

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING DEPARTMENT

# PERMIT

# PERMIT ISSUED

Please Read  
Application And  
Notes, if Any,  
Attached

This is to certify that MADD LLC / Madd, LLC / Dan Anderson

has permission to build new 26' x 30' (3) Bedroom (1 1/2) bath single Family Home w/ deck & paved driveway

AT 143 PLYMOUTH ST City of Portland

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is inhabited or otherwise used-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

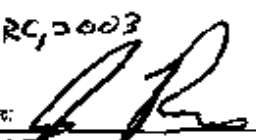
  
Director, Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-1099	Issue Date:	CBL: 345 B009001
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Location of Construction: 143 PLYMOUTH ST	Owner Name: MADD LLC	Owner Address: 543 ALLEN AVE	Phone:
Business Name:	Contractor Name: Madd, LLC / Dan Anderson	Contractor Address: 543 Allen Ave Portland	Phone: 2072331715
Lessee/Buyer's Name:	Phone:	Permit Type: Single Family	Zone: R3

Past Use: Vacant Land	Proposed Use: Single Family Home- build new 26' x 30' (3) Bedroom (1 1/2) bath Single Family Home w/ deck & paved driveway	Permit Fee: \$1,135.00	Cost of Work: \$104,000.00	CEO District: 5
Proposed Project Description: build new 26' x 30' (3) Bedroom (1 1/2) bath Single Family Home w/ deck & paved driveway		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type 5B IRC, 2003 	
		Signature: _____ PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 09/03/2010	<b>Zoning Approval</b>		
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone parcel 7-2002X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 200-0059 Maj <input type="checkbox"/> Minor <input type="checkbox"/> Level <input checked="" type="checkbox"/> other <input type="checkbox"/> CEU/Condition Date: 10/12/10 JBR	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 checked="" 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: ABM
	<p><b>PERMIT ISSUED</b></p> <p>OCT 13 2010</p> <p>City of Portland</p>		

**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
------------------------	---------	------	-------

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 10-1099	Date Applied For: 09/01/2010	CB#: 345 B009001
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Location of Construction: 143 PLYMOUTH ST	Owner Name: MADD LLC	Owner Address: 543 ALLEN AVE	Phone:
Business Name:	Contractor Name: Madd, LLC / Dan Anderson	Contractor Address: 543 Allen Ave Portland	Phone (207) 233-1715
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home- build new 26' x 30' (3) Bedroom (1 1/2) bath Single Family Home w/ deck & paved driveway	Proposed Project Description: build new 26' x 30' (3) Bedroom (1 1/2) bath Single Family Home w/ deck & paved driveway
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 10/12/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) Separate permits shall be required for future decks, sheds, pools, and/or garages.</p> <p>2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			

Dept: Building	Status: Approved with Conditions	Reviewer: Jonathan Rioux	Approval Date: 10/15/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) Fastener schedule per the IRC 2003</p> <p>2) Hardwired interconnected battery backup smoke detectors, and a Carbon Monoxide Detector hardwired, or plug in with battery backup shall be installed in all bedrooms, protecting the bedrooms, and on every level.</p> <p>3) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.</p> <p>4) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.</p> <p>5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</p> <p>6) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</p>			

Dept: DRC	Status: Approved with Conditions	Reviewer: Philip DiPierro	Approval Date: 09/24/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>2) The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the "do not disturb/no cut" zone. All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed.</p> <p>3) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.</p> <p>4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.</p> <p>5) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)</p>			

Location of Construction: 143 PLYMOUTH ST	Owner Name: MADD LLC	Owner Address: 543 ALLEN AVE	Phone:
Business Name:	Contractor Name: Madd, L.L.C./ Dan Anderson	Contractor Address: 543 Allen Ave Portland	Phone: (207) 233-1715
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 6) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 7) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 8) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 9) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 10) All Site work (final grading, landscaping, loam and seed, street trees) must be completed prior to issuance of a certificate of occupancy. If site work cannot be completed due to seasonal conditions, a performance guarantee equal to the cost of completing the site work will be required prior to the issuance of the temporary certificate of occupancy.

**Comments:**

9/10/2010-amachado: Spoke to Dan Anderson. The front entry porch on the site plan needs to be shifted to the right to reflect the building plans. Once this is done, zoning is all set.

10/12/2010-amachado: Received revised site plan.

10/15/2010-jricux: Denied: Need plans that are not stamped "do not use for building permit".

10/27/2010-jricux: Received amended plans. "bulkhead" and deck specs are still inadequate, and modifications may be required at field inspection.

PERMIT ISSUED

OCT 15 2010

City of Portland

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.  
NOTE: There is a \$75.00 fee per inspection at this point.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

DEC 15 2009

City of Portland



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

**Original Receipt**

07.3 20 10

Registered firm

WILLIAMS

~~123456789~~

Cost of Construction

Building Fee:

10600

Permit Fee

Site Fee:

300

Certificate of Occupancy Fee:

75

Total:

14375

Building (1)

Plumbing (5)

Electrical (2)

Site Plan (1/2)

Other

SEH

CR:

34589

Check #:

1207

Total Collected:

14375

No work is to be started until permit issued.  
Please keep original receipt for your records.

Taken by:

SEH

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



# Generated by REScheck Package Generator Compliance Certificate

Project Title: Single Family Home

Report Date: 10/27/10

Energy Code: 2003 IECC  
Location: Portland, Maine  
Construction Type: Single Family  
Glazing Area Percentage: 15%  
Heating Degree Days: 7376

Construction Site:  
143 Plymouth St  
Portland, ME  
Permit # 10-1099  
Permit Date: 09/03/10

Owner/Agent:  
MADD LLC  
543 Allen Ave.  
Portland, ME  
207.233.1715

Designer/Contractor:

## 1. Project

Assembly	Cavity R-Value	Col. I. R-Value	Glazing or Door U-Factor
Ceiling:	36.0		
Wall:	19.0	0.0	
Window:			0.300
Door:			0.350
Floor:	19.0		

**Compliance Statement:** The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2003 IECC requirements in the REScheck Package Generator and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Name - Title

Signature

Date

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	12 6 $\nabla$ Trusses	Not specs ①
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Floor 3/4"; Roof 1/2" @ 24" o.c. ↑ Wall 1/2"	② 5/8" @ 24" o.c. ... approved <u>okay</u>
Fastener Schedule (Table R602.3(1) & (2))	Not shown	③
<b>Private Garage</b> (Section R309) Living Space ? (Above or beside)	N/A	
Fire separation (Section R309.2) Opening Protection (Section R309.1)	/	
Emergency Escape and Rescue Openings (Section R310)	Asphalt /	<del>okay</del>
Roof Covering (Chapter 9)	Asphalt	clear
Safety Glazing (Section R308)	→ Stairwell landing	④ - annular <u>okay</u>
Attic Access (Section R807)	Dimensions not shown	⑤ - annular <u>okay</u>
Chimney Clearances/Fire Blocking (Chap. 10)	/	
Header Schedule (Section 502.5(1) & (2))	→ See notes ③ 2x10"	<u>okay</u>
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Ceiling R-38; Wall R-19 Floor not shown —	⑥ annular <u>okay</u> R-19



ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
<b>STRUCTURAL</b>		
<b>Footings</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	8" wall  12x24" keyed footing	- amended (okay)
<b>Foundation</b> Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	amended	(8) (okay)
<b>Ventilation/Access</b> (Section R408.1 & R408.3) <b>Crawls Space ONLY</b>	/	
<b>Anchor Bolts/Straps, spacing</b> (Section R403.1.6)	Not shown	(9)
<b>Lally Column Type</b> (Section R407)		
<b>Girder &amp; Header Spans</b> (Table R 502.5(2))	(3) 2x12"	(okay)
<b>Built-Up Wood Center Girder</b> <b>Dimension/Type</b>		
<b>Sill/Band Joist Type &amp; Dimensions</b>		
<b>First Floor Joist Species</b> <b>Dimensions and Spacing</b> (Table R502.3.1(1) & Table R502.3.1(2) )	2x10's @ 16" o.c. 13' span -	(okay)
<b>Second Floor Joist Species</b> <b>Dimensions and Spacing</b> (Table R502.3.1(1) & Table R502.3.1(2) )	↑	
<b>Attic or additional Floor Joist Species</b> <b>Dimensions and Spacing</b> (Table R802.4(1) and R802.4(2))	Trusses	Need Specs

Type of Heating System		
Means of Egress (Sec R311 & R312)		
Basement		
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)	7 3/4" by 10" net	
Width (Section R311.5.1)	3' 8"	
Headroom (Section R311.5.2)	6' 8" show a noosing →	9 enclosed - okay
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	36" Rail show	
Smoke Detectors (Section R313)	Not shown	10 extended? S.A.? CA det needed.
Location and type/Interconnected		
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	/	
Deck Construction (Section R502.2.1)	2x8 @ 16" oc 10' show okay	"same as" E rail, guardrail connected & detail not shown

**Jeanie Bourke - 143 Plymouth Street - Madd LLC Single Family Application**

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**From:** Phillip DPierro  
**To:** Code Enforcement & Inspections  
**Date:** 9/24/2010 11:04 AM  
**Subject:** 143 Plymouth Street - Madd LLC Single Family Application

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Hi all, this project, site plan #2010-0029 at 143 Plymouth Street, meets minimum DRC site plan requirements for the issuance of the building permit. Please see UI for sign off and conditions.

Thanks.

Phil



# General Building Permit Application

This permit is required for all new or substantial repairs of public or non-public uses. Taxes or user charges for any work performed on this permit may be required. All work must be completed before permit is issued.

