

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

2007-0099

Application I. D. Number

6/8/2007

Application Date

Single Family Home Lot#17

Project Name/Description

Nappi Sabatino M &

Applicant

101 Chelsey Ave , Portland , ME 04103

Applicant's Mailing Address

Richard Libby

Consultant/Agent

Agent Ph: (207)831-4298

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Phil DiPierro

Hope Ave , Portland, Maine

Address of Proposed Site

390 B017001

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 Apt 0 Condo 0 Other (specify)

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Other _____
- After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 6/8/2007

DRC Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date 6/27/07 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance *Phil DiPierro* signature 6/27/07 date

Performance Guarantee Required* Not Required

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

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issue _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date
- Defect Guarantee Released _____ date _____ signature _____

Conditions Section:

Add New Condition
From Default List

Add New Condition

Delete Condition

Close

All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.



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.



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.



A sewer permit is required for your 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.



A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)



The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.



Erosion and Sedimentation control shall be established 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.



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 Lot #17 shall be followed.



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: March 27, 2008

RE: C. of O. for Lot # 17, 67 Hope Avenue,
(Id#2007-0099)(CBL 390 B 017001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Final Grading,
2. Paving,
3. Loam and seed,
4. Landscaping/Street Trees,

I anticipate this work can be completed by **June 1, 2008**.

At this time, **I recommend issuing a temporary Certificate of Occupancy.**

Cc: Barbara Barhydt, Development Review Services Manager
Jeanie Bourke, Inspection Services Manager
File: Urban Insight

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: June 5, 2008

RE: C. of O. for Lot # 17, 67 Hope Avenue,
(Id#2007-0099)(CBL 390 B 017001)

After visiting the site, I have the following comments:

Site work complete

At this time, I recommend issuing a permanent Certificate of Occupancy.

Cc: Barbara Barhydt, Development Review Services Manager
Jeanie Bourke, Inspection Services Manager
File: Urban Insight

From: Lannie Dobson
To: C of O; tmm
Date: 3/24/2008 10:26:57 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 67 HOPE AVE Parcel ID:
390 B017001 Dist:

Date: 3/28/2008 Time: 6:00:00 AM

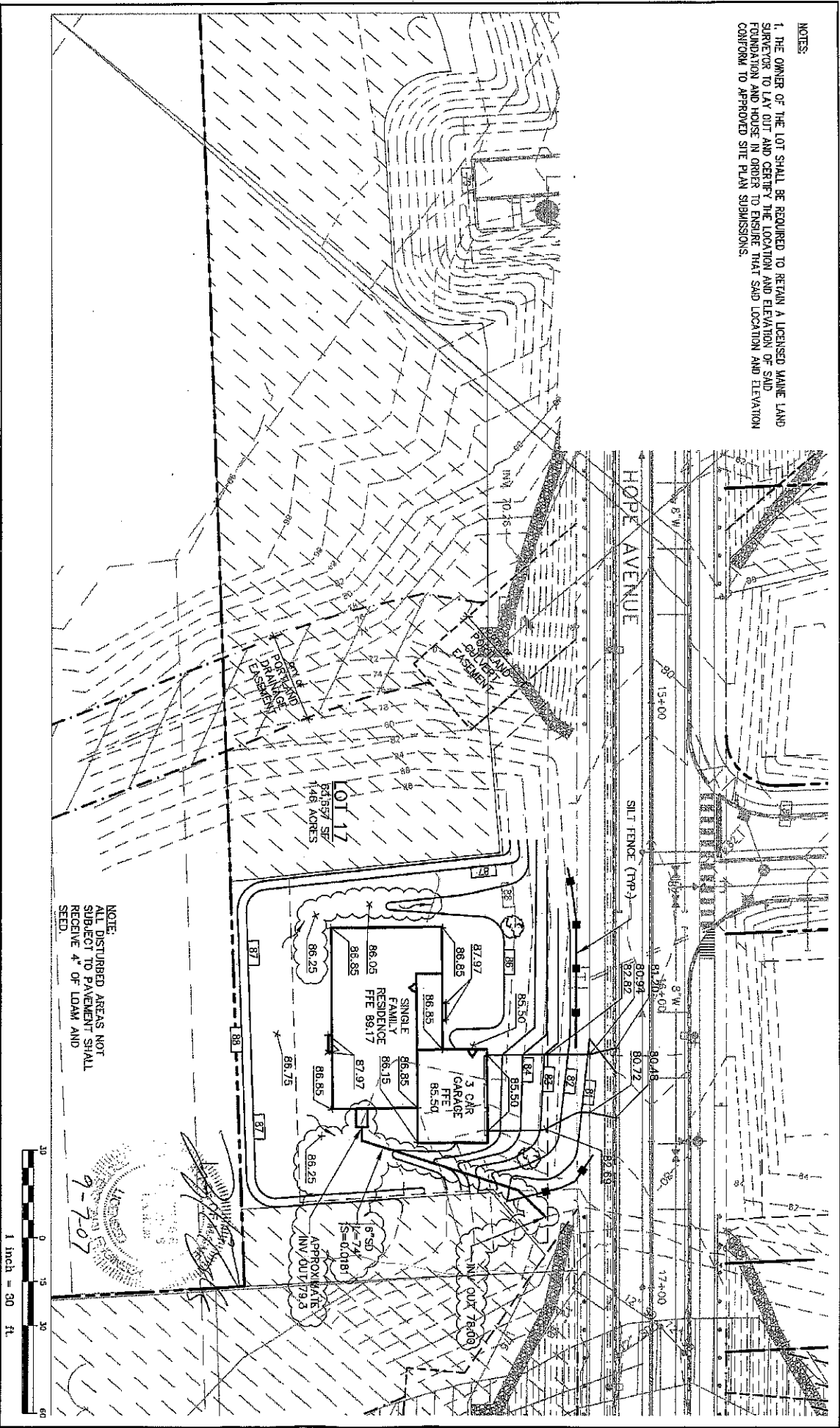
Note: C of O - 831-4298 Rick NEEDS MORNING Property Addr: 67 HOPE AVE Parcel ID: 390
B017001

