

**STATE OF MAINE
CHIMNEY OR FIREPLACE DISCLOSURE**

Dear Consumer: State law, specifically 32 M.R.S.A., Chapter 33, requires chimney or fireplace installers, as of January 1, 1992, to provide you with this Disclosure prior to the installation work being done on your chimney or fireplace. The purpose of this Disclosure is to help you, as a consumer, make an informed decision as to the abilities of the installer and under what requirements the installation must comply. It is important to note that the State of Maine does not require registration or licensure of chimney or fireplace installers; however, it is just as important to realize that many fires are caused each year by improperly constructed fireplaces and chimneys. For further information about this law, call the Division of Licensing & Registration at 624-8629 or write to the Division at #35 State House Station, Augusta, Maine 04333.

INSTALLER INFORMATION

Name of Installer _____

D.B.A. _____

Name of Installer (if incorporated) _____

D.B.A. _____

Legal Address _____

(Street and No.)

(City or Town)

(State)

(County)

(Zip Code)

Home Telephone ____ / ____ / ____ Business Telephone ____ / ____ / ____

Years of experience doing fireplace or chimney installations _____

CONSUMER IDENTIFICATION

Consumer's Name _____

Mailing Address _____

(Street and No.)

(City or Town)

(State)

(County)

(Zip Code)

Home Telephone ____ / ____ / ____ Business Telephone ____ / ____ / ____

Installer, please give a brief description of installation being offered.

I, _____, the installer, hereby attest that the preceding information provided is true to the best of my knowledge. I also understand that if I fail to conform with the standards as outlined in NFPA 211 that I shall be subject to penalties as outlined under Title 32, Chapter 33, Oil and Solid Fuel Board.

Signature _____ Date _____

INSTALLATION STANDARDS

Please check the type of unit(s) that will be installed:

- Factory-Built Chimney and Chimney Units.**

Factory-built chimney and chimney units shall be listed and shall be installed in accordance with the temperature conditions of the listing and the manufacturer's instructions and all requirements of NFPA 221 for chimneys, fireplaces, vents and solid fuel appliances.

- Masonry Chimney.**

Masonry chimneys shall be designed, anchored, supported and re-enforced as required by NFPA 211 for chimneys, fireplaces, vents and solid fuel appliances.

- Metal Chimney.**

Metal chimneys shall be constructed in accordance with NFPA 211, and shall apply good engineering practices as necessary for:

1. Strength to resist stress
2. Adequate anchoring and bracing
3. Durability
4. Security against leakage
5. Allowances for thermal expansion

- Factory Built Fireplace.**

Factory built fireplaces shall be listed and shall be installed in accordance with the terms of its listing and all applicable sections of NFPA 211.

- Masonry Fireplace.**

Masonry fireplaces shall meet the requirements of NFPA 211, Chapter 7 and all other pertinent sections.

- Other**

Please list on separate sheet of paper if making repairs of pre-existing chimneys, such as repair or replacement of chimney liners, etc.

CONSUMER CHECKLIST

1. Have you asked for references to be provided by the installer?
2. Is the installer familiar with the NFPA 211 codes and does the installer carry a code book?
3. If the installation is a pre-fabricated or fireplace, is its manufacturer registered with the Maine Oil & Solid Fuel Bd.
4. Does the installer provide any type of written guarantee for the product installation being proposed?
5. Has the installer provided you with a written contract? 10 M.R.S.A. Chapter 219-A requires written contracts for any home remodeling or construction with an estimated cost in excess of \$1,400.
6. Have you asked the local fire department or code enforcement officials to inspect the installation during and after completion?

Applicant: Dwight Brackett Date: 4/24/02
Address: #16 Farmhouse Lane C-B-L: 376-A-051
(lot # 1)

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New permit # 02-0310

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - New Single Family Dwelling 28' x 30' with 23' x 24' attached garage

Sewage Disposal - city

Lot Street Frontage - 50' req - 50' + shown

Front Yard - 25' req - 25' + shown

Rear Yard - 25' req - 25' + shown

Side Yard - 14' req - 15' (for side easement) & 14' shown
2 stories

Projections - NO Deck shown on plat plan - chimney

Width of Lot - 75' req - 75' shown

Height - 35' MAX - 29' shown

Lot Area - 6,500^{sq} min - 10,627^{sq} given

Lot Coverage/ Impervious Surface - 25% or 2656.75 MAX

Area per Family - 6,500^{sq}

Off-street Parking - 2 req - 2 car garage shown

Loading Bays - N/A

Site Plan - minor/minor # 2002-0091

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

15' left side drainage easement shown

28 x 30 = 840
23 x 24 = 552
1392^{sq}
14 x 12 = 168
1560^{sq}

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

2002-0091

Application I. D. Number

4/4/02

Application Date

Farm House Lane (Lot # 1)

Project Name/Description

C G B Properties

Applicant

84 Country Ln , Portland , ME 04103

Applicant's Mailing Address

Dwight Brackett

Consultant/Agent

Agent Ph: 878-3351

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Farm House Ln , Portland, Maine

Address of Proposed Site

376 A051001

Assessor's Reference: Chart-Block-Lot

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

2,000 sq. ft.

10,627 sq. ft.

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 4/4/02

Building Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

Condition Compliance _____
signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

2002 0091

02 0310

All Purpose Building Permit Application

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

Farm House Lane

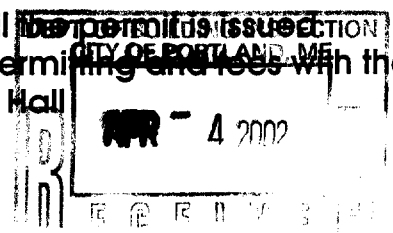
Location/Address of Construction: <i>NORTHGATE FARMS SUBDIVISION LOT # 1</i>		
Total Square Footage of Proposed Structure <i>2,000 SQ. FT.</i>	Square Footage of Lot <i>10,627 SQ. FT.</i>	
Tax Assessor's Chart, Block & Lot Chart# <i>376</i> Block# <i>A</i> Lot# <i>051</i>	Owner: <i>DWIGHT BRACKETT</i>	Telephone: <i>772-8629</i>
Lessee/Buyer's Name (If Applicable) <i>DWIGHT BRACKETT</i>	Applicant name, address & telephone: <i>DWIGHT BRACKETT 84 COUNTRY LANE PORTLAND ME 04103</i>	Cost Of Work: \$ <i>125,000</i> Fee: \$ Bldg. <i>898.00</i> Sale <i>200.00</i>
Current use: <i>SINGLE FAMILY</i>		<i>COYO 75.00</i>
If the location is currently vacant, what was prior use: <i>VACANT LOT</i>		<i>#1,273.00</i>
Approximately how long has it been vacant: _____		
Proposed use: <i>SINGLE FAMILY</i>	<i>28' x 30' w/ attached</i>	
Project description: _____	<i>2 car garage 23' x 24'</i>	
Contractor's name, address & telephone: <i>DWIGHT BRACKETT 84 COUNTRY LANE PORTLAND ME 04103</i>		
Who should we contact when the permit is ready: <i>DWIGHT BRACKETT</i>		
Mailing address: _____		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <i>772-8629</i>		

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

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

Signature of applicant: <i>Dwight Brackett</i>	Date: <i>3/28/02</i>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



WARRANTY DEED

Audet Land Company, LLC, a Maine limited liability company, of Portland, County of Cumberland, State of Maine, for consideration paid, grants to C.G.B. Properties, of Portland, County of Cumberland and State of Maine, whose mailing address is 84 Country Lane, Portland, Maine 04103, with warranty covenants, the land in Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land, with all appurtenances thereto, situated on the northwesterly side of Allen Avenue, but not adjacent thereto, and being more particularly described and shown as Lot 1 on a Subdivision Plan for Northgate Farms Subdivision, prepared by Northeast Civil Solutions, Inc., and recorded in Plan Book 201, Page 450 of the Cumberland County Registry of Deeds; and being a portion of the lands and premises conveyed to said Audet Land Company, LLC by Quitclaim Deed of Wilfred J. Audet, Jr., dated July 17, 2001, of record of record in Book 16545, Page 1 of the Cumberland County Registry of Deeds.

Said premises are conveyed subject to the benefits and the burdens of the terms of the subdivision permits issued by the City of Portland Planning Board for the Northgate Farms Subdivision.

Witness my hand and seal this 17 day of the month of November, 2001.

Audet Land Company, LLC

Wilfred J. Audet, Jr.

By: Wilfred J. Audet, Jr.
Member

State of Maine,
County of Cumberland, ss.

November __, 2001

Then personally appeared Wilfred J. Audet, Jr. and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of Audet Land Company, LLC.

