

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that **MZ PROPERTIES**

Located At 400 AUBURN ST

Job ID: 2012-08-4739-SF

CBL: None

383 - A015

has permission to new 28' x32' single family home

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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 Inspections 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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4739-SF

Located At: 400 AUBURN ST

CBL: None

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

DRC

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
3. 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.)
4. 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.
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. 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.
7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions i.e., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
8. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
9. 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.

10. 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 mixed growth area at the rear of the lot.
11. 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.
12. The outlet discharge point for the foundation drain must be located at least 20 feet from all property lines.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
3. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
4. The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.

Fire

All construction shall comply with City Code Chapter 10.

A sprinkler system shall be installed.

A separate no fee One- or Two-family Fire Sprinkler Permit is required.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

Sprinkler requirements

The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.

All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.

Application requires State Fire Marshal approval.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4739-SF	Date Applied: 8/17/2012	CBL: 383-A-015-001	
Location of Construction: 400 AUBURN ST	Owner Name: MZ PROPERTIES, LLC	Address: 126 UNDERWOOD RD FALMOUTH, ME 04105	Phone: 207-332-3038
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Vacant	Proposed Use: New Single family – build a 28' x 32' new cape with full dormer	Cost of Work: 110000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB TRC 09
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Proposed Project Description: new 28' x32' cape, 2 story, 2 baths, 3 bedrooms		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<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	<input checked="" type="checkbox"/> Not in Dist 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: <i>8/27/12 ASM</i>	Date:	Date: <i>ARM</i>

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 appication is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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

8-31-12

A neighbor called to say that the lot was being cleared and wondered what was going on. Phil was on vacation, so I talked to Barbara. Barbara called Mike Boissonneau and told him that he could not start clearing the property until the Level Minor Site plan application was approved. Mike told her that he didn't realize and that he would stop. Barbara told him that if he continued to clear that Phil would have to post a stop work order on the property. -amachado

R-3

2012-08-4739

Project Address: <u>400 South Auburn</u>		
Total Square Footage of Proposed Structure/Area: <u>1,664 House / 16,920 Lot</u>	Area of lot (total sq. ft.): Garage: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached <input checked="" type="checkbox"/> Sq. Ft.: _____	Number of Stories: <u>2</u> Number of Bathrooms: <u>2</u> Number of Bedrooms: <u>3</u>
Tax Assessor's Chart, Block & Lot(s): Chart# <u>383</u> Block # <u>A</u> Lot # <u>015</u>		
Current legal use: <u>Residential</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>Vacant land</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project Description: <u>28' x 32' Cape</u> <u>2 full Baths</u> <u>3 Bedroom</u>		
Applicant - must be owner, Lessee or Buyer Name: <u>Michael Boissonneau</u> Business Name, if applicable: <u>M2 Properties, LLC</u> Address: <u>126 Underwood Rd.</u> City/State: <u>Falmouth, ME</u> Zip Code: <u>04105</u>		Applicant Contact Information Work # _____ Home# _____ Cell # <u>(207) 332-3038</u> e-mail: <u>mboisso1@maine.rr.com</u>
Owner - (if different from Applicant) Name: <u>same</u> Address: _____ City/State: _____ Zip Code: _____		Owner Contact Information Work # _____ Home# _____ Cell # _____ e-mail: <u>RECEIVED</u> <u>AUG 17 2012</u> <u>Dept. of Building Inspections</u> <u>City of Portland Maine</u>
Billing Information Name: <u>same</u> Address: _____ City/State: _____ Zip Code: _____ Phone Number: _____		Contact when Building Permit is Ready: Name: <u>Michael Boissonneau</u> Address: <u>126 Underwood Rd.</u> City/State: <u>Falmouth, ME</u> Zip Code: <u>04105</u> Phone Number <u>(207) 332-3038</u>

DEVELOPMENT REVIEW FEES:

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

Level I Minor Residential Site Plan	Fees Paid:
1. Application Fee - \$300.00	\$ <u>300.00</u>
2. Inspection Fee - \$100.00 (for site plan inspection by the Planning Division)	\$ <u>100.00</u>
3. Certificate of Occupancy Fee - \$75.00	\$ <u>75.00</u>
4. Building Permit (Cost of Work) (110,600)	\$ <u>1,120</u>
Total Due:	\$ <u>1,595</u>
Building Permit Fee - \$30 for the first \$1,000 construction cost - \$10 every additional \$1,000.	
Performance Guarantee - Exempt except for those projects that complete construction in the winter and the site work is incomplete.	