Application Type: Prmt
Application ID: 70676

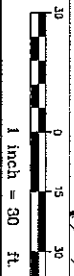
Contact:
Phone1: Phone2:

Owner Name: NAPPI SABATINO M &
Owner Addr: 101 CHELSEY AVE
PORTLAND , ME 04103

NOTES:
 1. THE OWNER OF THE LOT SHALL BE REQUIRED TO RETAIN A LICENSED MAINE LAND SURVEYOR TO LAY OUT AND CERTIFY THE LOCATION AND ELEVATION OF SAID FOUNDATION AND HOUSE IN ORDER TO ENSURE THAT SAID LOCATION AND ELEVATION CONFORM TO APPROVED SITE PLAN SUBMISSIONS.



NOTE:
 ALL DISTURBED AREAS NOT
 SUBJECT TO PAVEMENT SHALL
 RECEIVE 4" OF LOAM AND
 SEED.



3	04/27	REV. FOUNDATION FOR AN INFLUENCE RAISE
1	02/20	REVISED HOUSE AND GARAGE FOUNDATION DIMENSIONS
1	01/10	REVISION

Design No.	Date	04/07
Client	Job No.	1879
Contract No.	Scale	1"=30'
File Name	0803-4-ALL LOTS.dwg	

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

P.O. Box 1237
 15 State Road
 207-527-8910
 207-527-8914
 Fax: 207-527-8914
 E-mail: info@gnpengineers.com

Drawing Name:	Lot 17 Grading Plan
Project:	BASKET LANE

Figure No.
3

**LETTER OF
TRANSMITTAL**

PO Box 1237
 15 Shaker Road
 Gray, ME 04039

(207) 657-6910
 Fax : (207) 657-6912
 E-mail: mailbox@gorrillpalmer.com

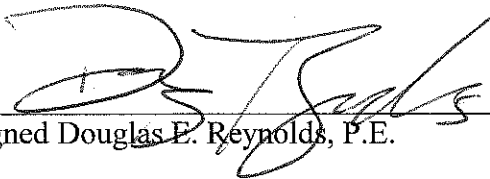
To: Phil DiPierro
 389 Congress Street
 Room 308
 Portland, ME 04101
 Via: Reg Mail
 RE: Basket Lane Lot 17
 Date: 9-10-07
 Project No: 98089.2

For your use <input checked="" type="checkbox"/>		As requested <input type="checkbox"/>		For Review and comment <input checked="" type="checkbox"/>		
Shop Drawings <input type="checkbox"/>		Prints <input type="checkbox"/>	Plans <input checked="" type="checkbox"/>	Specifications <input type="checkbox"/>	Copy of letter <input type="checkbox"/>	Other <input type="checkbox"/>
Copies	Date	Number	Description			
4			Revised Lot 17 Grading Plan			

Remarks:
 Phil,

Let us know if you have any questions or concerns.

Thanks,



Copy Rick Libby
 To:

Signed Douglas E. Reynolds, P.E.

SPACE AND BULK REQUIREMENTS

MINIMUM LOT SIZE: 6,000 S.F.
MINIMUM FRONTAGE: 50 FT.
MINIMUM SETBACKS:
FRONT YARD 10 FT
REAR YARD* 25 FT
SIDE YARD* 10 FT

MINIMUM LOT WIDTH: 50 FT.

* PRINCIPAL OR ACCESSORY STRUCTURES WITH GROUND COVERAGE
GREATER THAN 100 SQUARE FEET.

Use existing curb cut?
Show perimeter drain outlet
Check SW Foundation corner Elevation
ch 83.75 or 83.50?