Location/Address of Construction: <u>143 Plymouth St</u>		
Total Square Footage of Proposed Structure/Area <u>1560</u>	Square Footage of Lot <u>6913</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>345</u> Block# <u>B</u> Lot# <u>9</u>	Applicant *must be owner, Lessee or Buyer* Name <u>McGodd LLC</u> Address <u>543 Allen Ave</u> City, State & Zip <u>Portland ME</u>	Telephone: <u>7123741</u> <u>2331715</u>
Lessee/DBA (if Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>104,000</u> C of O Fee: \$ _____ Total Fee \$ _____
Current legal use (i.e. single family) <u>vacant lot</u>	Number of Residential Units _____	
If vacant, what was the previous use? <u>vacant lot</u>		
Proposed Specific use: <u>one unit dwelling</u>		
Is property part of a subdivision? <u>yes</u>	If yes, please name <u>Plymouth St</u>	
Project description: <u>Lot 1 Plymouth St</u>		
Contractor's name: <u>McGodd LLC</u>		
Address: <u>543 Allen Ave</u>		<u>2331715</u>
City, State & Zip: <u>Portland ME</u>		Telephone: <u>7123741</u>
Who should we contact when the permit is ready: <u>Len Anderson</u>		Telephone: <u>2331715</u>
Mailing address: <u>543 Allen Ave</u>		<u>7123741</u>

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

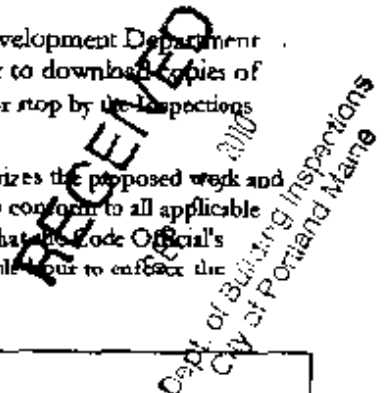
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: [Signature]

Date: 8/25/10

This is not a permit; you may not commence ANY work until the permit is issued.



Applicant: 143 Plymouth  
Address: Madd LLC

Date: 9/10/10

C-B-L: 245-B-009  
permit # 10-1099

CHECK-LIST AGAINST ZONING ORDINANCE

Date - now

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build two story single family home - 26' x 30'

Severage Disposal - city

Lot Street Frontage - 50' min - 65' scaled (OK)

Front Yard - 25' min - 25' to front steps (OK) (31' setback)

Rear Yard - 25' min - 35' scaled setback (OK)

Side Yard - 14' min - 10' on left & cot - can't add 4' to <sup>right</sup> but total of 15'  
- 25' on right - need 18' \* (OK)

Projections - 10' x 10' deck, bulkhead 5x5, side entry 4' x 6', front entry 6' x 6'

Width of Lot - 65' min - 65' scaled (OK)

Height - 35' max - 22.75' scaled (OK)

Lot Area - 6,500<sup>sq</sup> - 6,913<sup>sq</sup> site plan

Lot Coverage Impervious Surface - 35% = 2,275<sup>sq</sup>

6x6 =	36
4x6 =	24
5x5 =	25
10x10 =	100
26x30 =	780
	965

(OK)

Area per Family - 6,500<sup>sq</sup>

Off-street Parking - ~~1~~ 2 spaces required - show 12' x 30' beyond 25' front setback (OK)

Loading Bays - N/A

Site Plan - ~~Level 1~~ Level 1 - minor residential 2010-0029

Shoreland Zoning/Stream Protection - N/A

Wland Platine - parcel 7-200X

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

**Zoning Copy**

**Marge Schmuckal**

2010-0029  
Application I. D. Number

5/3/2010  
Application Date

Medd LLC  
Applicant  
543 Allan Ave., Portland, ME 04103  
Applicant's Mailing Address

Single Family Home  
Project Name/Description

Dan Anderson  
Consultant/Agent  
Agent Ph: (207)712-3741 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax  
143 - 143 Plymouth St, Portland, Maine  
Address of Proposed Site  
345 8009001  
Assessor's Reference: Chad-Block-Lot

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

Proposed Building square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Proposed Total Disturbed Area of the Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Site Plan (major/minor)          | <input type="checkbox"/> Zoning Conditional - PB  | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> Design Review           |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Amendment to Plan - Staff Review |   | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Historic Preservation   |
| <input type="checkbox"/> After the Fact - Major           |   | <input type="checkbox"/> Stormwater                  | <input type="checkbox"/> Flood Hazard            |
| <input type="checkbox"/> After the Fact - Minor           |   | <input type="checkbox"/> FAD Review                  | <input type="checkbox"/> Traffic Movement        |
|   |   | <input type="checkbox"/> 14-400 Streets Review       | <input type="checkbox"/> Housing Replacement     |
|   |   |  | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 5/3/2010

**Zoning Approval Status:**

- Approved  Approved with Conditions See Attached  Denied
- Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension In \_\_\_\_\_  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 checked="" type="checkbox"/> Performance Guarantee Accepted | _____ date _____           | _____ amount _____                                 | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid                       | _____ date _____           | _____ amount _____                                 |                             |
| <input type="checkbox"/> Building Permit Issue                     | _____ date _____           |  |                             |
| <input 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 _____                              |                             |



## Level I: Minor Residential Site Plan Application Portland, Maine

Portland's Department of Planning and Urban Development 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.

Level I: Minor Residential development includes:

- a. With respect to 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.
- b. 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.

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:

Planning and Urban Development Department  
4<sup>th</sup> Floor, City Hall  
389 Congress Street  
Portland, Maine 04101



# Level I: Minor Residential Site Plan Application

PORTLAND, MAINE  
Planning and Urban Development Department  
Planning Division and Planning Board

PROJECT NAME: 143 Plymouth St

PROPOSED DEVELOPMENT ADDRESS: 143 Plymouth St

PROJECT DESCRIPTION: single family home  
26x30 3BR, 1/2 Bath, paved drive, deck

CHART/BLOCK/LOT: 345 B 9 PRELIMINARY PLAN \_\_\_\_\_

FINAL PLAN \_\_\_\_\_

### CONTACT INFORMATION:

**APPLICANT**  
Name: mgdd LLC  
Address: 543 Allen Ave  
Portland ME  
Zip Code: 04103  
Work #: 2331715  
Cell #: 7123741  
Fax #: 5753207  
Home: 7973522  
E-mail: davidson2@myfairpoint.net  
Levin@denison@aol.com

**PROPERTY OWNER**  
Name: mgdd LLC  
Address: 543 Allen Ave  
Portland ME  
Zip Code: 04103  
Work #: 2331715  
Cell #: 7123741  
Fax #: 5753207  
Home: 7973522  
E-mail: davidson2@myfairpoint.net  
Levin@denison@aol.com

**BILLING ADDRESS**  
Name: mgdd LLC  
Address: 543 Allen Ave  
Portland ME  
Zip: 04103  
Work #: 2331715  
Cell #: 7123741  
Fax #: 5753207  
Home: 7973522  
E-mail: davidson2@myfairpoint.net

-As applicable, please include additional contact information on the next page-



**AGENT/REPRESENTATIVE**

Name: N/A  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**ENGINEER**

*Doug Reynolds*  
Name: Gerrill Palmer  
Address: 15 Shaker Rd  
Lebanon ME 04039  
Zip Code: 04039  
Work #: 657 6910  
Cell #: N/A  
Fax #: 657 6912  
Home: N/A  
E-mail: Dreynolds@gerrillpalmer.com

**SURVEYOR**

Name: Survey Inc  
Address: Albany Rd  
Windsor  
Zip Code: 04062  
Work #: 892 2556  
Cell #: N/A  
Fax #: 892 2557  
Home: N/A  
E-mail: jasen@surveyincorporated.com

**DEVELOPMENT REVIEW FEES:**

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.


Level I: Minor Residential Site Plan <input checked="" type="checkbox"/> Application Fee (flat fee)	\$300
Mailed notices to abutters are now required for single family, two-family and the addition of a unit being reviewed as a Level I minor residential site plan. The applicant will be billed for the notice costs.	75 cents each
<input checked="" type="checkbox"/> Inspection Fee, due after approval (flat fee)	\$100
<input checked="" type="checkbox"/> Performance Guarantee	Exempt except for those projects that complete construction in the winter and the site work is incomplete

**Refer to the application checklist (page 5) for a detailed list of submittal requirements.**

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](http://www.portlandmaine.gov). Copies of the ordinances may be purchased through the Planning Division.

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.

**This application is for a Site Plan review only. A Performance Guarantee, Inspection Fee, Building Permit Application (attached) and associated fees will be required prior to construction.**

Signature of Applicant: 	Date: 8/25/10
--	------------------

Please refer to Article V, Site Plan of the City of Portland Land Use Code for detailed information concerning the City's site plan review process, thresholds and standards. Should you have any questions regarding the submittal requirements or any other aspect of the site plan review process, please contact the Planning Division.

City of Portland Planning Division  
389 Congress Street  
Portland, Maine 04101  
(207) 874-8719  
[www.portlandmaine.gov](http://www.portlandmaine.gov)

**Office Hours:**  
Unless noted, office hours are  
Monday thru Friday  
8:00 a.m. – 4:30 p.m.

Applicant Checklist	Applicant	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Boundary survey meeting the requirements of section 23 of the City of Portland Technical Manual.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Site Plan including the following:
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Existing and proposed structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Location and dimension of existing and proposed paved areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Proposed ground floor area and finish floor elevation (FFE).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Exterior building elevations (show all 4 sides).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Identification of or proposed protection measures for any significant natural features located in the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Existing and proposed utilities (or septic system, where applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Existing and proposed grading and contours.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Proposed stormwater management and erosion controls.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Total area and limits of proposed land disturbance.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Proposed protections to or alterations of watercourses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Proposed wetland protections or impacts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Existing vegetation to be preserved and proposed site landscaping and street trees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Existing and proposed curb and sidewalk.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Existing and proposed easements or public or private rights of way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		A reduced boundary survey/site plan is required if original is larger than 11'x17'

Applicant Checklist	Applicant	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Completed application form.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Written description of project.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Evidence of right, title and interest.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Copies of required state and/or federal permits.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Written assessment of zoning.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Written Description of existing and proposed easements or other burdens.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Written requests for waivers from individual site plan and/or technical standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Evidence of financial and technical capacity.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Evidence of utilities capacity to serve the development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	4	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual).