Before me

1/9/02 *REGISTRY OF DEEDS*
[Signature]

Notary Public/Attorney at Law

JEFFREY A. DAIGLE
NOTARY PUBLIC
MY COMMISSION EXPIRES 5-2-05

RECEIVED
RECORDED REGISTRY OF DEED:

2002 JAN -9 PM 2: 47

CUMBERLAND COUNTY

John B. O'Brien

SEA

MAINE REAL ESTATE TAX PAID

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

2002-0010
Application I. D. Number
1/9/02
Application Date
Farm House Lane Lot #1
Project Name/Description

Audet Land Company Llc
Applicant
400 Allen Ave , Portland , ME 04103
Applicant's Mailing Address
Dwight Brackett
Consultant/Agent
Agent Ph: 878-3351 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Farm House Ln , Portland, Maine
Address of Proposed Site
376 A051001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **150 cubic yards of fill**

n/a **10627 sq. ft.**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review _____ Date **1/10/02**

Zoning Approval Status:

Approved Approved w/Conditions See Attached Denied Reviewer _____

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____ date	_____ amount	_____ expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

6002 0010

Fill Permit Application

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

Location/Address of Fill Area: <i>FARM HOUSE LANE</i>		
Total Cubic Yardage of Proposed Fill <i>150 YARDS</i>	Square Footage of Lot <i>10,627 SQ FT.</i>	
Tax Assessor's Chart, Block & Lot Chart# <i>376</i> Block# <i>A</i> Lot# <i>1</i>	Owner: <i>DWIGHT BRACKETT</i> <i>84 COUNTRY LANE</i> <i>PORTLAND ME 04103</i>	Telephone: <i>207-772-8629</i>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	500cy-less \$50.00 500cy-more \$100.00 Fee: \$ <i>50.00</i>

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

Signature of applicant: <i>Dwight Brackett</i>	Date: <i>1/9/02</i>
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This is not a permit. You may not commence ANY work until the permit is issued.

FILL PERMIT SUBMISSION

- Your submission must include 4 copies of the site plan on 11" x 17" paper or greater.
- A site plan shall include: The shape and dimension of the lot, area and limits of the proposed fill area, and the distance from the actual property lines. Any site plan not drawn to scale will not be accepted.
- The following items are guidelines to help applicant(s) prepare a site plan for approval of land areas being filled. It is the applicant's responsibility to locate and assess all impacts as a result of the proposed filling and to acquire all applicable permits outside of the City of Portland review. Site plans shall contain the information suggested in the following guidelines:
 1. Fill elevations shall match and conform in height with the elevation of an existing road shoulder, an existing driveway or land abutting your property line. Embankments and sloped areas created by fill construction shall not exceed a 3:1 side slope or 33% grade. Areas steeper than 3:1 shall be stabilized using stone riprap, erosion control blankets, or an engineered retaining structure or system.
 2. The filled area shall be graded such as to provide positive gravity drainage from a roadside, driveway, and buildings to a ditch line, culvert, wetlands, or a common drainage system located within or adjacent to the applicant's lot.
 3. Fill shall not be placed near, within, or block the flow path of an existing drainage course. Any filling or

Gouff

JAN - 9

Lot #1 Northgate Farms

Revised plans
received 4/25/02

SPACE AND BULK REQUIREMENTS - R-3 ZONE

MINIMUM LOT SIZE: 6,500 S.F.

MINIMUM FRONTAGE: 50 FT.

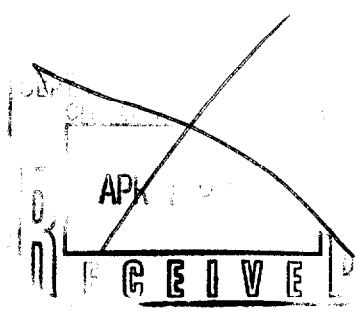
MINIMUM SETBACKS:

FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.

MINIMUM LOT WIDTH:
OTHER USES: 75 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 1/2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.



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Design:	DER	Date:	MARCH 2001
Draft:	CAH	Job No.:	482.1
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File Name:	482.1_SP.dwg		

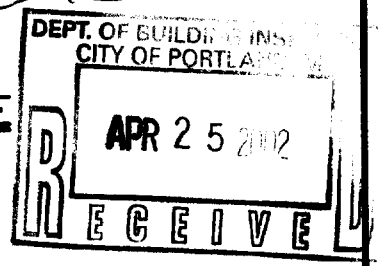
GP Traffic and Civil Engineering Services
 PO Box 1237, 26 Main Street
 Gray, ME 04039
 207-657-6910

Drawing Name: **Space & Bulk Requirements**
 Project: **NORTHGATE FARMS, PORTLAND**

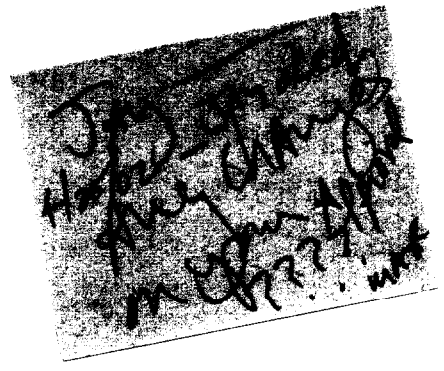
Figure No. **1**

LOT #1 NORTH GATE FARMS
REVISED PLANS

SPACE AND BULK REQUIREMENTS - R-3 ZONE

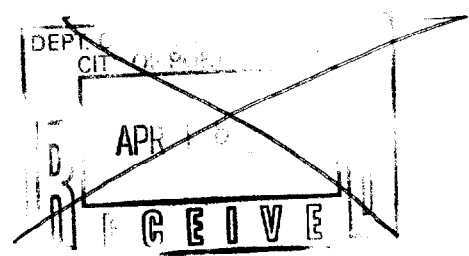


- MINIMUM LOT SIZE: 6,500 S.F.
- MINIMUM FRONTAGE: 50 FT.
- MINIMUM SETBACKS:
 - FRONT YARD 25 FT.
 - REAR YARD 25 FT.
 - SIDE YARD*
 - 1 STORY 8 FT.
 - 1 1/2 STORY 8 FT.
 - 2 STORY 14 FT.
 - 2 1/2 STORY 16 FT.
- MINIMUM LOT WIDTH: 75 FT.
- OTHER USES:



* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 1/2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.



Design: DER	Date: MARCH 2001
Draft: CAH	Job No.: 482.1
Checked: AMP	Scale: NTS
File Name: 482.1_SP.dwg	

GP Traffic and Civil Engineering Services
 PO Box 1237, 26 Main Street
 Gray, ME 04039
 207-657-6910

Drawing Name: **Space & Bulk Requirements**
 Project: **NORTHGATE FARMS, PORTLAND**

Figure No. **1**

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

2002-0091
Application I. D. Number
04/04/2002
Application Date

C G B Properties
Applicant
84 Country Ln , Portland , ME 04103
Applicant's Mailing Address
Dwight Brackett
Consultant/Agent
Agent Ph: 878-3351 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

#16 Farm House Lane (Lot # 1)
Project Name/Description
#16 Farm House Ln , Portland, Maine
Address of Proposed Site
376 A051001
Assessor's Reference: Chart-Block-Lot

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

2,000 sq. ft. **10,627 sq. ft.**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **04/04/2002**

DRC Approval Status:

Approved Denied
See Attached
Approval Expiration **04/18/2003** Extension to _____
 Condition Compliance **Jay Reynolds** **04/18/2002**
signature date
 Additional Sheets Attached

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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

2002-0091

Application I. D. Number

04/04/2002

Application Date

Farm House Lane (Lot # 1)

Project Name/Description

C G B Properties

Applicant

84 Country Ln , Portland , ME 04103

Applicant's Mailing Address

Dwight Brackett

Consultant/Agent

Agent Ph: 878-3351

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Farm House Ln , Portland, Maine

Address of Proposed Site

376 A051001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 APPLICANT AND/OR OWNER MUST ADHERE TO THE GUIDELINES SET FORTH IN THE NORTHGATE FARMS SUBDIVISION. IN PARTICULAR, THE 10 FOOT STRIP ALONG THE REAR PROPERTY LINES IS TO REMAIN UNDISTURBED.
- 2 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.
- 3 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.
- 4 Your new street address 16 FARM HOUSE LANE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 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.
- 6 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 9 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 01 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

SPACE AND BULK REQUIREMENTS - R-3 ZONE

MINIMUM LOT SIZE: 6,500 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD 25 FT.

REAR YARD 25 FT.

SIDE YARD*

1 STORY 8 FT.

1 1/2 STORY 8 FT.

2 STORY 14 FT.

2 1/2 STORY 16 FT.

MINIMUM LOT WIDTH:
OTHER USES: 75 FT.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 1/2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

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Design:	DER	Date:	MARCH 2001
Draft:	CAH	Job No.:	482.1
Checked:	AMP	Scale:	NTS
File Name:	482.1_SP.dwg		

GP Traffic and Civil Engineering Services
 PO Box 1237, 26 Main Street
 Gray, ME 04039
 207-657-6910

Drawing Name:
Space & Bulk Requirements
 Project:
NORTHGATE FARMS, PORTLAND

Figure No.
1

Planning & Urban Development

Alexander Jaegerman
Planning Director



CITY OF PORTLAND

April 11, 2002

Dwight Brackett
84 Country Lane
Portland, Maine 04103

RE: Fill Permit/Lot #1 Farm House Lane
(ID#2002-0010, CBL# 376-A-051)

Dear Mr. Brackett:

It was observed that some fill material on and adjacent to your lot has a high content of asphalt in it. As you know, and as we discussed, this is not an allowable material for fill.