Design: DER	Date: 6/07
Draft: CAG	Job No.: -
Checked: DER	Scale: NTS
File Name: 98089-4-ALL LOTS.dwg	



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

PO Box 1237
15 Shaker Road
Gray, ME 04039

Phone: 207-657-6910
Fax: 207-657-6912
Email: mailbox@gorrillpalmer.com

Drawing Name:

GENERAL NOTES

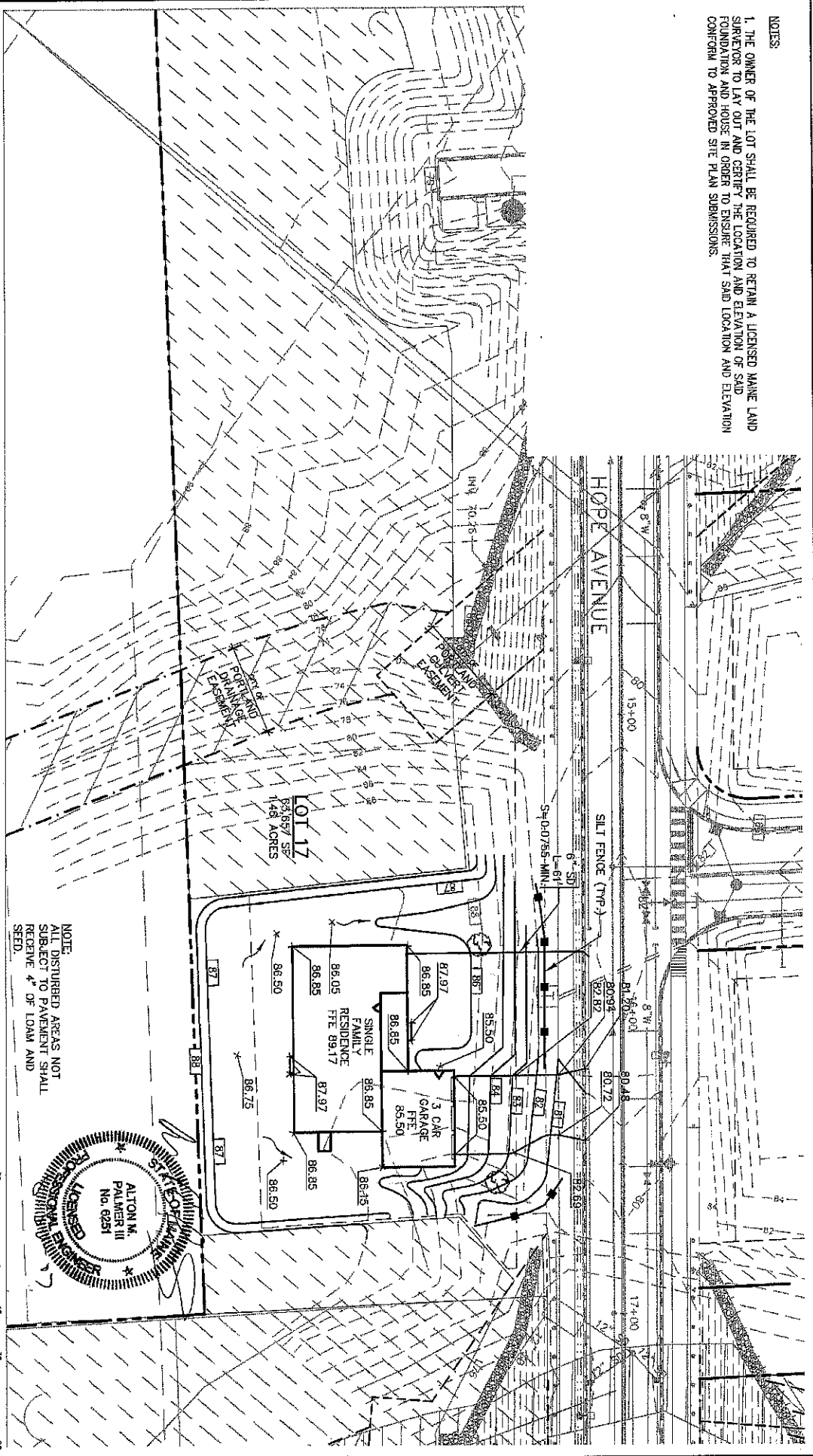
Project:

**BASKET LANE
Portland, ME**

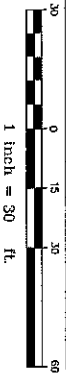
Figure No.

1

NOTES:
 1. THE OWNER OF THE LOT SHALL BE REQUIRED TO RETAIN A LICENSED MAINE LAND SURVEYOR TO LAY OUT AND CERTIFY THE LOCATION AND ELEVATION OF SAID FOUNDATION AND HOUSE IN ORDER TO ENSURE THAT SAID LOCATION AND ELEVATION CONFORM TO APPROVED SITE PLAN SUBMISSIONS.



NOTE:
 ALL DISTURBED AREAS NOT
 SUBJECT TO PAVEMENT SHALL
 RECEIVE 4" OF 10AM AND
 SEED.