Site Plans and Boundary Survey Requirements - Level 1 (Minor Residential)

(See submittal requirements - Level 1 (Minor Residential))

**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.(i) and (ii);  
2.c (if the site plan is a two-family or multi-family building);  
4.a.(i) and (iv)
- 14-526 (b) Environmental Quality Standards: 1  
2.a.  
2.b.(iii)  
3.c. and d. and e.
- 14-526 (c) Public Infrastructure and Community Safety Standards: 1. and 3.a. through e.
- 14-526 (d) Site Design Standards: 5. and 9.

\*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 relates solely thereto.

August 27, 2010

Ms. Barbara Barhydt, Development Review Services Manager  
Department of Planning and Development  
Portland City Hall  
389 Congress Street  
Portland, ME 04101-2503

Subject: Minor Residential Site Plan Application  
143 Plymouth St. Portland, Maine

Dear Barbara,

Enclosed please find a complete Minor Residential Sites Plan application and supporting information for 143 Plymouth Street in Portland, Maine. Gorrill Palmer has been retained by Madd LLC. to prepare plans and for the proposed house located at 143 Plymouth Street, Portland, ME. The property has been surveyed by Titcomb Associates. The site is located on the City of Portland's Tax Map 345-B-9. The property is currently owned by Madd LLC.

The lot area is approximately 6913 S.F. of land with 65' of paved public road frontage and the total 1<sup>st</sup> floor area is 780 S.F. The property is undeveloped. The site has the ability to be served with public water, sewer, storm and electricity. Based on the size of the development, the project meets the definition of a minor development. Work is planned to start upon a building permit being issued

This application package describes the applicant's plans to develop the above-referenced parcel. We look forward to discussing this project with you during your review.

#### Site Description

The site is located on 143 Plymouth Street. The property is abatted by single family residences on the left and a single family to the right which is currently under construction. Single Family homes are located across the street. Currently, the topography is a flat sloping to the rear. The road is a paved public road with granite curbs and the subject lot has an approved driveway opening as part of the approved subdivision plan along with stubbed utilities for public water and sewer and a positive grade for storm drain.

Plymouth street is a city accepted road. The proposed home is situated to face Plymouth Street with its drive to the right of the house. There is not another drive within 25 feet of what is proposed.

#### Proposed Use

This proposal includes the construction of a 26X30 family home with 3 bedrooms and 1.5 baths. Building plans are included with this package.

### Zoning

The location of the site is in zoning district R-3. Residential homes are a permitted use within this zone, space and bulk requirements for this zone are provided on the plans

### Title Right & Interest

Enclosed please a copy of the City Assessor's page showing Madd LLC as current owners.

### Financial Capacity

A letter of financial capacity from TD Bank has been included which indicates the applicant's ability to undertake this project.

### Utilities

Lots will have water service from the Portland Water District and City sewer via connection to the existing utilities in Plymouth Street. Central Maine Power will serve the sites, via over head service. Ability to serve letters are included with this package.

### Flood Plain Mapping

The property is located in Zone X of the flood insurance rate map, community panel No2300510007C, which bears an effective date of December 8, 1998 and is not in a special flood hazard area. (See attached Map)

### Erosion Control

The plans provide Erosion and Sedimentation measures by installing silt fence or wood based Berm

### Waste Disposal

Solid waste disposal will be carried out through city trash collection.

### Wetlands

Wetlands are not located onsite.

Summary of Fire Safety

See attached Fire Safety summary

Apurters

SINGLE FAMILY

Property Location 151 Plymouth Street

Owner Information Linda A. Lincoln

151 Plymouth Street

Portland, ME 04103

SINGLE FAMILY

Property Location 137 Plymouth Street

Owner Information CGB Properties

84 Country Lane

PORTLAND ME 04103

Sincerely,

Dan Anderson  
Madd LLC

DAMp

Assessor's Office 1259 Congress Street, Portland, Maine 04101 Phone: (207) 874-1645

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[Departments](#)
[City Council](#)
[E-Services](#)
[Calendar](#)
[Jobs](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

[browse city services a-z](#)

[browse facts and links a-z](#)



best viewed at 800x600 with Internet Explorer

**CDL** 345 B009001  
**Land Use Type** VACANT LAND  
**Property Location** 143 PLYMOUTH ST  
**Owner Information** MADD LLC  
 543 ALLEN AVE  
 PORTLAND ME 04103  
**Book and Page** 27105/271  
**Legal Description** 345-B-9  
 PLYMOUTH ST 143-145  
 6913 SF  
 LOT 1  
**Acres** 1.615

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	36746	<b>OWNER OF RECORD AS OF APRIL 2009</b>
		W A ONE
<b>LAND VALUE</b>	\$92,900.00	<b>PO BOX 10127</b>
<b>BUILDING VALUE</b>	\$0.00	<b>PORTLAND ME 04104</b>
<b>NET TAXABLE - REAL ESTATE</b>	\$92,900.00	
<b>TAX AMOUNT</b>	\$1,648.06	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

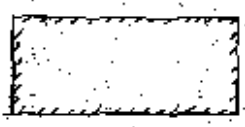
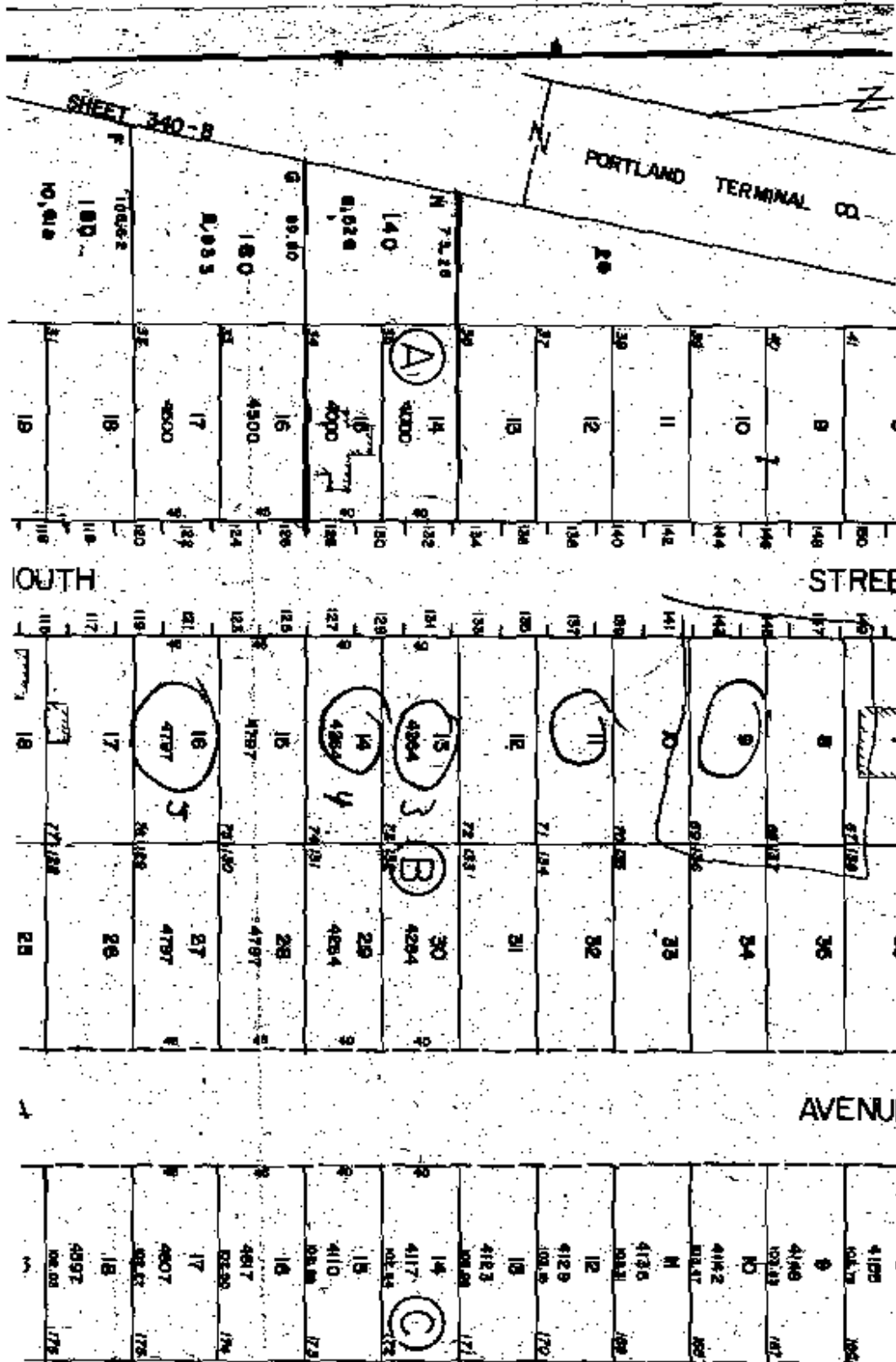


**Sales Information:**

Sale Date	Type	Price	Book/Page
7/20/2009	LAND	\$0.00	27105/271
1/5/2009	LAND	\$0.00	26533/329

[New Search](#)







America's Most Convenient Bank™

TD Bank, N.A.  
362 Allen Avenue  
Portland, ME 04103  
T: 207-797-4400 F: 207-878-2579  
www.tdbank.com

To Whom It May Concern:

This letter is to inform you that MADD LLC has a commercial bank account here at TD Bank that is in good standing. This company has the financial resources here at TD Bank to build a single family home. The average balance that MADD LLC holds in this account is \$124,320.88. Including personal accounts and currently open Lines of credit here at TD Bank this company has \$200,000 of available resources here at TD Bank. Please contact me with any questions or concerns.

