

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 26, 1996

Mr. Rod Berube
295 Forest Ave.
Portland ME 04101

re: 168 Curtis Rd. (389-G-024)

Dear Mr. Berube:

On December 26, 1996, a Stop Work Order was placed on the above-referred property because work was started without the pre-construction requirements set forth on your building permit.

No work is to be done on this site until all requirements are met. If you should have any questions on this matter, please call this office.

Sincerely,

Kevin Carroll, Code Enforcement Officer #7

cc: P Samuel Hoffses, Chief of Inspection Services
Marge Schmuckal, Zoning Administrator

1ec

AF
James G. Merry, Building Master

Rod Berube

Portland, Maine 04103
Pager 758-0859

453 Gorham Road
Scarborough, Maine 04074
(207) 839-3213

We Also Own American Foundations, Inc.

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November 10, 1996

RE: CONSTRUCTION OF POURED CONCRETE FOUNDATION FOR EXISTING "AMATO HOUSE".

AMERICAN FOUNDATIONS, INC., (James G. Merry, Pres.) will construct a poured concrete foundation, approximately 22'x 36' with bulkhead, for the existing "AMATO HOUSE", under the authority of one Rod Berube of Avenue, Portland, Maine, at the new site location at 836 Washington Avenue. Rod, (OWNER) should be alerted to the extra WINTER ADDITIONS of CALCIUM CHLORIDE & HOT WATER, which elevates the concrete costs approximately \$ 6.00 extra per cubic yard, above the standard cost per cubic yard.

FOUNDATION

CONCRETE

FOOTING: 128'x 10'x 20" on 7 cu. yds. @ \$65.00 per cu. yd. \$ 455.00
WALL: 128'x 10'x 8" on 32 cu. yds. @ \$65.00 per cu. yds. \$ 2,080.00

CONCRETE COST FOR FOOTING & WALL \$ 2,535.00
LABOR COST OF 128 LIN. FT. @ \$12.00 PER LIN. FT. \$ 1,536.00

TOTAL COST OF CONCRETE & LABOR OF FOOTING & WALL \$ 4,071.00 *

* Payment Plan:

1. Down Payment of \$ 2,035.00, on signing of this Agreement.
2. Balance of \$ 2,036.00, (plus any added Extras completed) when Footing & Wall are completed.

FLOOR: (22'x 36'x 4" on 10 cu. yds.)

CONCRETE: 10 cu. yds. @ \$70.00 per cu. yd. \$ 700.00
LABOR: 10 cu. yds. @ \$45.00 per cu. yd. \$ 450.00

TOTAL COST OF CONCRETE & LABOR FOR FLOOR \$ 1,150.00 *

CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

encroachment to confirm the sewer's actual location, as it may vary from the locations shown on paper plans.

2. Once the sewer pipe is exposed it should be located by a licensed land surveyor. The land surveyor will then endeavor to locate the sewer right of way and stake out the location of the proposed foundation, per an agreed upon location. These stakes are to be used in locating and constructing the proposed foundation.
3. A plan showing the location for the foundation and its relationship (i.e. distances and elevation differences) to the existing sewer pipes and sewer right of way should then be submitted to the City for review before construction begins. Both Mr. Berube and the City of Portland should sign an agreement outlining the contents of these 5 steps.
4. After the foundation has been completed, a land surveyor must verify the location of the foundation as it was built and report his finding to the City of Portland as well as Mr. Berube; preferably through an amendment to the plan mentioned in Step 3. This will allow the City to make sure that the foundation is properly placed on the parcel of land before Mr. Berube begins building the house on the foundation.
5. Finally, once the house is completed a final boundary plan will need to be completed for recording in the City's Engineering Archives and the Cumberland County Registry of Deeds. This final plan should be a stamped boundary plan prepared by a licensed land surveyor. The plan should contain:
 - a statement and/or certain language which holds the City harmless from damage to the encroaching portions of the house during the course of the City's use of the sewer easement
 - the plan should have room for the signatures of Mr. Berube and a responsible City official as an acknowledgment of the conditions set forth on the plan.
 - and the plan should be a boundary survey of the whole lot depicting the improvements by Mr. Berube, the location of the City's sewer easement, and a prominent note describing what can and cannot be placed within a City sewer right of way. This will help to put any future owners on notice that they are not build permanent structures (e.g. fences, sheds, pools, etc.) upon the sewer right of way.

In closing I believe that the City could accommodate Mr. Berube's needs while protecting the City's interests by following the steps outlined above. Please let me know if you have any questions regarding this issue.

KAS/jag

pc: Bruce A. Bell, Operations Manager
Jay Dipaolo, Waste Water and Drainage Section
Jon Giles, Assoc. Engineer