Drawn By	DATE	REVISION
1	10/20/22	FINAL REVISION AND CHANGE FINAL USER DRAWING

Project No.	Date
2022-0890	06/07
Scale	Job No.
1"=30'	189
File Name: 0890 + ALL LOT17.dwg	

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

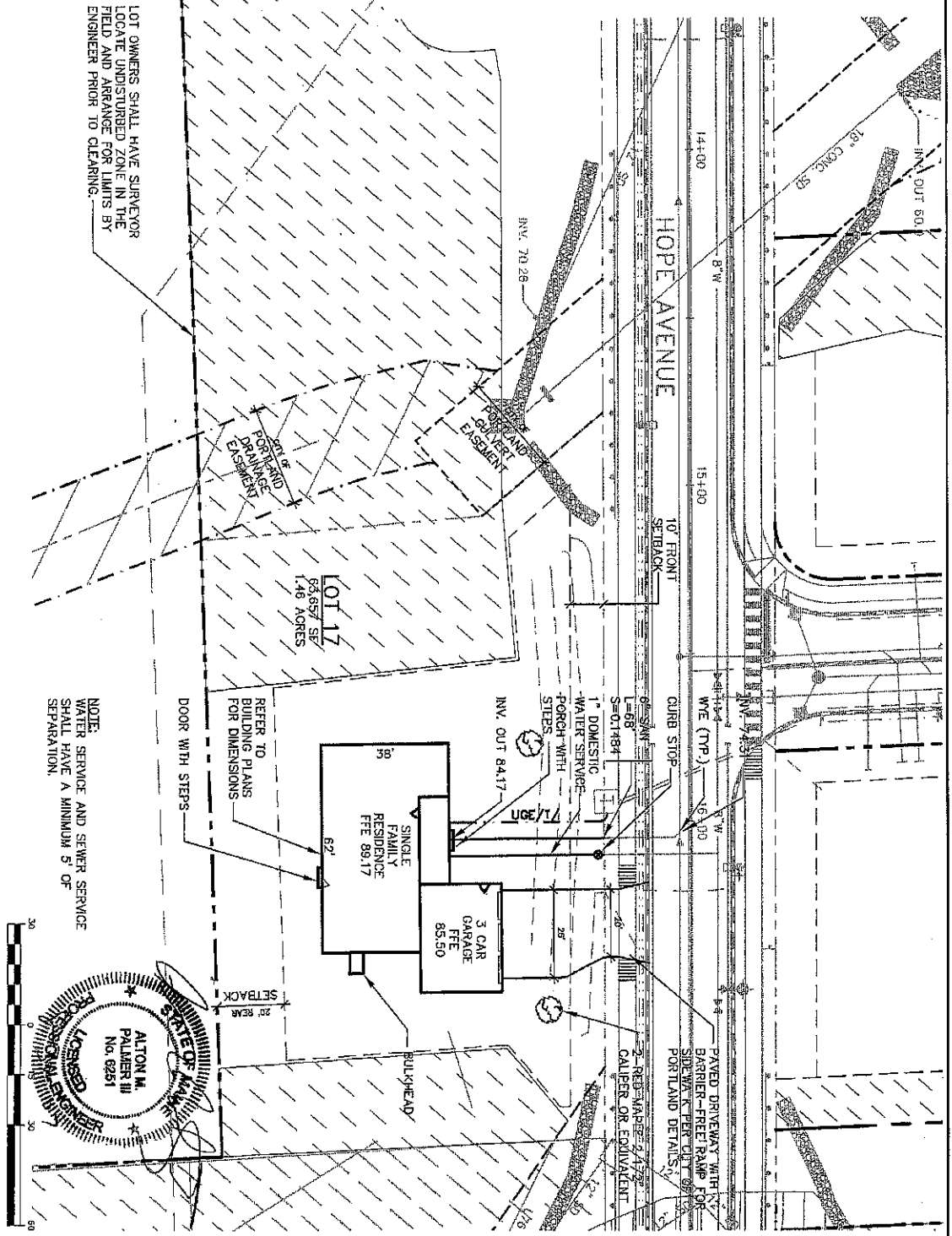
PO Box 1237
 15 Spauld Road
 Troy, ME 04989
 207-537-6900
 207-537-6902
 E-Mail: info@gpengineers.com

Drawing Name: **Lot 17 Grading Plan**

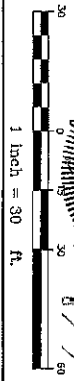
Project: **BASKET LANE**

- GENERAL NOTES**
1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY MTCOMB ASSOCIATES IN 2005.
 2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
 4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
 5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
 6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

LOT OWNERS SHALL HAVE SURVEYOR LOCATE UNDISTURBED ZONE IN THE FIELD AND ARRANGE FOR LIMITS BY ENGINEER PRIOR TO CLEARING.



NOTE:
WATER SERVICE AND SEWER SERVICE SEPARATION.



Drawn: []	Date: []	Scale: []
Checked: []	Date: []	Scale: []
Project: []	Date: []	Scale: []

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

100 State St.
15 State Road
Bangor, ME 04910
207-657-6910
207-657-6912
E-Mail: mtpalmer@gpengineers.com

Project: **Lot 17 Site and Utility Plan**

BASKET LANE

Figure No. **2**

From: Alex Jaegerman
To: Barbara Barhydt; Philip DiPierro
Date: 8/23/2007 1:15:45 PM
Subject: Fwd: Re: Nappi House...