Thank you,

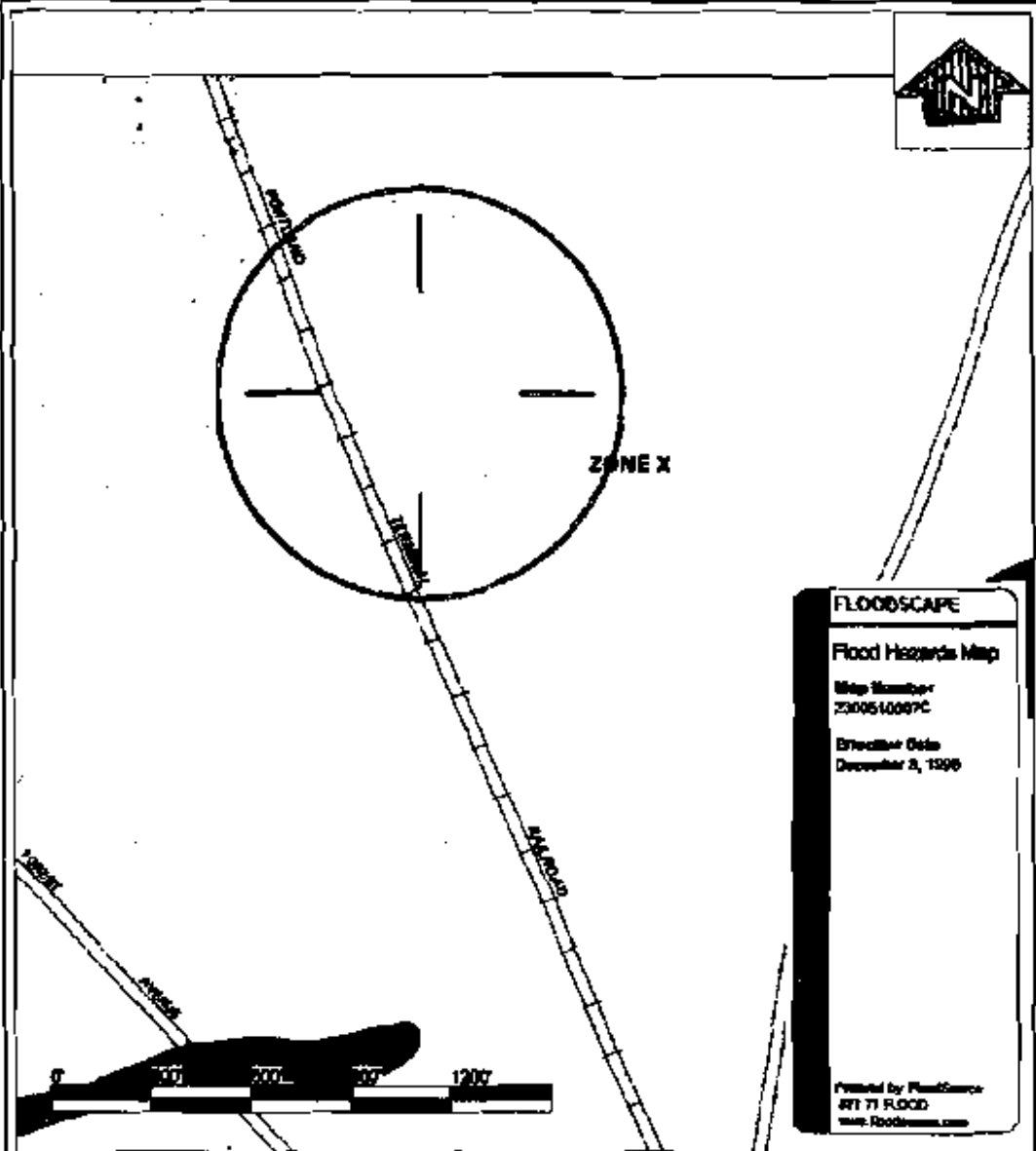
Justin Averill  
Financial Services Representative  
TD Bank, N.A.  
362 Allen Avenue  
Portland ME 04103  
207-797-4400

### Flood Map

Buyer/Client	MGO LLC		
Property Address	143 Plymouth St		
City	Portland	County	Cumberland
State	ME	Zip Code	04103-2078
Leads			

**InterFlood**  
by s to m  
[www.interflood.com](http://www.interflood.com) • 1-800-252-6633

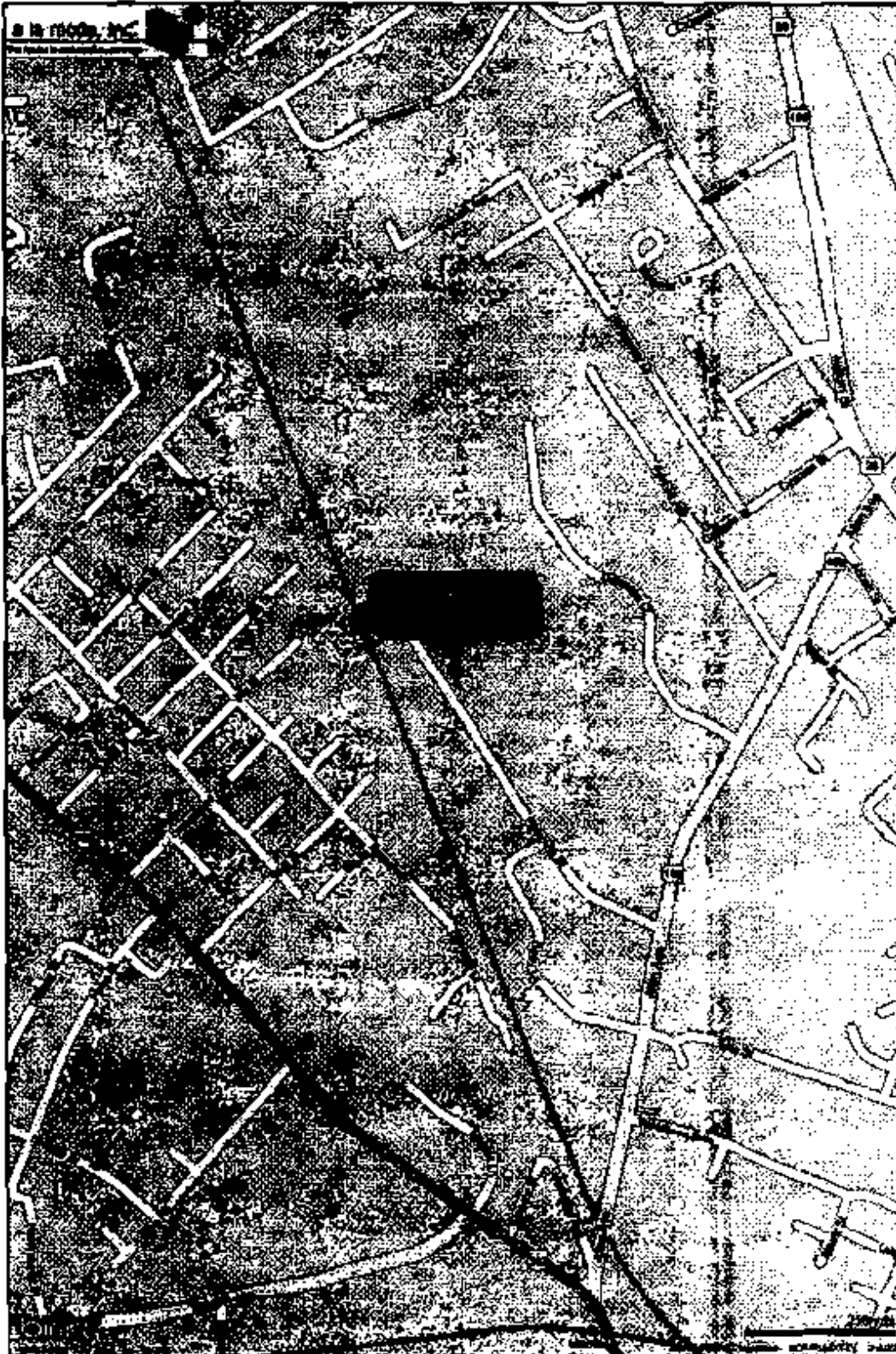
Prepared for:  
 Daniel Anderson  
 143 Plymouth St  
 Portland, ME 04103-2078



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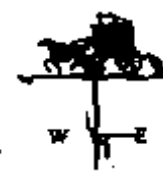
### Location Map

Business/Client <b>MADCO LLC</b>			
Property Address <b>143 Plymouth St</b>			
City <b>Pogonip</b>	County <b>Cumbria/Calaveras</b>	State <b>CA</b>	Zip Code <b>95113-2078</b>
County			



225 DOUGLASS STREET  
P.O. BOX 1113  
PORTLAND, ME 04104-1113  
P: 207-774-6861  
F: 207-323-8440  
WWW.PWD.ORG

2149/H



PORTLAND  
WATER DISTRICT

October 7, 2008

James M. Wolf  
Diversified Properties, Inc.  
Post Office Box 10127  
Portland, Maine 04104

Re: 119-145 Plymouth Street, Portland  
Ability to serve with PWD water - Updated letter

Dear Mr. Wolf:

This letter is to confirm that there should be an adequate supply of clean and healthful water to serve the domestic water needs of the 5 proposed houses at 119-145 Plymouth Street in Portland. According to District records, there is an 8-inch water main on the northeast side of the street as well as a hydrant located near the property.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Plymouth Street @ # 113  
Hydrant Number: POD-HYD01660  
Static Pressure: 68 psi  
Flow: 1113 gpm  
Last Tested: 07/26/1994

Please notify your mechanical engineer of these results so that they can design your system to best fit the noted conditions. Please consult with the Portland Fire Department to determine if the fire service capacity is sufficient for your needs. If the District can be of further assistance in this matter, please let us know.