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

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


Property Taxes:

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

Separate Permits:

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

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

Signature of Applicant: 	Date: 8/17/12
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This is not a permit - you may not commence any work until the permit is issued.

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

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

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

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

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

**** Reminder: ****

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

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL MEN BY THESE PRESENTS

THAT I, KENNETH E. RUSSELL, of Mililani, Hawaii, for consideration paid, grant to **MZ PROPERTIES, LLC, a Maine Limited Liability Company**, whose mailing address is 126 Underwood Drive, Falmouth, ME 04105, **with Warranty Covenants**, a certain lot or parcel of land, with any buildings thereon, situated in Portland, County of Cumberland, State of Maine, and being more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO
MADE A PART HEREOF AND INCORPORATED BY REFERENCE HEREIN**

Being the same premises conveyed in a deed from Dorothy Mae Russell to Kenneth E. Russell, dated August 6, 2003 and recorded in the Cumberland County Registry of Deeds in Book 20493, Page 216.

IN WITNESS WHEREOF, I, KENNETH E. RUSSELL, have caused this instrument to be executed on this 5 day of November, 2010.

SIGNED, SEALED AND DELIVERED
in presence of

Sandra Russell
WITNESS
Sandra Russell

Kenneth E. Russell
KENNETH E. RUSSELL

STATE OF Hawaii
City/COUNTY OF Honolulu }^{ss}

Personally appeared before me on this 5th day of November, 2010, the above named **KENNETH E. RUSSELL** and acknowledged the foregoing instrument to be his free act and deed.

Before me, [Signature]
Notary Public/Attorney at Law
Jessica E. Weaver
Notary Public, State of Hawaii

Printed Name: Jessica E. Weaver
COMMISSION EXPIRES: August 20, 2010

SEAL

MAINE DEED ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, on Auburn Street, in the City of Portland, County of Cumberland, and State of Maine, being bounded and described as follows:

Beginning at a point on the westerly sideline of said Auburn Street and distance Southerly Two Hundred Twenty (220') feet from the southeasterly corner of land now or formerly of H.F. Littlefield, and running northwesterly one straight line approximately at right angles to said Auburn Street One Hundred Twenty-Five (125') feet to a point marked by an iron rod; thence southerly on a line parallel to said Auburn Street to the land now or formerly of J.E. Willey; thence southeasterly along the line dividing said Willey's land from land of Frederick E. Leighton to said westerly sideline of said Auburn Street; thence northerly along the westerly sideline of said Auburn Street to the point of beginning.

ALSO, a certain lot or parcel of land located on the westerly side of Auburn Street, in the City of Portland, County of Cumberland, and State of Maine, being bounded and described as follows:

Beginning at a point on the westerly side of said Auburn Street at the intersection of Auburn Street and the northerly boundary of the land now or formerly of Fred T. Fox; thence in a westerly direction along the northerly boundary of the said Fox land Two Hundred Two and Four-Tenths (202.4') feet to a point at the northwesterly corner of said Fox land; thence in a northerly direction in a line approximately parallel to said Auburn Street Forty-Nine and Five Tenths (49.5') feet to a point; thence in an easterly direction in a line approximately parallel to the first course described herein to a point on the westerly side of Auburn Street; thence along the westerly side of Auburn Street Fifty (50') feet to the point of beginning.

ALSO, a certain lot or parcel of land situated at the rear of No. 408 Auburn Street, in the City of Portland, County of Cumberland, and State of Maine, being bounded and described as follows:

Beginning at the northwesterly corner of a lot of land, formerly of Laurena A. Scribner and described in a deed recorded in the Cumberland County Registry of Deeds in Book 1671, Page 6 and dated March 13, 1942; and running southwesterly along the southerly sideline of a proposed new street Seventy (70') feet to an iron rod; thence southerly at a right angle to said southerly sideline of proposed new street, and in a straight line, One Hundred and Fifty (150') feet, more or less, to land now or formerly of J.E. Willey; thence northeasterly along said Willey's line, to the southwesterly corner of the above mentioned Laurena A. Scribner lot; thence northerly along the westerly line of the Laurena A. Scribner lot, to the northwesterly corner thereof and point of beginning.