Phil, Let me have a look at the plans. I should be back around 2:30 or 2:45.
Alex.

>>> Theresa Nappi <tessnapp@yahoo.com> 8/22/2007 3:32:31 PM >>>
Hi Cheryl,

I left you a message but know how busy you are. I will try to clarify.
The property has been destroyed. The General Contractor is stating he was only doing what was required by the city. (Phil DiPierro). Mr. DiPierro made the recommendation that the property be bought down so the driveway would not be so steep. (The parcel is high in conjunction with the rest of the land). The GC had a "bowl" carved out of the property making it level with the street. Now all the land around the lot will drain into the House to be built/ current site.

1) I don't think this is what Mr. DiPierro had intended or communicated. Feel the GC Mis-understood.
2) If this is in fact what Mr. DiPierro requested, feel the GC should have had other plans to move the driveway or submit new plans to be conducive to the property and Mr. DiPierro's specifications.

If you and Mr. DiPierro would take a look at the property in it's current state, we could better address this with the GC. The Nappi's wanted your opinion as a home owner and City Council member.

Let me know if you can help.
Thank Cheryl
Tess

Cheryl Leeman <cal4161@yahoo.com> wrote:

Not sure I understand the issue. Can you call me at my office tomorrow 874-0883.

Theresa Nappi <tessnapp@yahoo.com> wrote: Hi Cheryl,

Hope all is well. My in-laws have started the "dig" for their new home on Hope Ave. They bought a beautiful lot that sits high. They have asked I contact you in hopes you can come take a look at it to offer your opinion.

When the plans were approved, the Development Review Coordinator - Phil DiPietro (hey almost like DiPietro!), wanted the property bought down to create a "bowl" effect. I guess because he felt the driveway would be too steep. This causes all the drainage to run down into the home to be built! Not to mention, there is no longer a back yard.

My question to you, would you please go by - hopefully with Phil DiPierro - and see if this is what he was truly trying to accomplish. I can't imagine it... and feel the builder mis-understood (screwed up!).

We really need this done asap. We all know you and Mr. DiPierro are very busy but need a resolution as all building has stopped.

Thank you for all your time and support,
Tess

Be a better Globetrotter. Get better travel answers from someone who knows.
Yahoo! Answers - Check it out.

Fussy? Opinionated? Impossible to please? Perfect. Join Yahoo!'s user panel and lay it on us.

Luggage? GPS? Comic books?
Check out fitting gifts for grads at Yahoo! Search.

Rick Libby
831-4298

From: Alex Jaegerman
To: Barbara Barhydt; Philip DiPierro
Date: 8/23/2007 1:15:45 PM
Subject: Fwd: Re: Nappi House...

Phil, Let me have a look at the plans. I should be back around 2:30 or 2:45.
Alex.

>>> Theresa Nappi <tessnapp@yahoo.com> 8/22/2007 3:32:31 PM >>>
Hi Cheryl,

I left you a message but know how busy you are. I will try to clarify.

The property has been destroyed. The General Contractor is stating he was only doing what was required by the city. (Phil DiPierro). Mr. DiPierro made the recommendation that the property be bought down so the driveway would not be so steep. (The parcel is high in conjunction with the rest of the land). The CG had a "bowl" carved out of the property making it level with the street. Now all the land around the lot will drain into the House to be built/ current site.

1) I don't think this is what Mr. DiPierro had intended or communicated. Feel the GC Mis-understood.
2) If this is in fact what Mr. DiPierro requested, feel the GC should have had other plans to move the driveway or submit new plans to be conducive to the property and Mr. DiPierro's specifications.

If you and Mr. DiPierro would take a look at the property in it's current state, we could better address this with the GC. The Nappi's wanted your opinion as a home owner and City Council member.

Let me know if you can help.
Thank Cheryl
Tess

Cheryl Leeman <cal4161@yahoo.com> wrote:

Not sure I understand the issue. Can you call me at my office tomorrow 874-0883.

Theresa Nappi <tessnapp@yahoo.com> wrote: Hi Cheryl,

Hope all is well. My in-laws have started the "dig" for their new home on Hope Ave. They bought a beautiful lot that sits high. They have asked I contact you in hopes you can come take a look at it to offer your opinion.

When the plans were approved, the Development Review Coordinator - Phil DiPietro (hey almost like DiPietro!), wanted the property bought down to create a "bowl" effect. I guess because he felt the driveway would be too steep. This causes all the drainage to run down into the home to be built! Not to mention, there is no longer a back yard.

My question to you, would you please go by - hopefully with Phil DiPierro - and see if this is what he was truly trying to accomplish. I can't imagine it... and feel the builder mis-understood (screwed up!).

We really need this done asap. We all know you and Mr. DiPierro are very busy but need a resolution as all building has stopped.

Thank you for all your time and support,
Tess

Be a better Globetrotter. Get better travel answers from someone who knows.
Yahoo! Answers - Check it out.

Fussy? Opinionated? Impossible to please? Perfect. Join Yahoo!'s user panel and lay it on us.