Sincerely,  
Portland Water District

  
Eric Spagnardi, P.E.  
Business Development Engineer  
espagna@pwd.org



**PORTLAND WATER DISTRICT WATER SERVICE APPLICATION**

Utility Account Number:	<u>202839-01</u>	Date:	<u>7.7.2009</u>
Service Address:	<u>143 Plymouth Street</u>	PWD SR Project Number:	<u>058305</u>
	<u>Portland, ME 04103</u>	Project:	<u>Single-family home</u>
Utility Account Customer:	<u>W. A. One</u>	Project Contact:	<u>James Wolf</u>
Billing Address:	<u>P.O. Box 10127</u>	Phone:	<u>773-4988</u>
	<u>Portland, ME 04104</u>	Fax/Email:	<u>pwdf@maine.rr.com</u>

**WATER SERVICE LINE INFORMATION**

<u>Use</u>	<u>Service Information</u>
<input checked="" type="checkbox"/> Domestic	Service Size: <u>1/2"</u>
<input type="checkbox"/> Fire	Material: <u>Copper</u>
<input type="checkbox"/> Combined	Residential Sprinkler: <u>No</u>
<input type="checkbox"/> Commercial	Main Pressure: <u>60PSI</u>
<input type="checkbox"/> Residential	Private Hydrant: <u>No</u>
<input type="checkbox"/> Industrial	Peak Dem. GPM: <u>20</u>
<input type="checkbox"/> Governmental	Peak Irrig. GPM: <u>0</u>
<input type="checkbox"/> Seasonal	Peak Total GPM: <u>20</u>
	Meter Size: <u>5/8"</u>
	Meter Pit: <u>No</u>
	Sewer Service: <u>Yes</u>
	Exist. Service: <u>No</u>
	Existing Well: <u>No</u>
	Sample Reqd.: <u>No</u>
	Ch. 115 Contrib.: <u>No</u>

Notes: Services to be installed at least 10' from property line

**BACKFLOW PREVENTION**

DCAV       Dry System  
 RVP       None

**SUBMITTALS**

Plans/Schematics Submitted:  Yes  No  
 List: \_\_\_\_\_

**FEES**

<u>Deposit Required Based on Estimated Costs*</u>			<u>Actual Fee Based on PWD Fees Incurred*</u>		
Service Application Fee:	<u>1</u>	\$ <u>545.00</u>	Service Application Fee:	<u>1</u>	\$ <u>545.00</u>
Service Inspection Fee:	<u>1</u>	\$ <u>145.00</u>	Service Inspection Fee:	<u>1</u>	\$ <u>145.00</u>
Meter Cost:	<u>5/8"</u>	\$ <u>150.76</u>	Meter Cost:	<u>5/8"</u>	\$ <u>150.76</u>
Meter Installation Fee:	<u>1</u>	\$ <u>30.00</u>	Meter Installation Fee:	<u>1</u>	\$ <u>30.00</u>
Other:		\$ _____	Other:		\$ _____
	<b>TOTAL</b>	\$ <b>870.76</b>		<b>TOTAL</b>	\$ _____

\*Note: Project deposit is an estimate only of PWD fees. Depositor will receive a credit or bill at project completion based on actual PWD charges.

**PWD DOCUMENTATION APPLICABLE TO THIS PROJECT**

- |  |   |
|--|---|
| <u>Water Service Installation Details</u>                                  | <u>Meter Set Details</u>  |
| <input type="checkbox"/> Typical Service Connection (1" Direct Tap)        | <input type="checkbox"/> Meter Set Detail (No Backflow Preventer, No Meter Bypass Piping) |
| <input type="checkbox"/> Typical Service Connection (1-1/2" and 2" Saddle) | <input type="checkbox"/> Meter Set Detail (With Backflow Preventer, No Bypass Piping)     |
| <input type="checkbox"/> Service Box and Red (for Services Up to 2")       | <input type="checkbox"/> Meter Set Detail (With Backflow Preventer, With Bypass Piping)   |
| <input type="checkbox"/> Valve Box and Cover                               | <input type="checkbox"/> Meter Pit Detail (Up to 2" Meter)                                |
|  | <input type="checkbox"/> Meter Pit Detail (Size _____)                                    |
| <u>Backflow Preventer Details</u>  | <u>Account Details</u>  |
| <input type="checkbox"/> Backflow Preventer Fact Sheet                     | <input type="checkbox"/> Water Rate Sheet   |
|  | <input type="checkbox"/> Private Hydrant Maintenance Program Sign-Up Sheet                |

Note: Depositor is responsible for disseminating information to Applicant and/or Subcontractors. The District will work with the applicant in locating its infrastructure based upon the records and information available to it. Be advised that the District SHALL NOT BE LIABLE for any damages whatsoever resulting from errors made in the location and marking of its infrastructure.

Depositor: W. A. One  
 Address: P.O. Box 10127  
Portland, ME 04104

Signature: \_\_\_\_\_  
 PWD Representative: \_\_\_\_\_

09 January 2009

Mr. James M. Wolf,  
Diversified Properties  
P O Box 10127,  
Portland Maine 04104

**RE: The Capacity to Handle the Anticipated Wastewater and Stormwater Flows,  
from the Four Single Family Homes, at 119 to 145 Plymouth Street.**

Dear Mr. Wolf:

**SANITARY INFORMATION**

The existing eight-inch diameter polyvinyl chloride sanitary sewer pipe, located in Plymouth Street has adequate capacity to transport, while The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to treat the anticipated wastewater flows of the 1,080 GPD.

<b>Anticipated Wastewater Flows from the Proposed Four Single-Family Homes:</b>	
4 Single Family Homes, (Three-Bedroom) @ 270 G.P.D	= 1,080 GPD
<b>Total Proposed Decrease in Wastewater Flows for this Project</b>	<b>= 1,080 GPD</b>
<b><u>Anticipated Stormwater Flows from the Proposed Four Single-Family Homes</u></b>	
<b><u>The Average Design Stormwater for Twenty-Five Years</u></b>	
The Developed Property with 4 Single Family Homes/Driveways	= .7350 CFS
	= 474,491 GPD
	= 330 GPM
All Intensity data references The Rain Atlas in the U.S. Department of Commerce Weather Bureau	

**STORMWATER INFORMATION**

The City of Portland recognizes that the six-inch under-drain is a design for catchbasins to remove stormwater from the street. A direct connection of the under-drainage from a home on Plymouth Street to remove roof water or ground water during heavy rainstorms may cause a backup of stormwater into the home. Therefore City of Portland will require a Backwater-Preventer to be installed on the storm-drain for each house connecting to the under-drainage.

If The City can be of further assistance, please call 874-8829.

Sincerely,

CITY OF PORTLAND

Harold L Downs

Harold L Downs

Senior Engineering Technician

HLD

CC: Penny Littell, Director, Department of Planning, and Urban Development, City of Portland  
Barbara Barbydt, Development Review Services Manager, Department of Planning, and Urban Development, City of Portland  
David Margolis-Pisera, P.E., Deputy City Engineer, City of Portland  
Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland  
Michael Farmer, P.E., Project Engineer, City of Portland  
Stephen K. Harris, Assistant Engineer, City of Portland  
John Emerson, Wastewater Coordinator, City of Portland  
Jane Ward, Administrative Assistant, City of Portland

# CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Works,  
55 Portland Street,  
Portland, Maine 04101-2991



Mr. Frank J. Brancely,  
Senior Engineering Technician  
Phone #: (207) 874-8832,  
Fax #: (207) 874-8852,  
E-mail: fjb@portlandmaine.gov

Date: \_\_\_\_\_

## 1. Please, Submit Utility, Site, and Locus Plans.

Site 199-145

Address: \_\_\_\_\_

*(Regarding siting, please contact Leslie Eganor, either at 756-8346, or at LLE@portlandmaine.gov)*

Chart Block Lot Number: 345-B-9-16

Proposed Use: 5 Single Family

Use: houses

Previous Use: Vacant Land

Existing Sanitary Flows: OGD

Existing Process Flows: OGD

Existing Process Flows: OGD

Existing Process Flows: OGD

Existing Process Flows: OGD

Existing Process Flows: OGD

Existing Process Flows: OGD

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Existing Process Flows: OGD

Site Category

Commercial \_\_\_\_\_  
Industrial (specify part 4 below) \_\_\_\_\_  
Governmental \_\_\_\_\_  
Residential X \_\_\_\_\_  
Other (specify) \_\_\_\_\_

Description and location of City sewer, at proposed building sewer lateral connection:  
Located in Plymouth Street, propose 5 Utility connections. 4 into 8" A+1 into FM

*Clearly, indicate the proposed connection, on the submitted plans.*

## 2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: \_\_\_\_\_

4 single family 180-900GPO

Peaking Factor/ Peak Times: \_\_\_\_\_

Specify the source of design guidelines: (i.e., "Handbook of Subsurface Wastewater Disposal in Areas," "Plumbers and Pipe Fitters Calculation Manual," "Portland Water District Records," "Other (specify) \_\_\_\_\_

Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.



