEW GLOUCESTER, MAINE.



<p>SHEET DESCRIPTION</p> <p>39 PLYMOUTH STREET</p> <p>SITE & GRADING PLAN</p> <p>PREPARED FOR</p> <p>MR. MICHAEL MULKERN</p> <p>241 ELM STREET SOUTH PORTLAND, MAINE, 04106</p>	<p>TERRADYN CONSULTANTS, LLC</p> <p>Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting</p>	<p>P.O. Box 339 111 Elderberry Lane New Gloucester, ME 04260 Office: (207) 926-5111 Fax: (207) 221-1317 www.terradyndesign.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISIONS										<p>JDA APP'D BY</p>
NO.	DATE	REVISIONS														
<p>JOB NO. 1240</p> <p>DATE 11/16/12</p> <p>SCALE 1"=15'</p>	<p>SHEET 1</p> <p>OF 2</p>															