A right of way is hereby granted along a proposed new street to the lot hereby described.

Received
Recorded Register of Deeds
Nov 15, 2010 01:41:33P
Cumberland County
Pamela E. Lovley

Deed Description : Land of MZ Properties Auburn St. South Lot

A certain lot or parcel of land located on the west bounds of Auburn Street and north of land of Anzelc Russell LLC described in Book 18624 Page 189 in the City of Portland, Cumberland County and State of Maine and being more particularly described as follows.

Beginning at a 1" pipe found on the west bounds of Auburn Street at the northeast corner of land of Anzelc Russell LLC described in Book 18624 Page 189 and also being S05°-42'-15"W one hundred fifty and thirty eight hundredths 150.38' feet from a 1" iron pipe found on the southeast corner of land of Lee and Grace Morin described in Book 15219 Page 308.

- 1) Thence S83°-29'-42"W one hundred twenty six and fifty one hundredths 126.51' feet along the north bounds land of Anzelc Russell LLC to a 2" iron pipe at the south corner of Land of Morin described in Book 15219 Page 308.**
- 2) Thence N17°-58'-59"W one hundred sixty five and eighty six hundredths 165.86' feet along the easterly bounds of Morin to a 14" Broadleaf tree at a corner of land of Morin.**
- 3) Thence N75°-32'-49"E sixty seven and forty two hundredths 67.42' feet along land of Morin to a 2" pipe found at the northwest corner of land of formerly owned by grantor.**
- 4) Thence S03°-18'-31"E seventy five and seventy six hundredths 75.76' feet along land formerly owned by grantor to a 5/8" rebar set with cap at the southwest corner of land formerly owned by grantor.**
- 5) Thence S85°-12'-12"E one hundred fifteen and thirteen hundredths 115.13' feet along land formerly owned by grantor to a 5/8" rebar set with cap on the west bounds of Auburn Street.**
- 6) Thence S05°-42'-15"W seventy five and thirty seven hundredths 75.37' feet along the west bounds of Auburn Street to the point of beginning.**

Containing 16,920 Square Feet or 0.39 Acres and being a portion of land of MZ properties described in Book 28267 Page 38. Also including a right of way from Auburn Street to rear of the above described property over the land of Morin described in Book 15219 Page 308 for more particularly described right of way see Book 1789 Page 197.

STORMWATER REPORT

408 Auburn Street, Portland
MZ Properties, LLC
August 10, 2012

The following Stormwater Report has been prepared to summarize the stormwater impact of a single family structure at 408 Auburn Street in Portland, Maine.

Project Description:

MZ Properties, LLC is proposing the development of a single family home at 408 Auburn Street. The new home will introduce approximately 2,199 square feet of impervious area to the 16,920 s.f. lot. The impervious area includes the building and new driveway.

Existing Conditions:

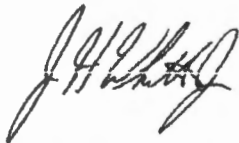
The lot is currently undeveloped and mostly wooded. The site slopes away from Auburn Street, westerly, to a neighboring, large wooded parcel. The lot is adjacent to two single family homes to the north and south. The on-site soils are "Au Gres" loamy sand, which has a HSG classification of "B".

Proposed Conditions:

The new home will be located in the center of the lot. A crushed rock infiltration trench is proposed along the eastern and western edges of the home with a storage capacity of approximately 560 cubic feet. This represents 65 percent of the difference in the volume of runoff produced in the post-development conditions versus the pre-development conditions, in a 25-year, 24-hour storm event. Runoff will enter the trench and be allowed to slowly infiltrate into the ground rather than allowed to run overland to the neighboring property. This will minimize the impact on the neighboring wooded parcel.

The neighboring wooded parcel is much larger in size than the development site and does not have soils indicative to future development. The large majority of the property is wetland area. There is also a defined channel for collection of stormwater runoff in the rear of the property. The slight increase in flow from this site is not expected to have a significant, negative impact on downstream areas.