**LETTER OF
 TRANSMITTAL**

PO Box 1237
 15 Shaker Road
 Gray, ME 04039

(207) 657-6910
 Fax : (207) 657-6912
 E-mail: mailbox@gorrillpalmer.com

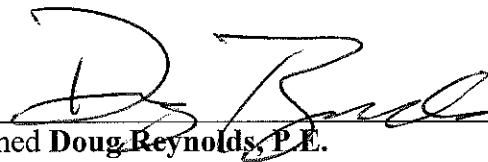
To: **Mr. Phil DiPierro**
City Portland
389 Congress Street
Portland ME 04101

Via: **Hand Deliver**
 RE: **Lot 17 Basket Lane**
 Date: **06-21-07**
 Project No: **1879**

*Received
 6/21/07
 Phil*

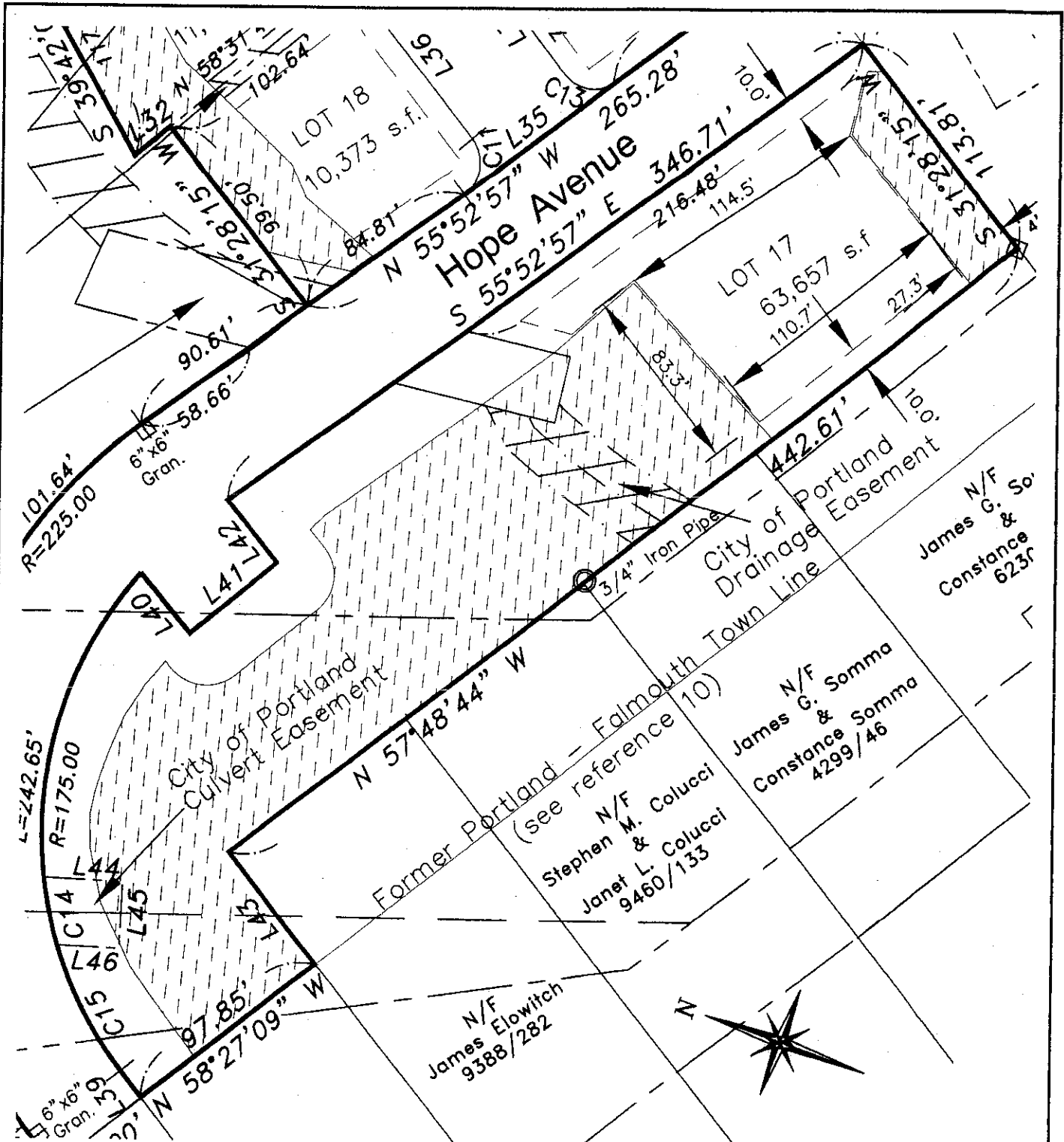
For your use <input checked="" type="checkbox"/>		As requested <input type="checkbox"/>		For Review and comment <input type="checkbox"/>	
Shop Drawings <input type="checkbox"/>	Prints <input type="checkbox"/>	Plans <input type="checkbox"/>	Specifications <input type="checkbox"/>	Copy of letter <input type="checkbox"/>	Other <input type="checkbox"/>
Copies	Date	Number	Description w/Review		
4	06-21-07		Sheet 2 Lot 17 Site and Utility Plan		
4	06-21-07		Sheet 3 Lot 17 Grading Plan		

Remarks:
 Phil,
 The attached plans have been revised as requested.
 If you need additional copies, please let me know.