As also discussed, you may not be responsible for the placement of this fill.

Regardless, it will need to be removed upon issuance of a building permit.

If there are any questions, please contact me at 874-8632.

Sincerely,


Jay Reynolds, Development Review Coordinator

cc: Alexander Jaegerman, Planning Director
Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
File

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or ~~874-8693~~ to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

Footing/Building Location Inspection: Prior to pouring concrete

~~N/A~~ **Re-Bar Schedule Inspection:** Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

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.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

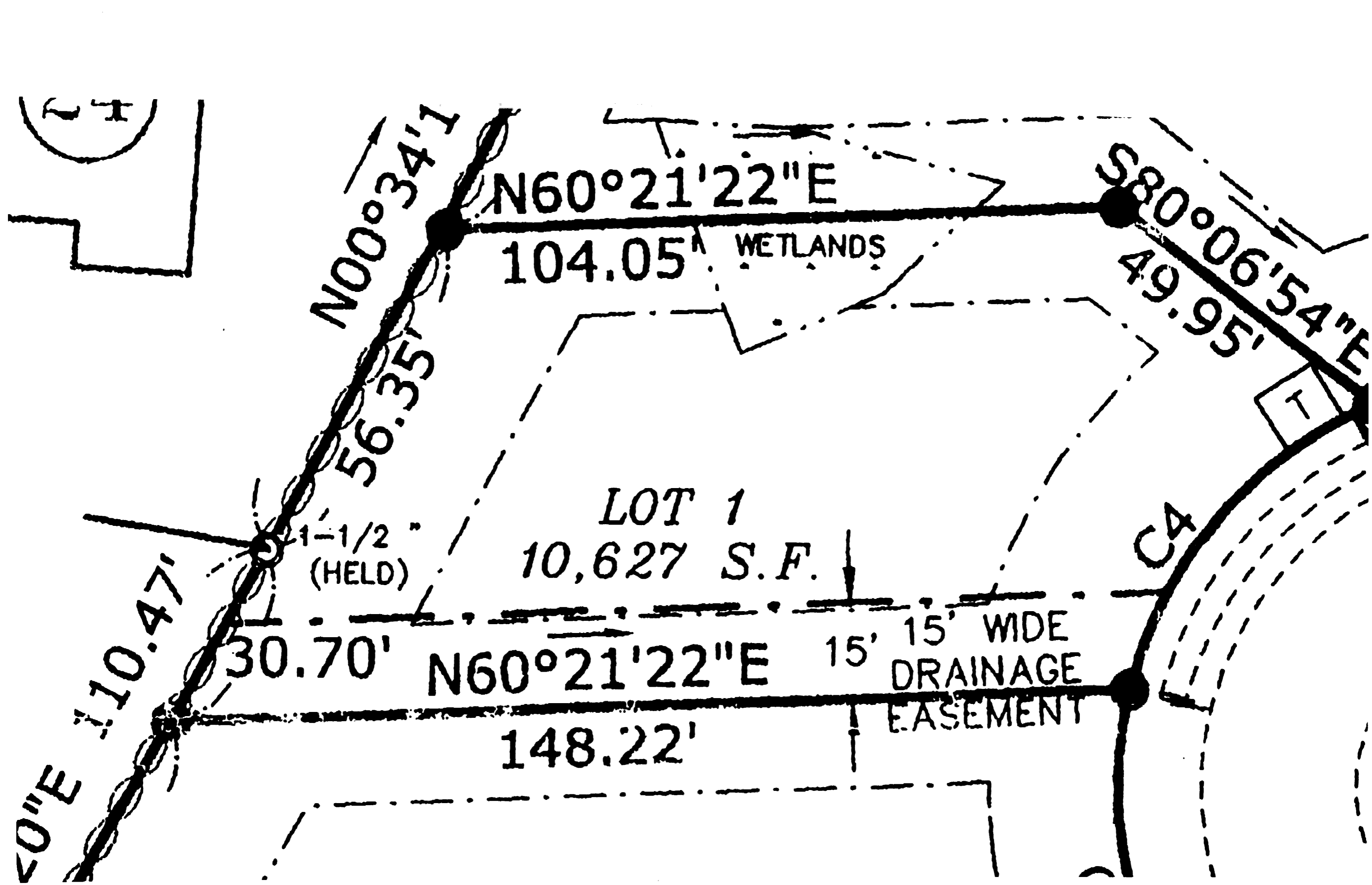
[Signature]
Signature of applicant/designee

5/1/02
Date

[Signature]
Signature of Inspections Official

5/1/02
Date

CBL: 396 A051 Building Permit #: 020310



$N60^{\circ}21'22''E$

104.05' WETLANDS

$S80^{\circ}06'54''E$
49.95'

$N00^{\circ}34'1''$
56.35'

LOT 1
10,627 S.F.

30.70' $N60^{\circ}21'22''E$

15' 15' WIDE
DRAINAGE
EASEMENT

148.22'

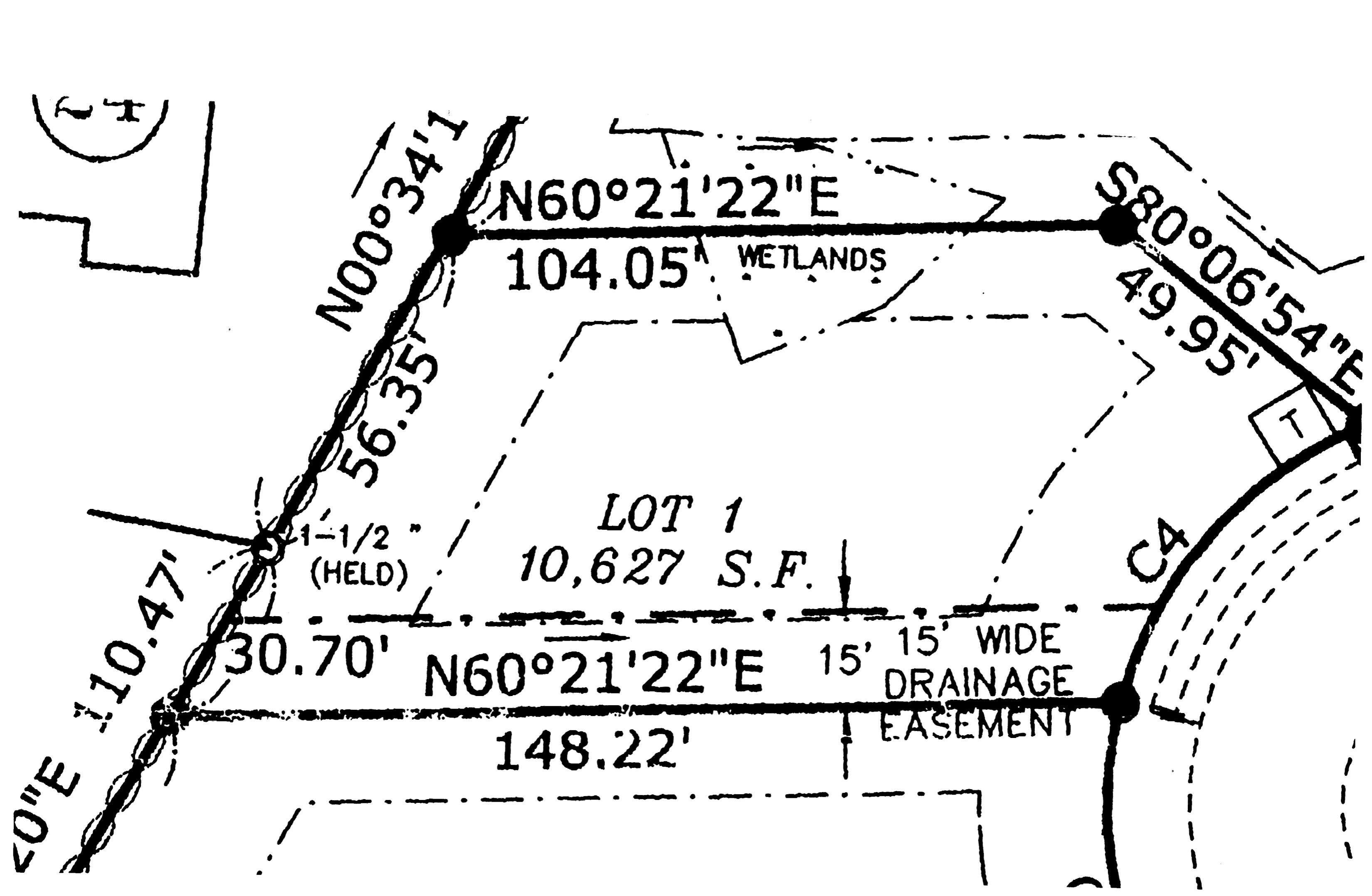
$S10^{\circ}47'10''E$
110.47'

$S1^{\circ}1/2''$
(HELD)

$S20''E$

CA

T



N60°21'22"E

104.05' WETLANDS

N00°34'1"
56.35'

S80°06'54"E
49.95'

LOT 1

10,627 S.F.