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



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



8-10-12



Subcatchment 1S:

Runoff = 0.84 cfs @ 12.09 hrs, Volume= 0.057 af, Depth> 1.60"

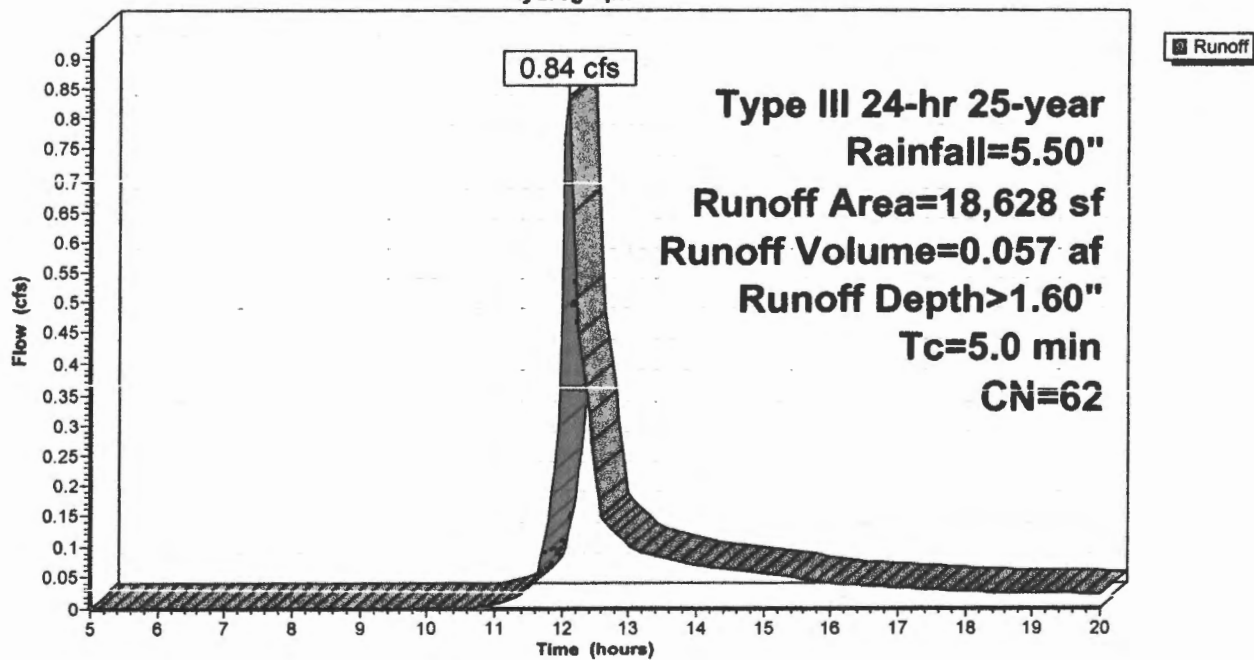
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Type III 24-hr 25-year Rainfall=5.50"

Area (sf)	CN	Description
2,172	98	Paved parking & roofs
10,134	55	Woods, Good, HSG B
6,322	61	>75% Grass cover, Good, HSG B
18,628	62	Weighted Average

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

Subcatchment 1S:

Hydrograph





1236 POST

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

Prepared by Terradyn Consultants, LLC

Page 2

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

8/10/2012

Subcatchment 1S:

Runoff = 1.11 cfs @ 12.08 hrs, Volume= 0.074 af, Depth> 2.07"