Copy Rick Libby
 To:

Signed **Doug Reynolds, P.E.**



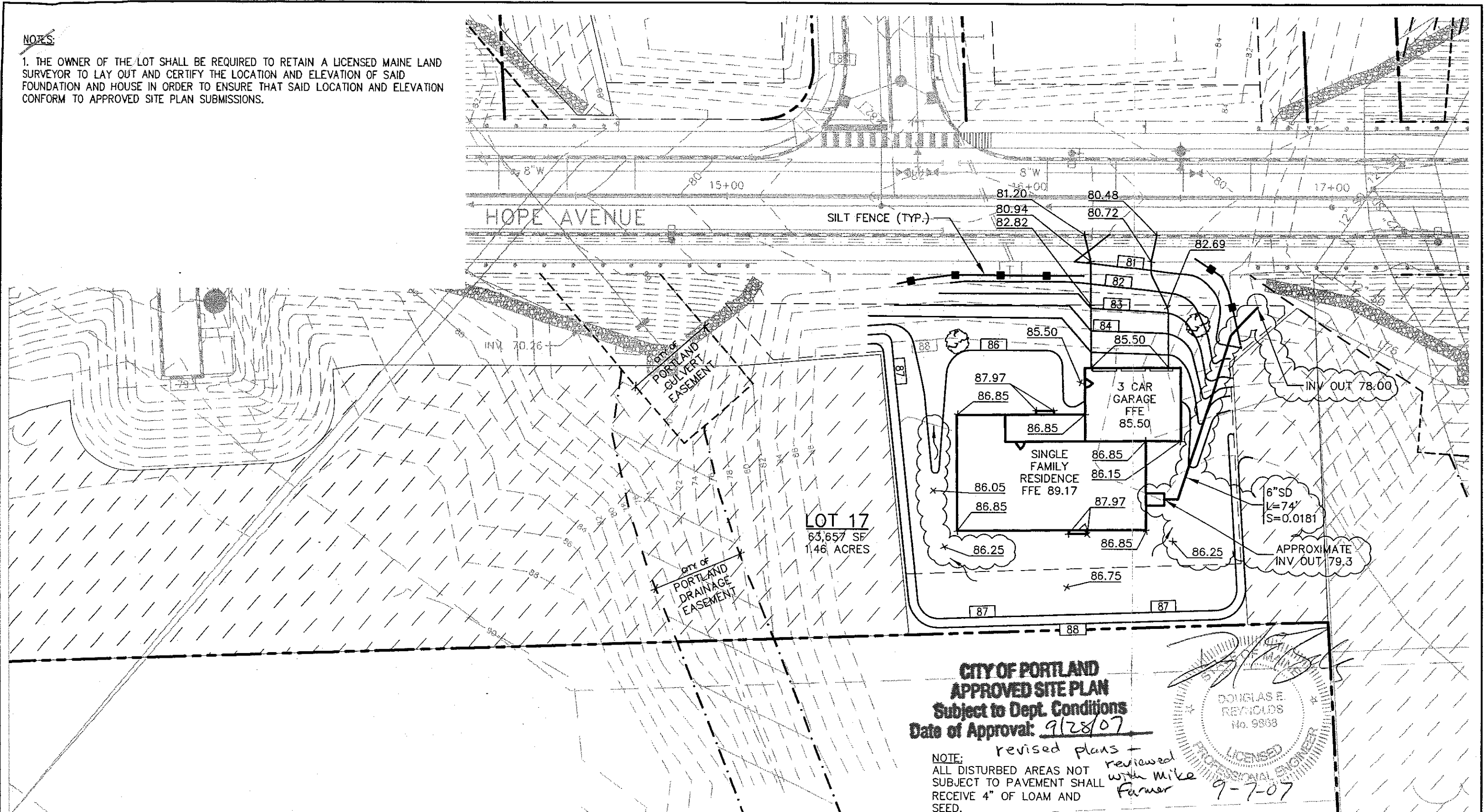
Sketch Plan of Lot 17
 Riverwalk Portland, Maine
 made for
 Libby Construction

JOB# 99064.31	SCALE: 1"=60'
BOOK#	DATE: January 31, 2007
FILE#	DWG:

Titcomb Associates
 133 Gray Road
 Falmouth, Maine 04105 (207)797-9199

NOTES:

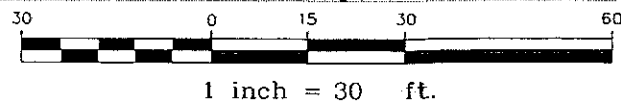
1. THE OWNER OF THE LOT SHALL BE REQUIRED TO RETAIN A LICENSED MAINE LAND SURVEYOR TO LAY OUT AND CERTIFY THE LOCATION AND ELEVATION OF SAID FOUNDATION AND HOUSE IN ORDER TO ENSURE THAT SAID LOCATION AND ELEVATION CONFORM TO APPROVED SITE PLAN SUBMISSIONS.