1-1/2"
(HELD)

30.70'

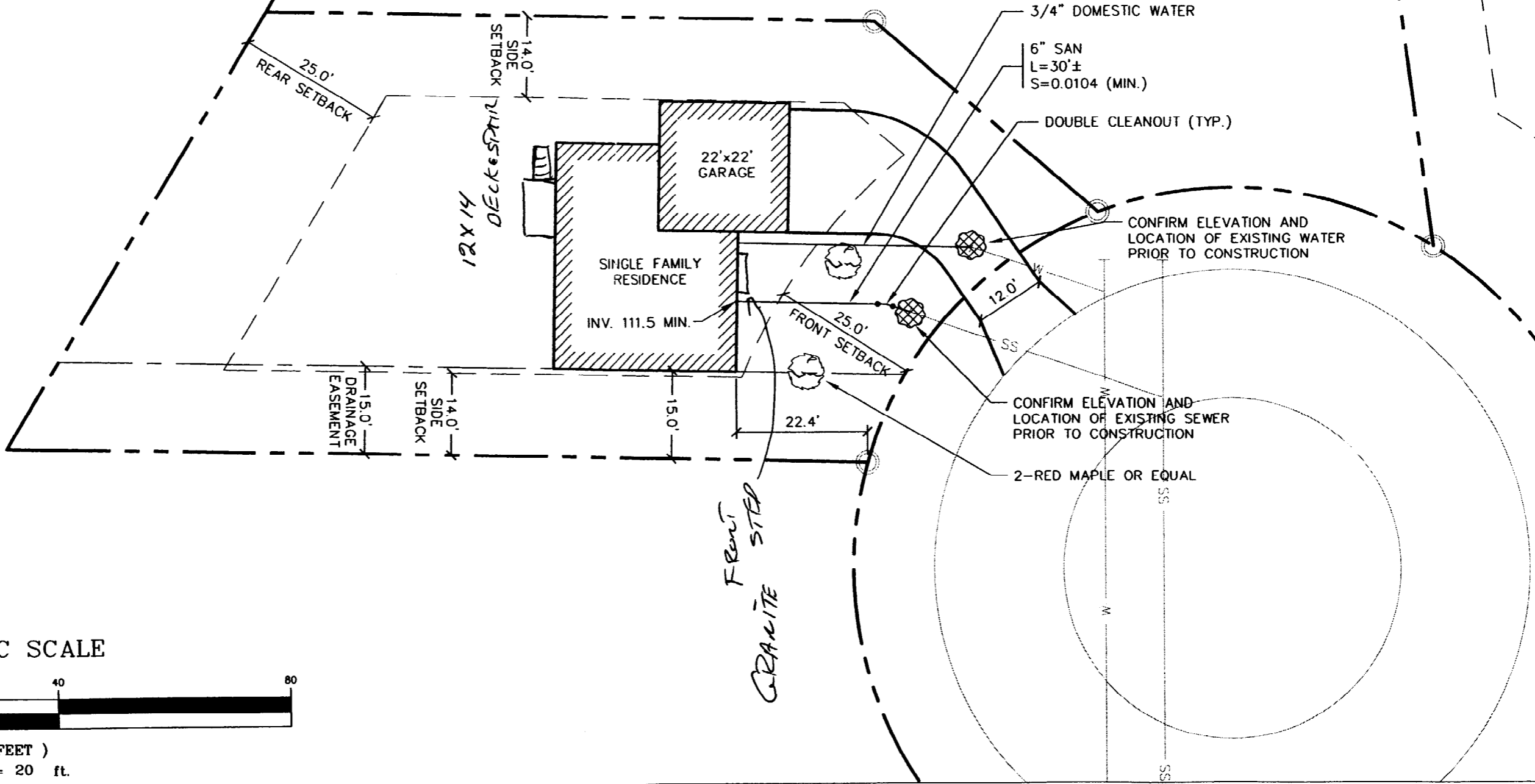
N60°21'22"E

148.22'

15' 15' WIDE
DRAINAGE
EASEMENT

CA

E 10.47'
E 10.47'



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Rev.	Date	Revision

Design: DER	Date: MARCH 2002
Draft: CAH	Job No.: 482.1
Checked: DER	Scale: 1"=20'
File Name: 482.1-SP	

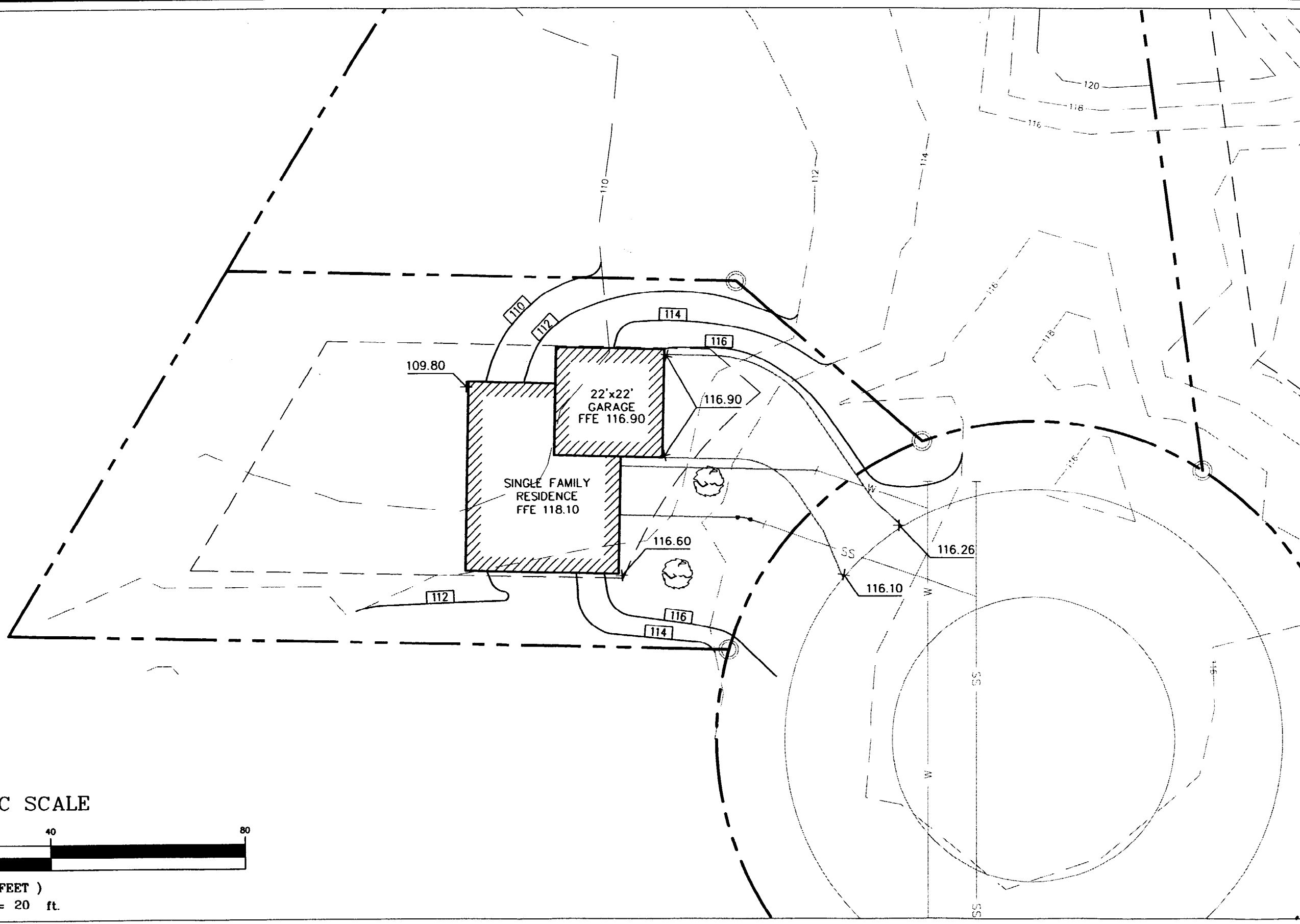
GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services