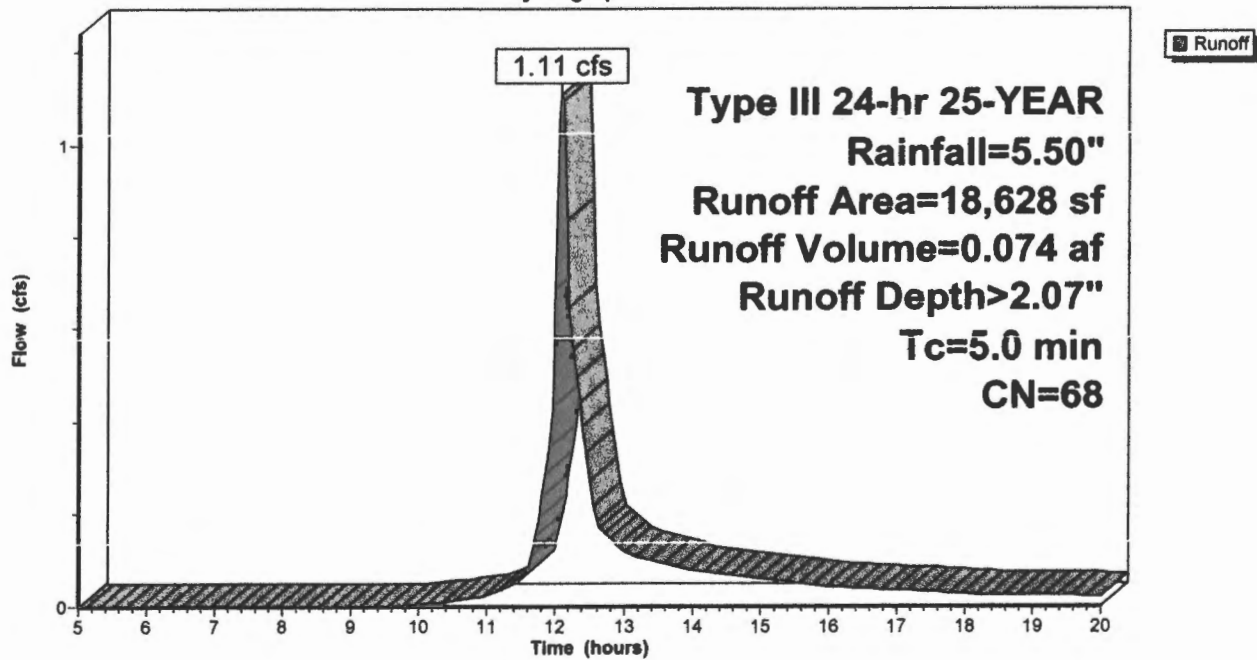
Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25-YEAR Rainfall=5.50"

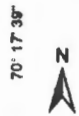
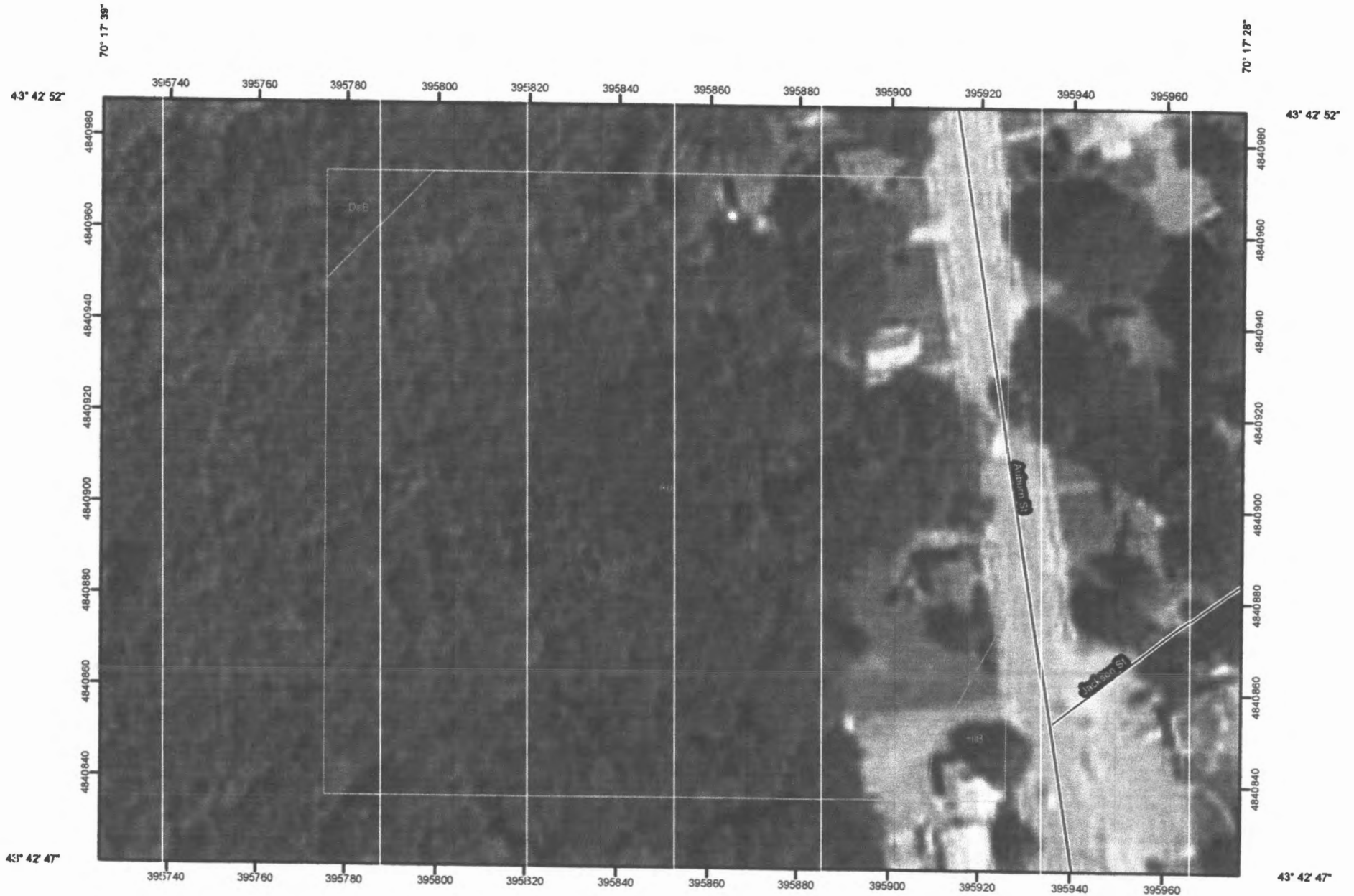
Area (sf)	CN	Description
4,374	98	Paved parking & roofs
5,871	55	Woods, Good, HSG B
8,383	61	>75% Grass cover, Good, HSG B
18,628	68	Weighted Average