**3. Please, Submit Contact Information.**

Owner/Developer Name: Diversified Properties, Inc.  
Owner/Developer P.O. Box 10127 Portland, ME 04104  
Address: \_\_\_\_\_

Phone: 207-773-4988 Fax: 207-773-6875 E-Jmwl@maine.fr.com  
mail: \_\_\_\_\_

Engineering Consultant Name: Gorrill Palmer Consulting Engineers, Inc.  
Engineering Consultant Address: PO Box 1237  
Gray, ME. 04039  
Phone 207-657-6910 Fax: 207-657-691 E-dreynolds@gorrillpalmer.com  
mail: \_\_\_\_\_

City Planner's Name: NA Phone: \_\_\_\_\_

Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.

**4. Please, Submit Industrial Process Wastewater Flow Calculations**

Estimated Industrial Process Wastewater Flows Generated: N/A GPD  
Do you currently hold Federal or State discharge permits? Ye No  
Is the process wastewater termed categorical under CFR 40? e No  
Ye

OSHA Standard Industrial Code (SIC): \_\_\_\_\_  
(http://www.osha-slc.gov/ohsa/slc/slc.html)

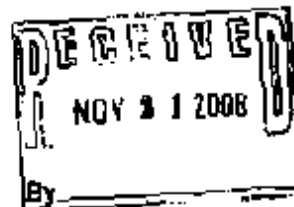
Peaking Factor/Peak Process Times: \_\_\_\_\_

Note: On the submitted plans, please show the locations, where the building's sanitary, and process water sewer enters, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

Notes, Comments, or Calculations: \_\_\_\_\_



Central Maine Power



November 19, 2008

Mr. James W. Abianese  
C/O Gorall-Palmer Consulting Engineers, Inc.  
PO Box 1237  
15 Shaker Road  
Gray, Maine 04039

RE: Residential Development, Plymouth Street, Portland

Dear Mr. Abianese,

This letter is to advise you Central Maine Power has sufficient single phase electrical capacity in the area to serve the subject project.

Once the project is accepted by the City of Portland, the owner will need to call our Customer Service Center at 1-800-565-3181 to sign up for a New Account and a Work Request Order so we may start a cost estimate.

If you have any questions please feel free to call me at 828-2882.

Sincerely,

Paul DuPere  
Energy Service Specialist

Equal opportunity employer

162 Caraco Road | Portland, Maine 04103

tel (206) 758-4000

www.cmpco.com





**Gorrill-Palmer Consulting Engineers, Inc.**

PO Box 1237  
16 Bicker Rd.  
Gray, ME 04039

*Transportation and Civil Engineering Services*

207-637-8910  
FAX: 207-637-8912  
E-Mail: [mailboxes@gorrillpalmer.com](mailto:mailboxes@gorrillpalmer.com)

November 10, 2008

Mr. Paul DuPere  
Energy Services  
Central Maine Power  
162 Canco Road  
Portland, Maine 04103

Re: Proposed Residential Development  
Portland, Maine  
Letter of Ability to Serve

Dear Paul:

Diversified Properties has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare plans and permit applications for a proposed residential development on Plymouth Street in Portland, Maine. The development will consist of 5 residential lots. As required by the reviewing authorities, we are writing to request a letter indicating the ability of Central Maine Power to serve this project. A preliminary utility plan is enclosed for your review.

Description of Development Site

The project site consists of Map 345, Lots 9, 10, 11, 12, 13, 14, 15, and 16 as shown on the City of Portland Assessor's Map. The project site is currently undeveloped. Refer to Figure 1 - Location Map, attached to this letter, for the project location.

Abutting land uses include:

- North - Residential
- East - Residential
- South - Residential
- West - Residential

Project Description

The development of this site will include 5 residential lots and associated utilities.

Existing Services

Utility poles are located off Plymouth Street. At this time, it is anticipated that connection to these utility poles will provide electric service for the development. It is assumed that the proposed residential development would have an electrical demand similar to existing residential developments within the Portland area.

Mr. Paul DuFosse  
November 18, 2008  
Page 2 of 2

Ability to Serve

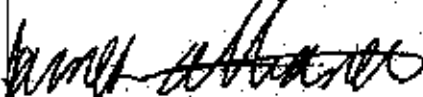
In support of the applications to the reviewing authorities, we are writing to request a letter indicating the ability of Central Maine Power Company to serve the project. In addition, we are interested in receiving:

- Information as to any assignments that Central Maine Power, Co. may require on-site.
- Any estimate of connection fees.
- Any other information that you believe would be useful as this project proceeds.

Please contact me if you have any questions relative to this matter.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



James W. Attiasse  
Design Engineer

Copy: Jim Wolf



1326 Washington Ave Portland, ME 04103  
(207) 878-3206 Tel (207) 878-3207 Fax

---

August 30, 2010

Single Unit Dwelling Application  
148 Plymouth Street  
Portland, ME. 04103

### **Fire safety Summary**

Single Family proposed dwelling in an approved subdivision on Plymouth Street Portland. All public safety items are approved by planning pursuant to subdivision and planning subdivision approvals for the subject property as a lot in an approved subdivision.

The subject is on a paved public road with sidewalks and street lights and is serviced with all public utilities and a fire hydrant is less than 500' away. Plymouth Street is located off Allen ave and can be accessed via Ruby Lane or Allen Ave for public safety servicing.

The subject meets or exceeds Portland's Public safety standards items 3.1 through 3.7.1 for Fire Hydrant standards, Site Access Standards, and Subdivision Standards according to the National Fire Protection Standards.

#### **Abutters**

Single Family Home  
Linda A. Lincoln  
151 Plymouth St  
Portland, ME. 04103

Single Family Home Under Construction  
CGB Properties  
137 Plymouth St.  
Portland, ME. 04103

---



## Development Review Application Portland, Maine

Department of Planning and Development, Planning Division and Planning Board

Address of Proposed Development: 118-145 Plymouth Street			
Zone: R-3			
Project Name: Plymouth Street			
Existing Building Size: N/A sq. ft.	Proposed Building Size: N/A sq. ft.		
Existing Acreage of Site: N/A sq. ft.	Proposed Acreage of Site: 25.023 sq. ft.		
Proposed Total Disturbed Area of the Site: 25.12K sq. ft.			
* If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) or Chapter 500, Stormwater Management Permit with the Maine Department of Environmental Protection (DEP).			
Tax Assessor's Chart, Block & Lot: Chart # 216 Block # 8 Lot # 9-16	Property Owners Name/ Mailing address: W.A. One, Inc. P.O. Box 10122 Portland, ME 04104	Telephone #: 207-773-4900  Cell Phone #: 207-854-4888	
Commissioner/Agent Name: Mailing Address, Telephone #, Fax # and Cell Phone #: Gorham-Palmer Consulting Engineers, Inc. P.O. Box 1237 15 Shaker Road Gray, Maine 04039 (T) 207-657-6910 (F) 207-657-6912	Applicant's Name/ Mailing Address: Disturbed Properties, Inc. / Same	Telephone #: Same as above  Cell Phone #:	
Fee for Service Deposit (all applications) <u>  X  </u> (\$200.00)			
Proposed Development (check all that apply)			
<input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input checked="" type="checkbox"/> Subdivision (\$300.00) + amount of lots <u>  5  </u> \$25.00 per lot \$ <u>  125  </u> + other subdivision fee (if applicable)			
Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)			
<input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Stormwater Quality (\$250.00)			
<input type="checkbox"/> Section 14-403 Review (\$400.00) + \$25.00 per lot			
Other: _____			

**Major Development (more than 10,000 sq. ft.)**

- Under 50,000 sq. ft. (\$500.00)
- 50,000 - 100,000 sq. ft. (\$1,000.00)
- Parking Lots (over 100 spaces) (\$1,000.00)
- 100,000 - 200,000 sq. ft. (\$2,000.00)
- 200,000 - 300,000 sq. ft. (\$3,000.00)
- Over 300,000 sq. ft. (\$5,000.00)
- After-the-Fact Review (\$1,000.00 + applicable application fee)

**Minor Site Plan Review**

- Less than 10,000 sq. ft. (\$400.00)
- After-the-Fact Review (\$1,000.00 + applicable application fee)

**Plan Amendments**

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

**Billing Address: (name, address and contact information)**

Overpiled Properties, Inc.  
P.O. Box 10127  
Portland, ME 04114

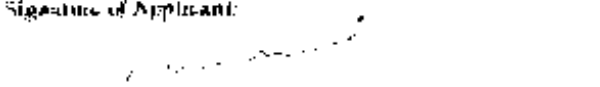

Submittals shall include seven (7) folded packets consisting of the following materials:

- A. Copy of the application.
- B. Cover letter stating the nature of the project.
- C. Written Submittal per 14-525.2 (c), including evidence of right, title and interest.
- D. A standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
- E. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
- F. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
- F. In addition to the seven (7) sets of documents listed above, one (1) set of the site plans reduced to 11 x 17 must be submitted.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Submittal of Materials (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](http://www.portlandmaine.gov). Copies of the ordinances may be purchased through the Planning Division.