PO Box 1237
 26 Main Street
 Gray, ME 04039

207-657-6910
 FAX: 207-657-6912
 E-Mail: gpce@moine.rr.com

Drawing Name:	Layout and Utility Plan
Project:	LOT 1 - NORTHGATE FARMS

Figure No.
2



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

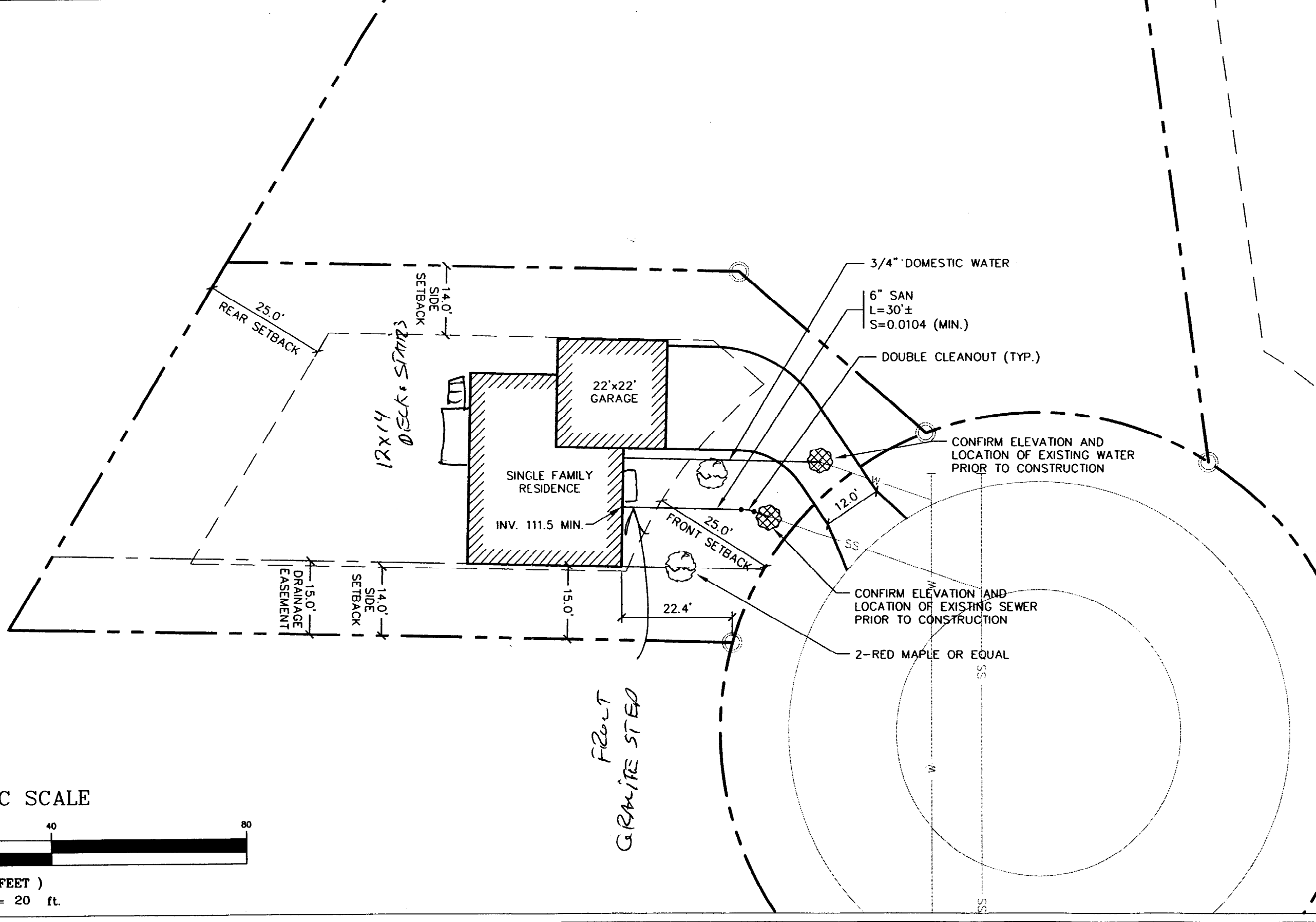
Rev.	Date	Revision

Design: DER	Date: MARCH 2002
Draft: CAH	Job No.: 482.1
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File Name: 482.1-SP	

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 Traffic and Civil Engineering Services
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 26 Main Street
 Gray, ME 04039
 207-657-6910
 FAX: 207-657-6912
 E-Mail: gpcei@maine.rr.com

Drawing Name:	Grading and Drainage Plan
Project:	LOT 1 - NORTHGATE FARMS

Figure No.
3



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Rev.	Date	Revision

Design: DER	Date: MARCH 2002
Draft: CAH	Job No.: 482.1
Checked: DER	Scale: 1"=20'
File Name: 482.1-SP	

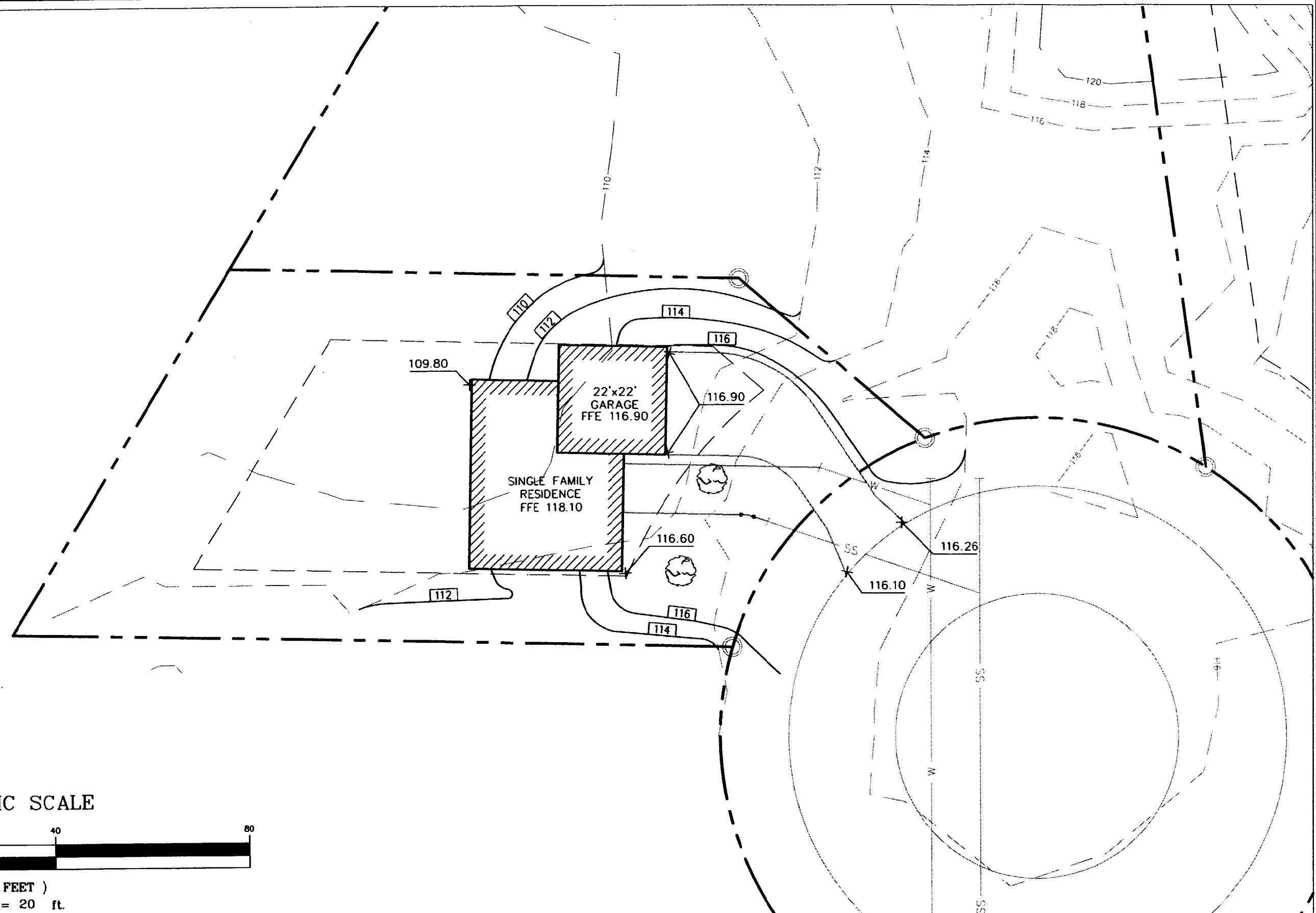
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Figure No.
2