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

Subcatchment 1S:

Hydrograph










































Map Scale: 1:1,190 if printed on A size (8.5" x 11") sheet



MAP LEGEND

Area of Interest (AOI)		Very Stony Spot
		Wet Spot
Soils		Other
	Special Line Features	
Special Point Features		Gully
		Short Steep Slope
		Other
	Political Features	
		Cities
	Water Features	
		Streams and Canals
	Transportation	
		Rails
		Interstate Highways
		US Routes
		Major Roads
		Local Roads
		
		
		
		
		
		
		
		
		
		

MAP INFORMATION

Map Scale: 1:1,190 if printed on A size (8.5" x 11") sheet.

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

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

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

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

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 19N NAD83

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

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
 Survey Area Data: Version 7, Jan 8, 2009

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

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

Map Unit Legend

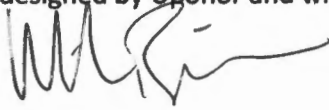
Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Au	Au Gres loamy sand	4.9	96.6%
DeB	Deerfield loamy sand, 3 to 8 percent slopes	0.1	1.4%
HIB	Hinckley gravelly sandy loam, 3 to 8 percent slopes	0.1	2.1%
Totals for Area of Interest		5.1	100.0%

8/17/2012

Re: 400 Auburn St – Single Family Home

To: Portland Fire Dept

The sprinkler design will be forth coming and will be in compliance with NFPA 13D. The system will be designed by Uponor and will be given to the Fire Dept for review prior to installation.

A handwritten signature in black ink, appearing to be 'MZ Properties LLC', written over the printed name below.

MZ Properties LLC



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , BusinessName: Matercard, Check Number: 41714
Tender Amount: 1595.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 8/17/2012
Receipt Number: 47238

Receipt Details:

Referance ID:	7697	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-08-4739-SF - new 28' x32' cape, 2 story, 2 baths, 3 bedrooms			
Additional Comments: 400 auburn st			

Referance ID:	7698	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	1120.00	Charge Amount:	1120.00
Job ID: Job ID: 2012-08-4739-SF - new 28' x32' cape, 2 story, 2 baths, 3 bedrooms			

Additional Comments:

Referance ID:	7699	Fee Type:	BP-MSFSR
Receipt Number:	0	Payment Date:	
Transaction Amount:	300.00	Charge Amount:	300.00

Job ID: Job ID: 2012-08-4739-SF - new 28' x32' cape, 2 story, 2 baths, 3 bedrooms

Additional Comments:

Referance ID:	7700	Fee Type:	BP-INSP
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00

Job ID: Job ID: 2012-08-4739-SF - new 28' x32' cape, 2 story, 2 baths, 3 bedrooms

Additional Comments:

Thank You for your Payment!