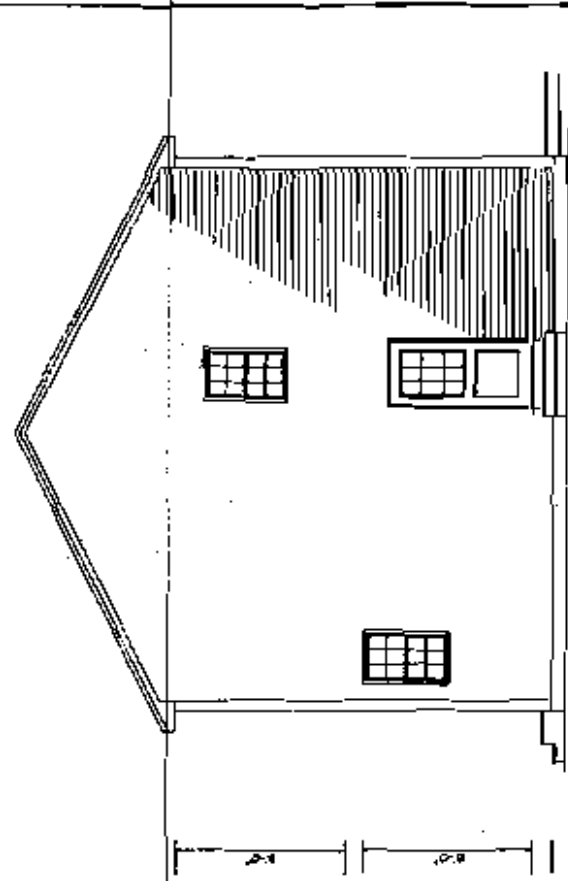
I hereby certify that I am the Owner or record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 the permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

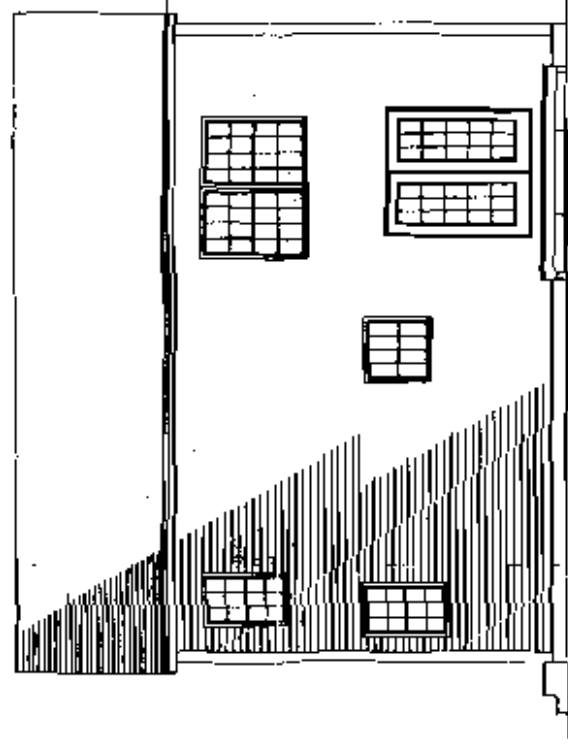
Signature of Applicant: 	Date: 
--	---

M.A.D.D.

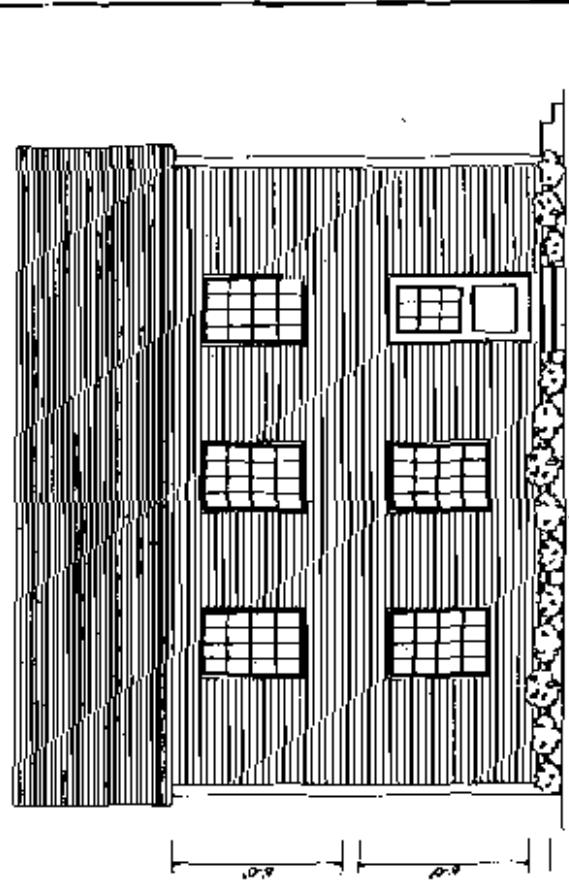
RIGHT ELEVATION



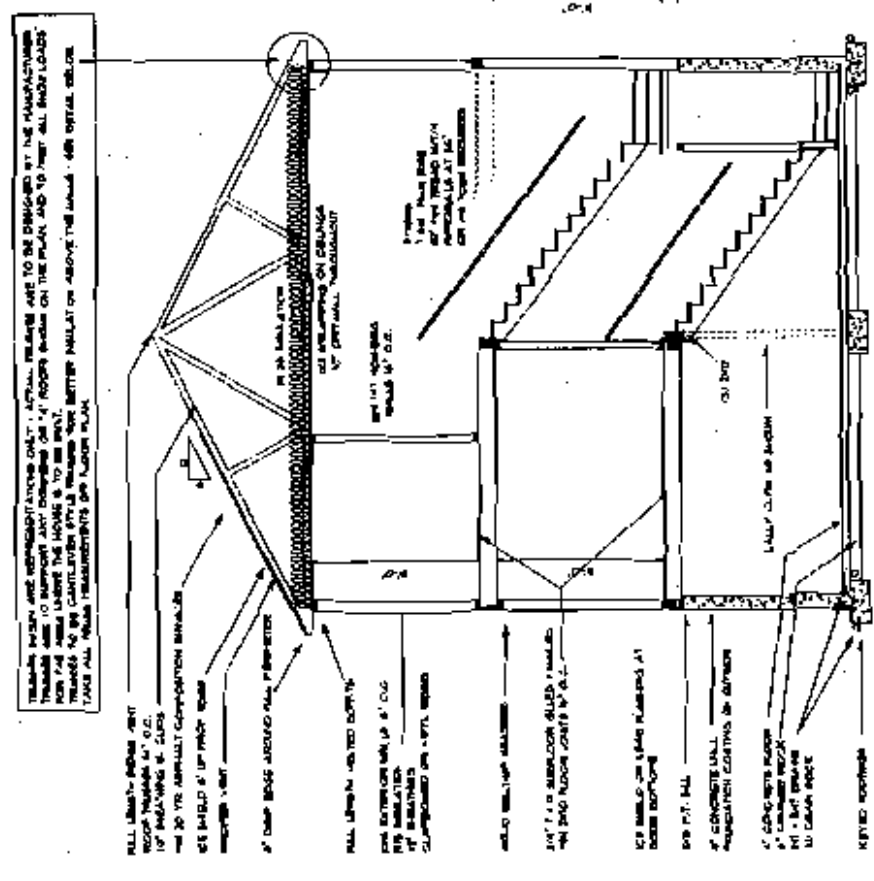
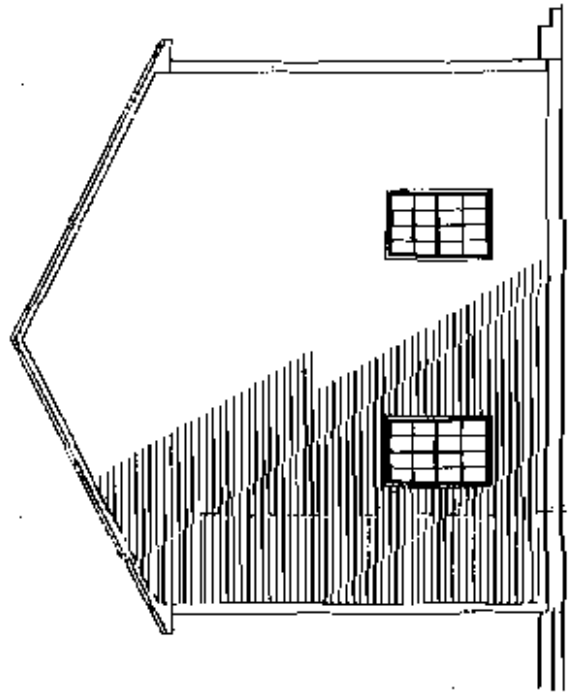
REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION



IN ACCORDANCE WITH THE BUILDING CODES OF THE CITY OF PORTLAND, OREGON, THE ARCHITECT HAS PREPARED THESE DRAWINGS FOR THE CONSTRUCTION OF THE HOUSE SHOWN ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE OWNER TO OBTAIN ALL NECESSARY PERMITS AND TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE SITE OR THE ADJACENT PROPERTIES. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE ADJACENT PROPERTIES. THE ARCHITECT HAS NOT CONDUCTED A VISUAL SURVEY OF THE ADJACENT PROPERTIES.

SCALE	DATE
1/4" = 1'	J. CALL
7/09	1 OF 2
DATE	PAGE

PLYMOUTH ST, PORTLAND  
 ELEVATIONS & STRUCTURAL

**j call design**  
 507-899-2810  
 PLANNING AND DESIGN SERVICES FOR  
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 ARCHITECTURE