GRAPHIC SCALE



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Rev.	Date	Revision

Design: DER	Date: MARCH 2002
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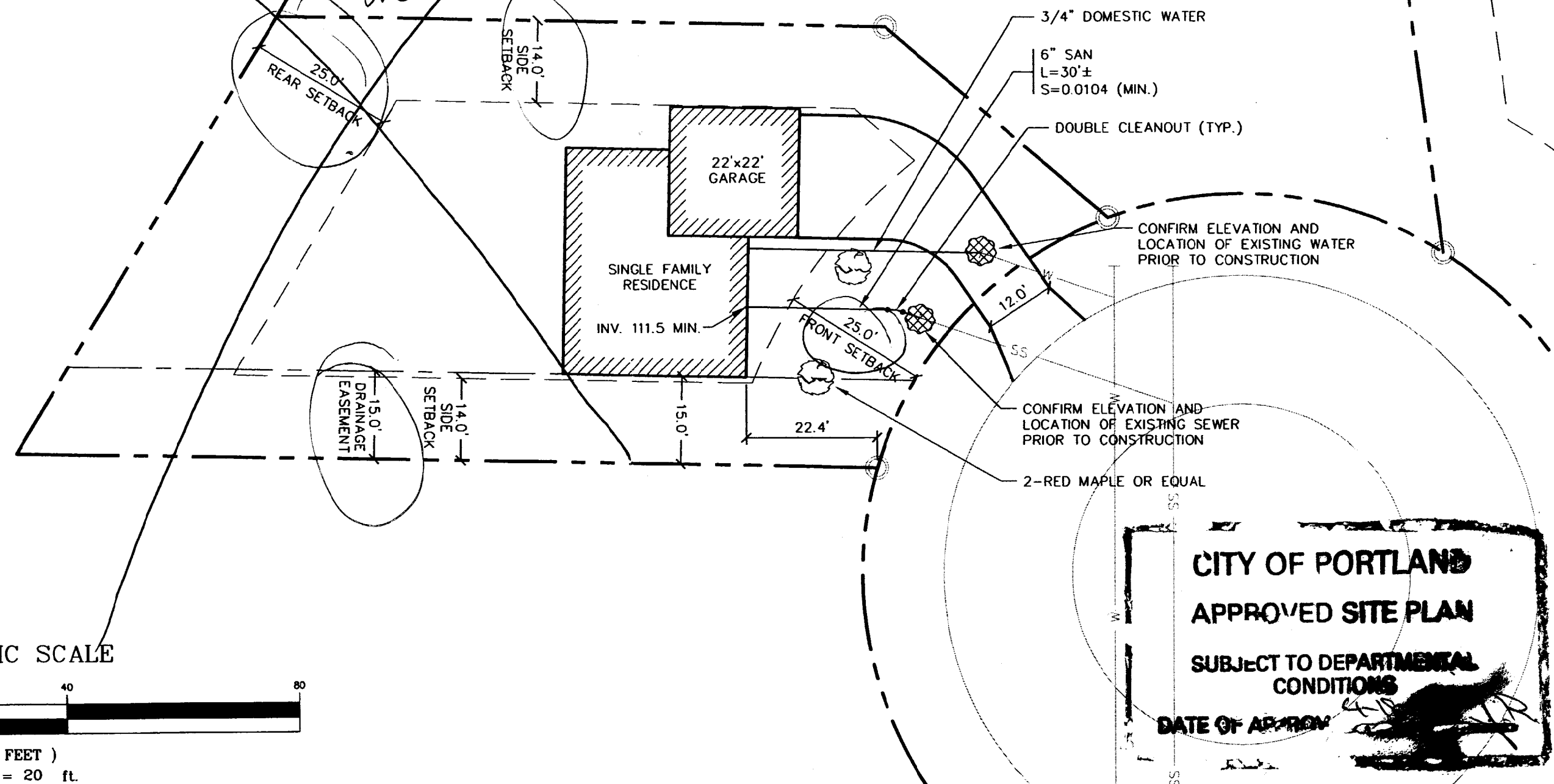
207-657-6910
 FAX: 207-657-6912
 E-Mail: gpce@maine.rr.com

Drawing Name:	Grading and Drainage Plan
Project:	LOT 1 - NORTHGATE FARMS

Figure No.
3



See revised
plans
dated 4/25/02
showing feat
set



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

CITY OF PORTLAND
APPROVED SITE PLAN
SUBJECT TO DEPARTMENTAL
CONDITIONS
DATE OF APPROVAL

Rev.	Date	Revision

Design: DER	Date: MARCH 2002
Draft: CAH	Job No.: 482.1
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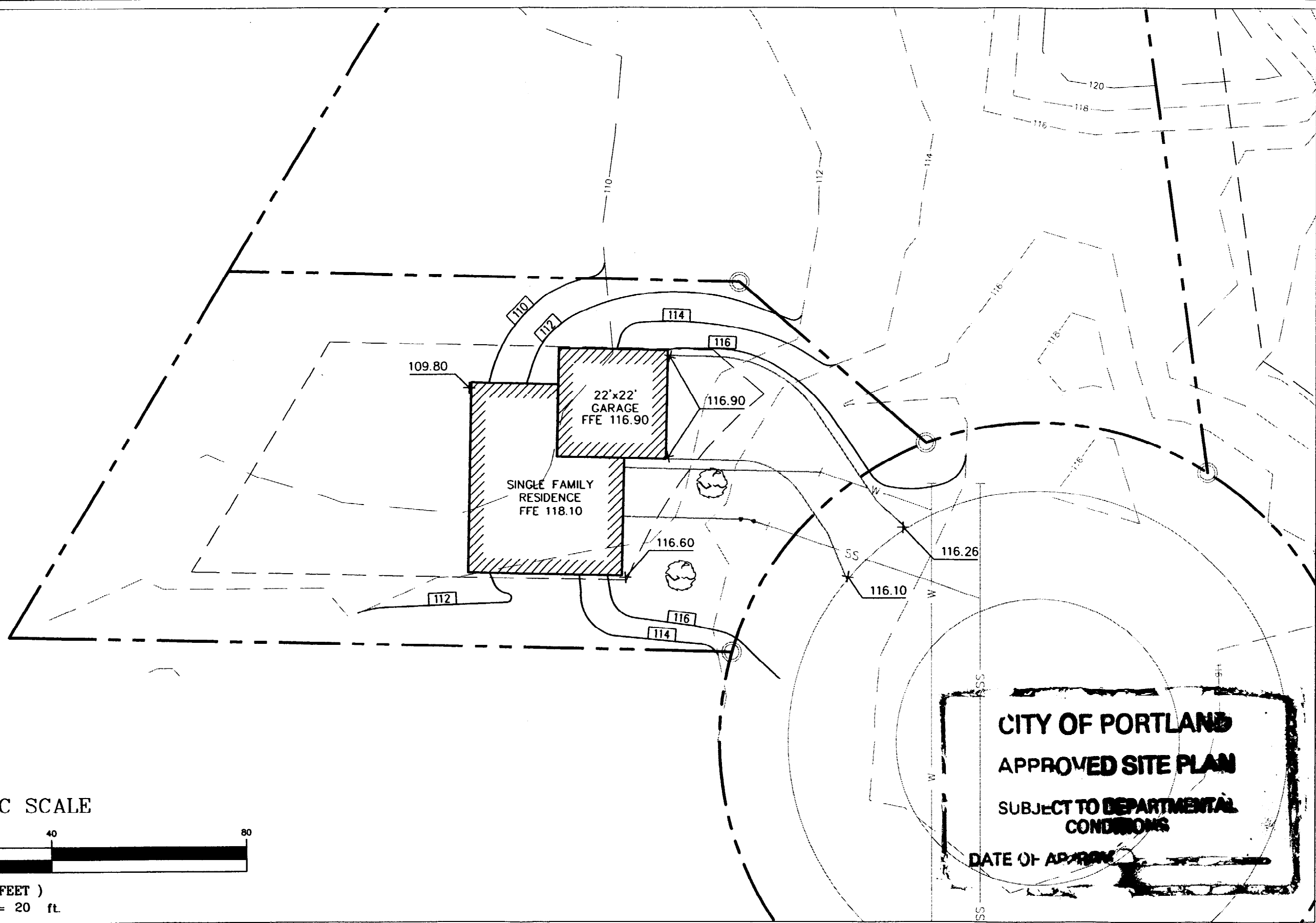
GP Gorrill-Palmer Consulting Engineers, Inc.
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FAX: 207-657-6912
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Drawing Name:	Layout and Utility Plan
Project:	LOT 1 - NORTHGATE FARMS