Applicant: M2 Properties LLC - Michael Boissonneau Date: ~~new~~ 8/27/12

Address: 400 Auburn St.

C-B-L: 383-A-015

permit # 2012-08-4739

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

Interior or corner lot - h

Proposed Use/Work - build a 32'x28' single family cape w/ full dormer on rear, w/ deck

Sewage Disposal - public

Lot Street Frontage - 50' min. - 75.37' given

Front Yard - 25' min. - 59.5' scaled - (OK)

Rear Yard - 25' min. - 45' scaled b/bulkhead

Side Yard - 1 or 1 1/2 stories - 8' min. 20' scaled on left (OK)

2 stories - 14' min. 35' scaled on right (OK)

Projections -

Width of Lot - 65' min. - 87' scaled (OK)

Height - 35' max. - 22' scaled (OK)

Lot Area - 6500 sq ft min. - 16,520 sq ft (OK)

Lot Coverage / Impervious Surface - 35% = 5,922 sq ft

Area per Family - 6500 sq ft (OK)

Off-street Parking - 2 spaces required - dw 15' x 40' (OK)

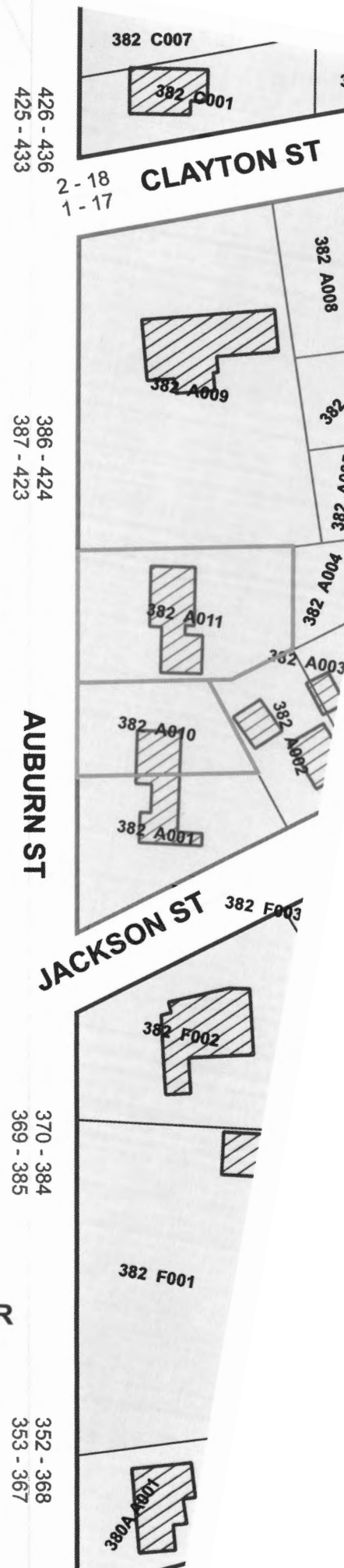
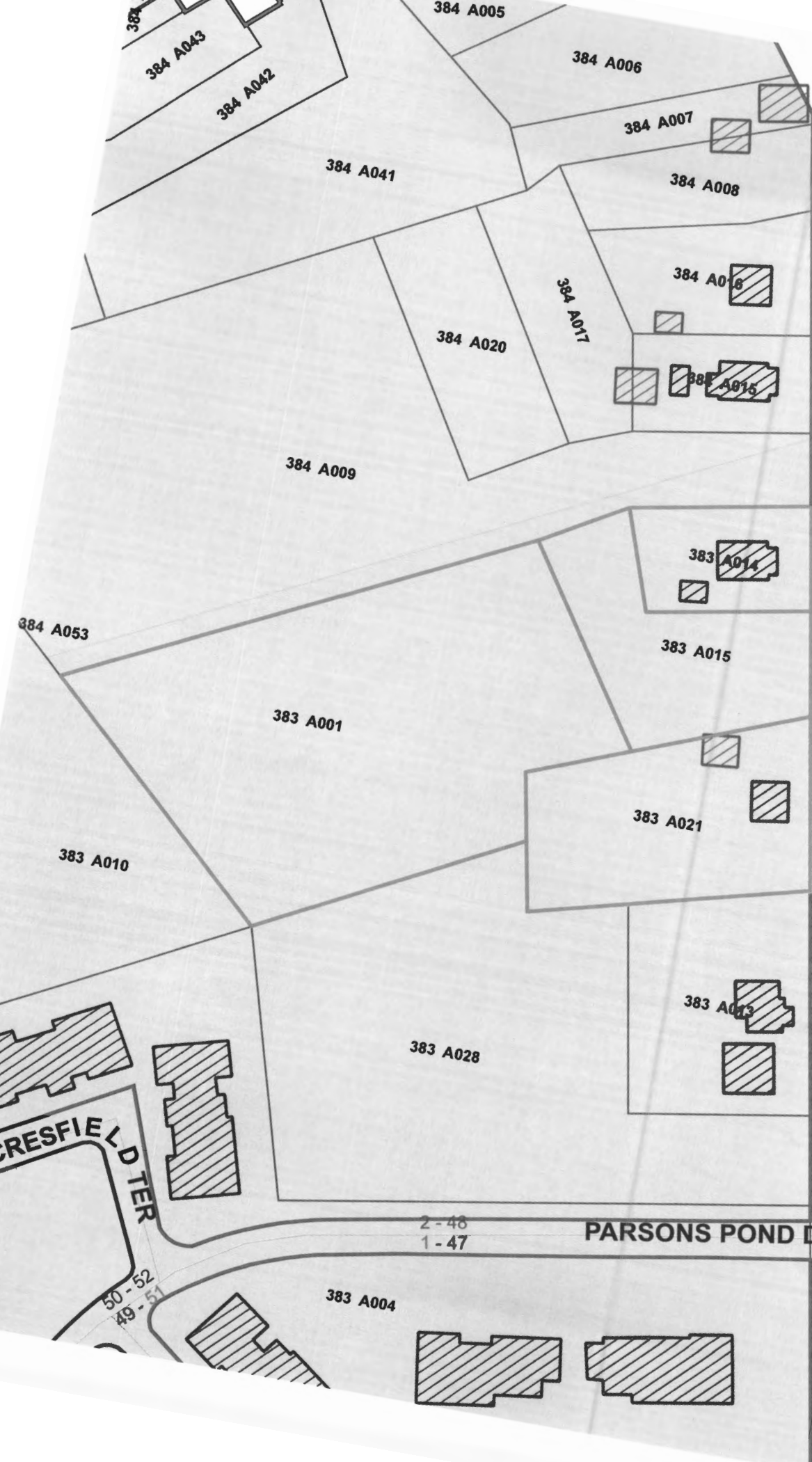
Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning / Stream Protection - N/A