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**WOOD SCHEDULE**

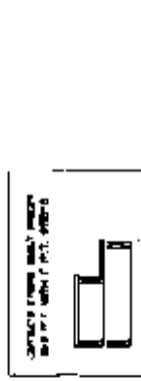
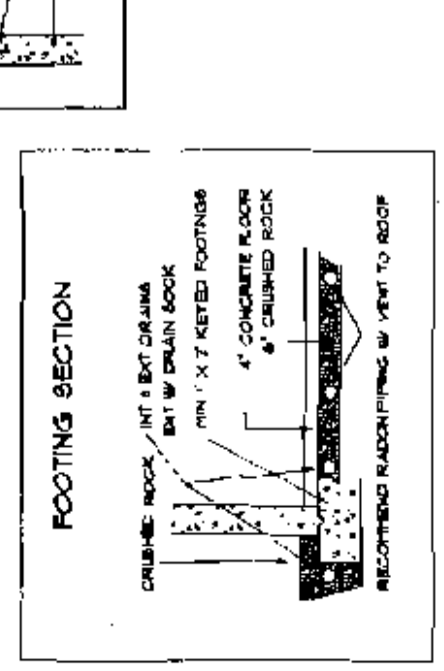
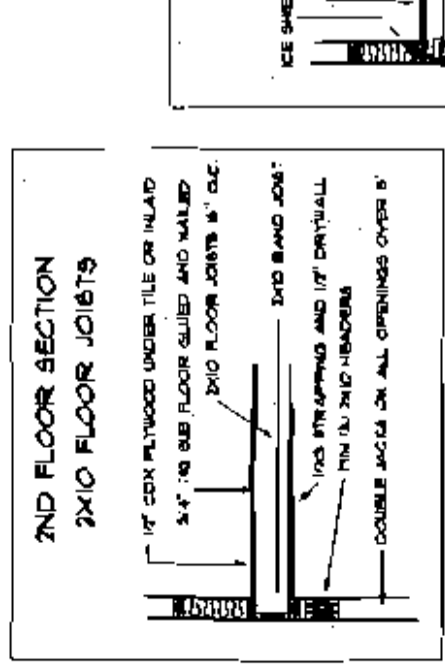
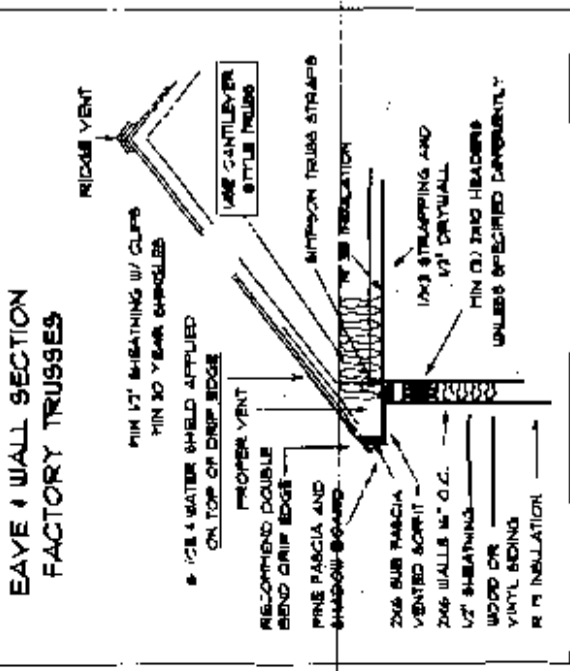
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2	1/2" x 4" S.P.F. #1	2
3	1/2" x 4" S.P.F. #1	3
4	1/2" x 4" S.P.F. #1	4
5	1/2" x 4" S.P.F. #1	5

**EXTERIOR DOOR SCHEDULE**

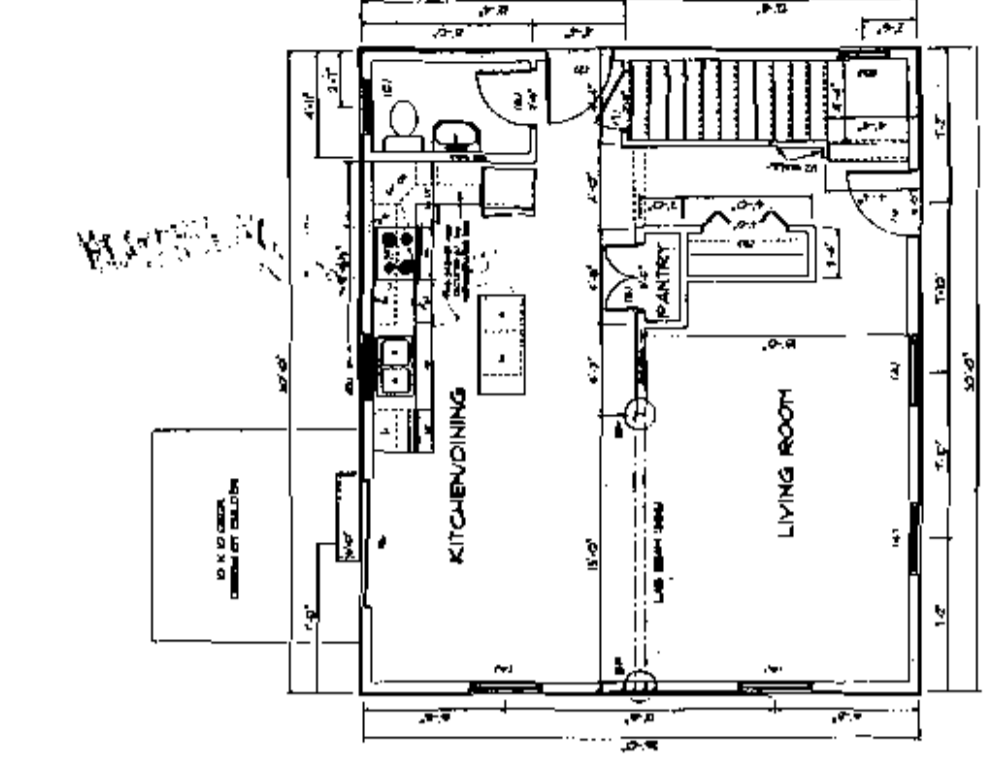
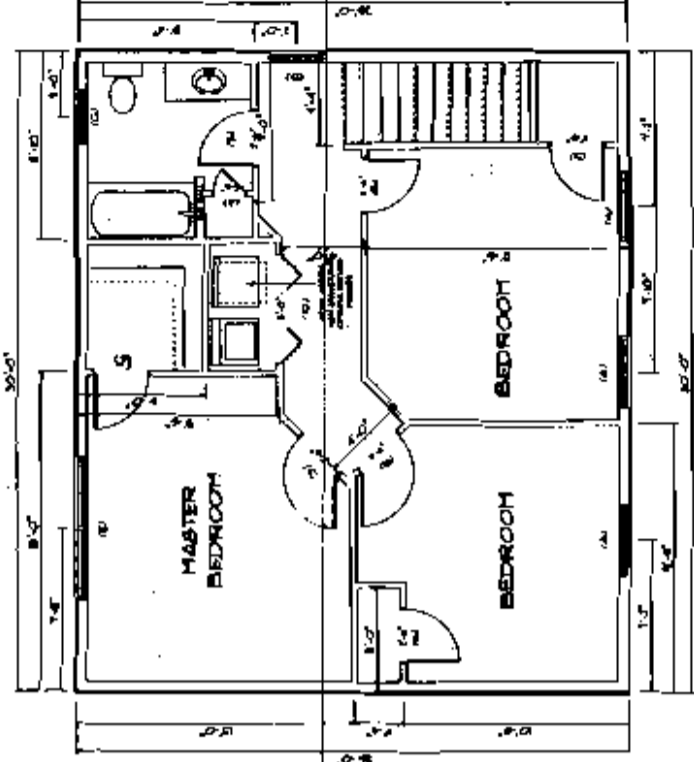
NO.	DESCRIPTION	GRADE
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2	1/2" x 4" S.P.F. #1	2
3	1/2" x 4" S.P.F. #1	3
4	1/2" x 4" S.P.F. #1	4

**INTERIOR DOOR SCHEDULE**

NO.	DESCRIPTION	GRADE
1	1/2" x 4" S.P.F. #1	1
2	1/2" x 4" S.P.F. #1	2
3	1/2" x 4" S.P.F. #1	3
4	1/2" x 4" S.P.F. #1	4



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**WOOD SCHEDULE**  
1A 1/2" x 4" S.P.F. #1  
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3 1/2" x 4" S.P.F. #1  
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**INTERIOR DOOR SCHEDULE**  
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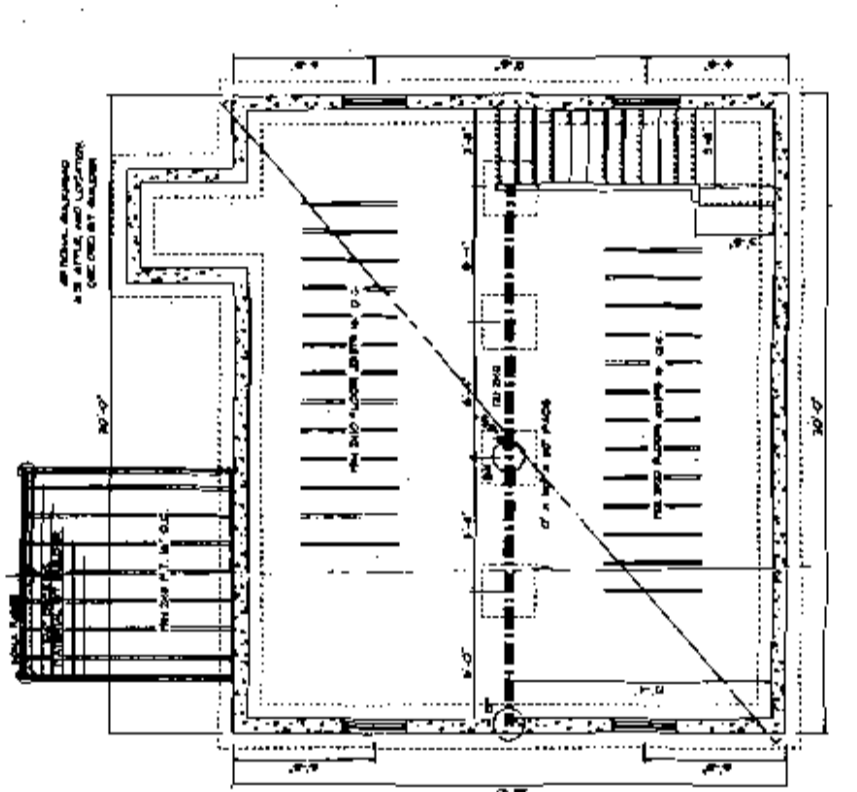
**NOTES:**  
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES.  
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
3. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.  
4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
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4. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
5. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



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