Figure No.
2



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

CITY OF PORTLAND
APPROVED SITE PLAN
SUBJECT TO DEPARTMENTAL
CONDITIONS
DATE OF APPROVAL

Rev.	Date	Revision
-	-	-

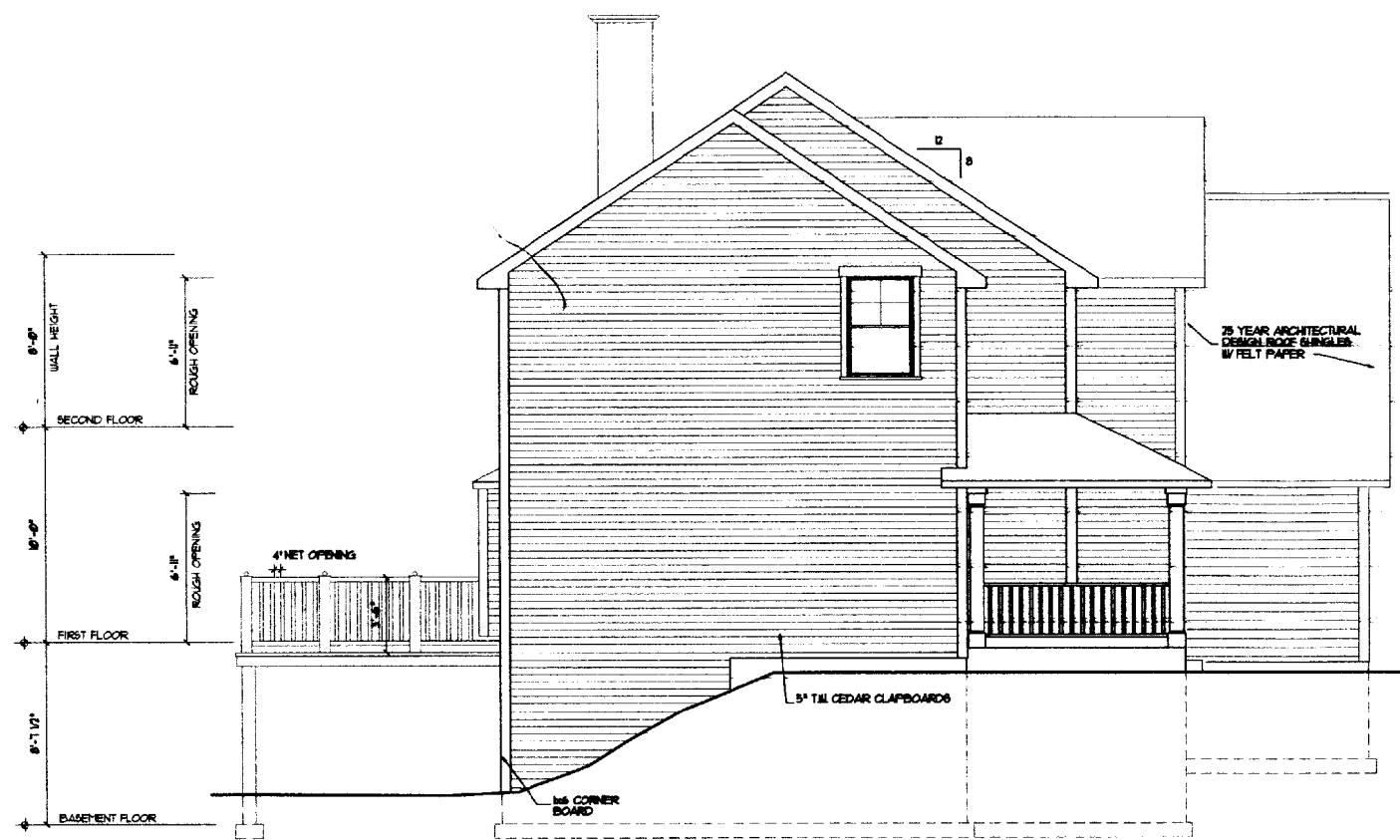
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Draft: CAH	Job No.: 482.1
Checked: DER	Scale: 1"=20'
File Name: 482.1-SP	

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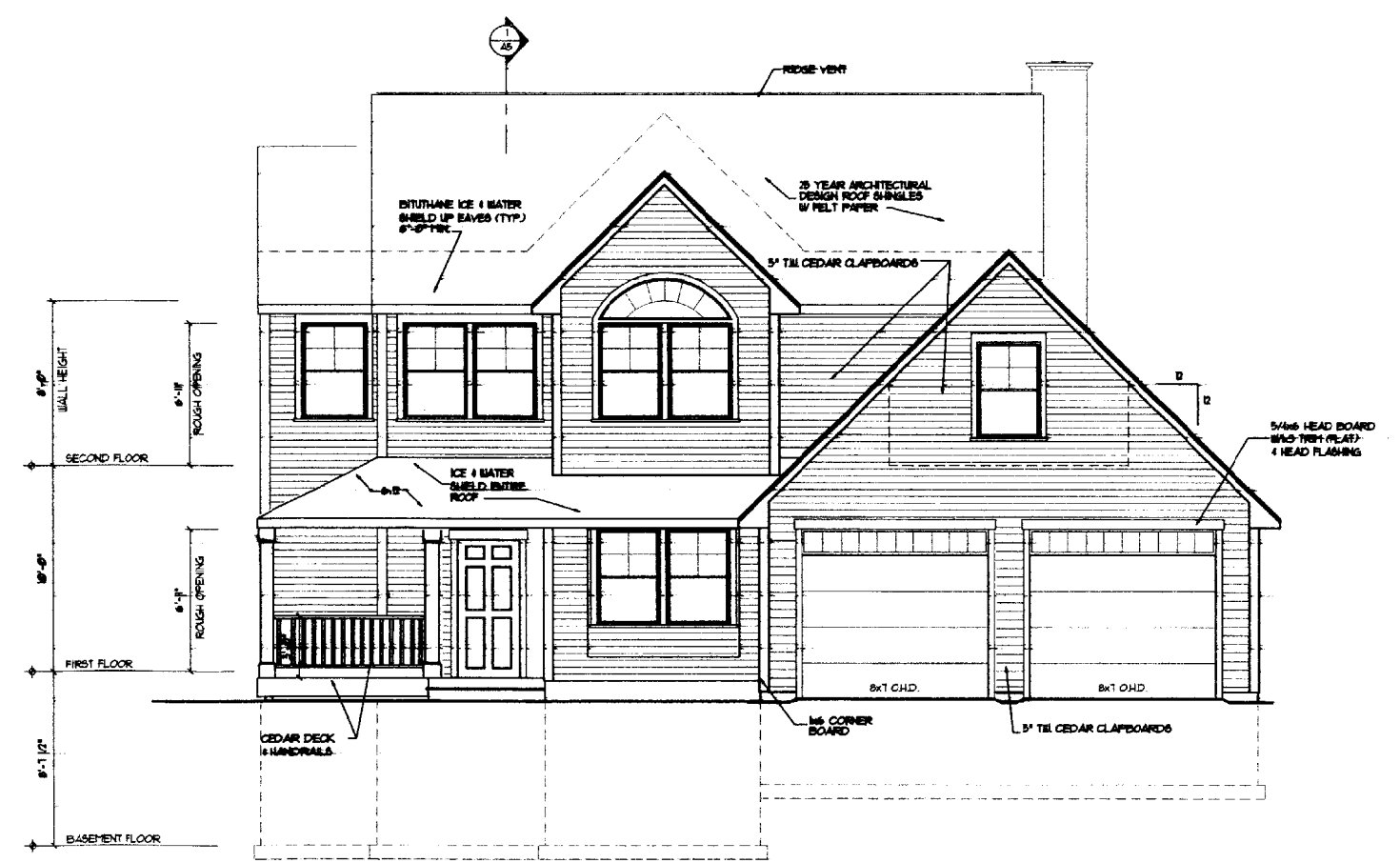
Drawing Name:	Grading and Drainage Plan
Project:	LOT 1 - NORTHGATE FARMS

Figure No.
3



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

TYP. WINDOW TRIM DETAIL:
5/8"x6" HEAD TRIM + HEAD FLASHING
(OVERHANG JAMB TRIM 2")
3/4" JAMB
3x2 SLOPING SILL
ICE + WATERSHIELD FLASHING
OVER WINDOW FLANGES



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

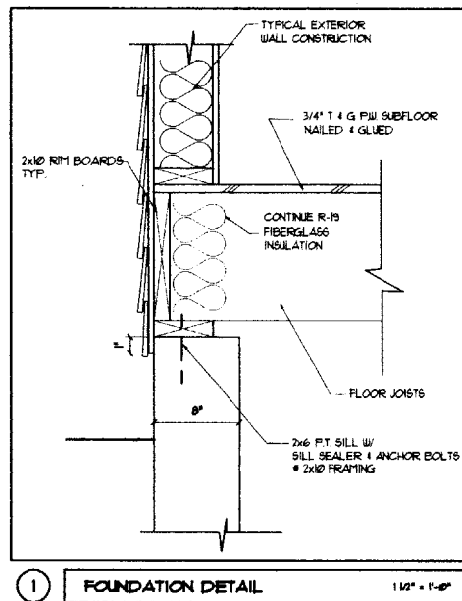
NO.	DATE	REVISIONS	DESCRIPTION

Drawings This Sheet
ELEVATIONS

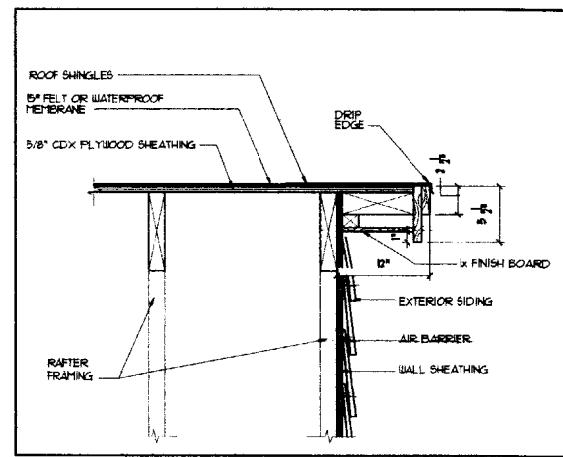
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M/A	8/26/2012
DRAWN	CHECKED
DLP	DLP