Flood Plains - panel 2 - zone X

28 x 32 =	896
9 x 10 =	90
75 x 35 =	2.6
3.5 x 45 =	15.75
6.75 x 3.75 =	25.3
<hr/>	
	1029.6 (OK)



426 - 436
425 - 433

2 - 18
1 - 17

386 - 424
387 - 423

AUBURN ST

370 - 384
369 - 385

JACKSON ST

352 - 368
353 - 367

ANZELC PAMELA
48 RIDGE RD
PORTLAND, ME 04103

BEVERAGE ROBERT M WWII VET
TRUSTEE
405 AUBURN ST
PORTLAND, ME 04103

MARCH BROOKMAN P &
GRACE S MARCH JTS
337 DEERING AVE
PORTLAND, ME 04103

MZ PAROPERTIES LLC
126 UNDERWOOD DR
FALMOUTH, ME 04105

PANTEL ROBERT C
408 AUBURN ST
PORTLAND, ME 04103

Labels Requested For CBL:

382 A010

382 A011

383 A001

383 A014

383 A015

383 A021

IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by MZ Properties, LLC to build a new single family home at 400 Auburn Street.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email amachado@portlandmaine.gov

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Gayle Guertin - 400 Auburn St. (abutters notices)

From: Gayle Guertin
To: Ann Machado; Marge Schmuckal
Date: 8/28/2012 2:25 PM
Subject: 400 Auburn St. (abutters notices)
CC: Gayle Guertin

Mailed out the abutters notices for 400 Auburn St. as of 8-28-12.
Gayle