A3

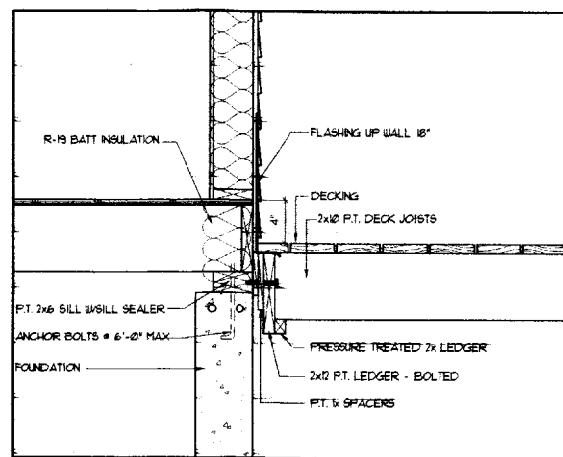
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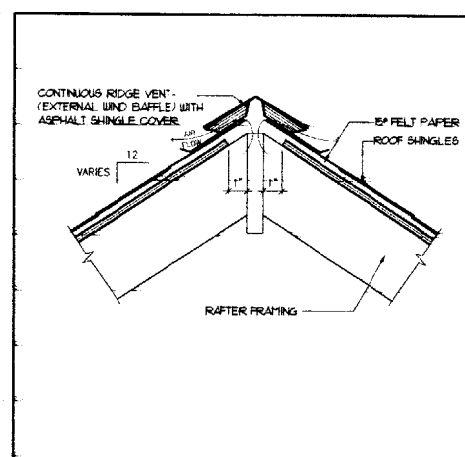
1 FOUNDATION DETAIL 1/2" = 1'-0"



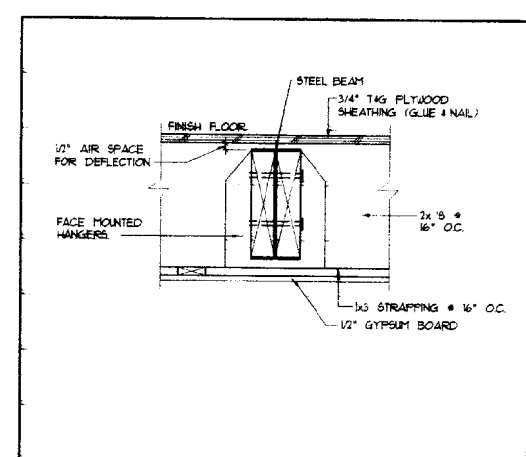
2 RAKE DETAIL 1/2" = 1'-0"



3 DECK / JOIST CONNECTION DETAIL SCALE: 1" = 1'-0"

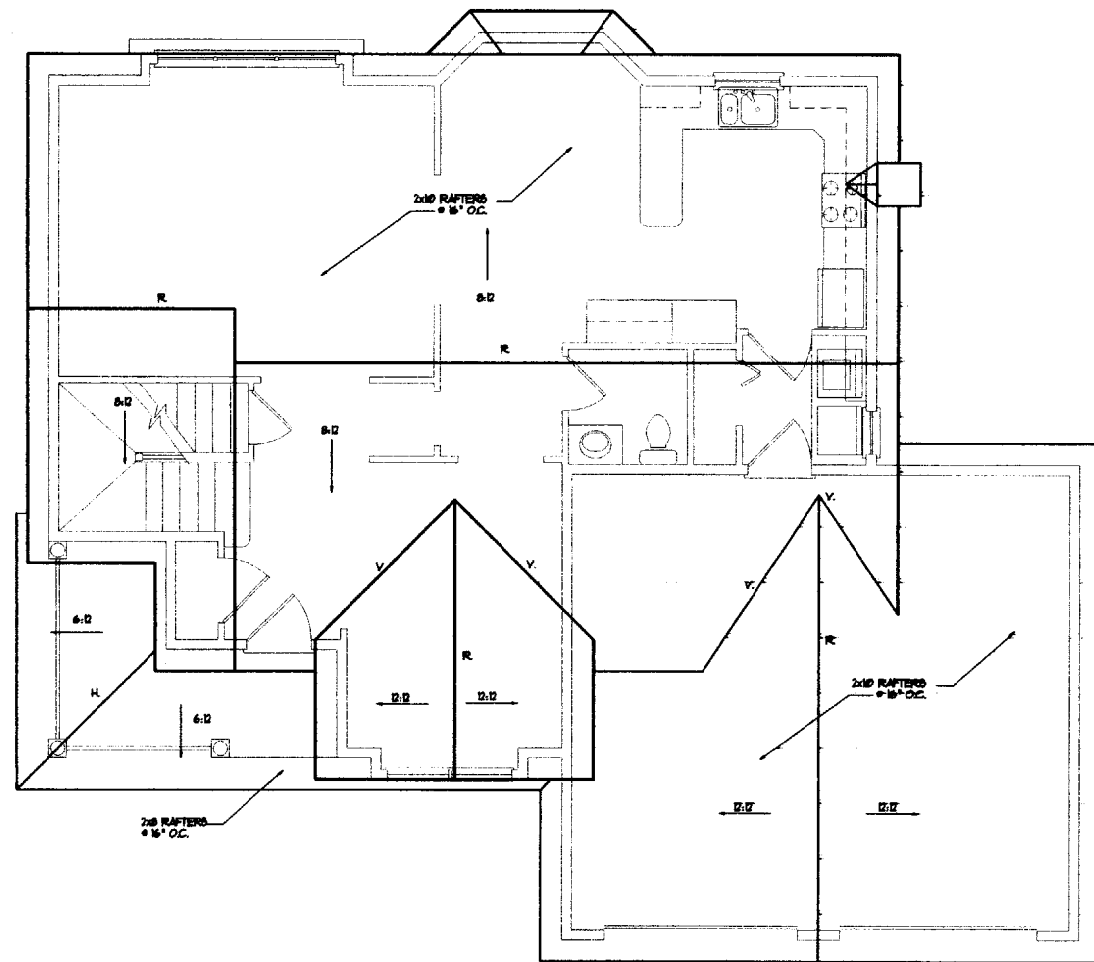


4 RIDGE VENT DETAIL 1/2" = 1'-0"

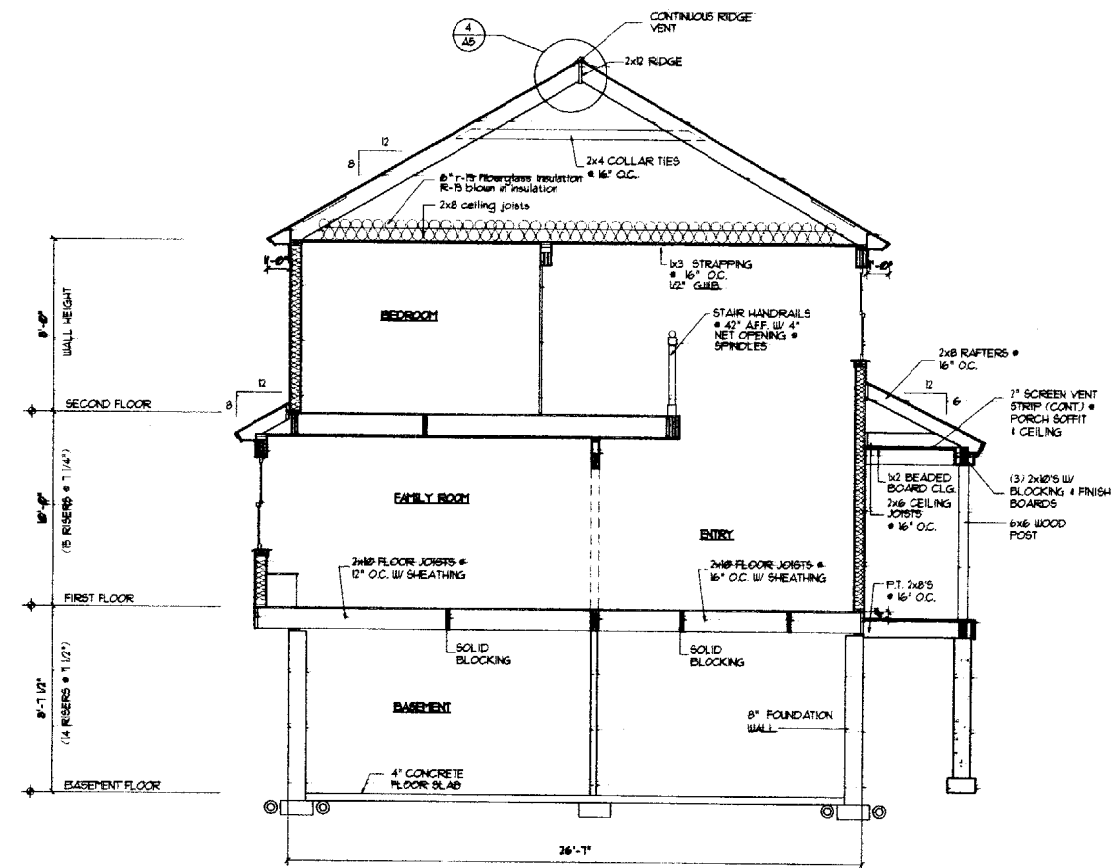


5 BEAM / JOIST CONNECTION 1/2" = 1'-0"

NOTE: FLUSH OVERHANGS PER SITE RESTRICTIONS



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



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

NO.	DATE	REVISIONS / DESCRIPTION

New Residence For:

ROOF PLAN SECTION / DETAILS

NUMBER	DATE
NA	BARRE
DLP	DLP

A5