**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 9/28/07

DOUGLAS E. REYNOLDS
No. 9868
LICENSED PROFESSIONAL ENGINEER
9-7-07

NOTE:
ALL DISTURBED AREAS NOT SUBJECT TO PAVEMENT SHALL RECEIVE 4" OF LOAM AND SEED.
revised plans reviewed with Mike Farmer 9-7-07



2	9/07/07	ADD FOUNDATION DRAIN AND REAR SPOT GRADES
1	8/29/07	RAISED HOUSE AND GARAGE FINISH FLOOR ELEVATION
1		Date Revision

Design:	JLG	Date:	06/07
Draft:	XXX	Job No.:	1879
Checked:	DER	Scale:	1"=30'
File Name: 98089-4-ALL LOTS.dwg			

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

PO Box 1237
15 Shaker Road
Gray, ME 04039

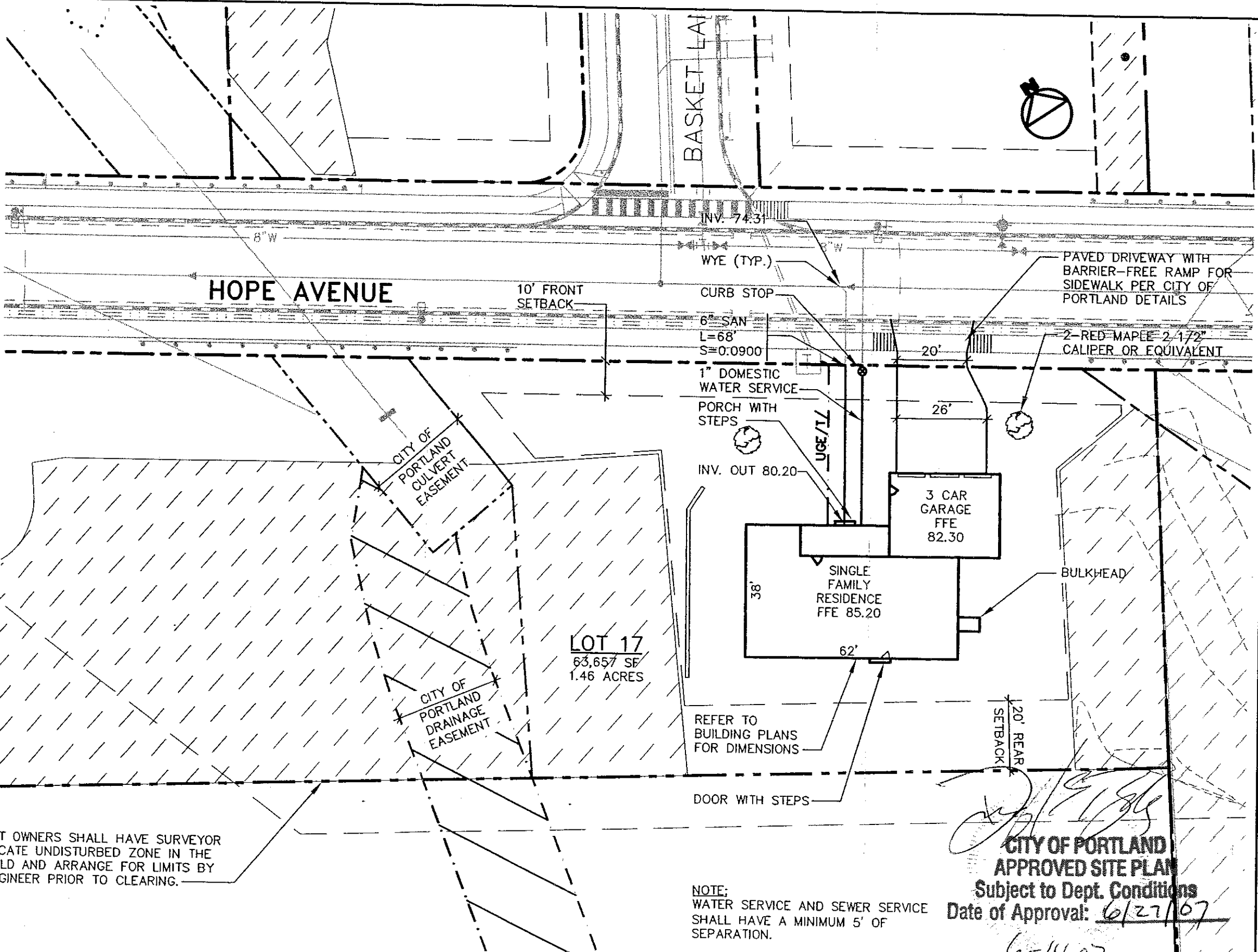
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Lot 17 Grading Plan
Project:	BASKET LANE

Figure No.
3

GENERAL NOTES

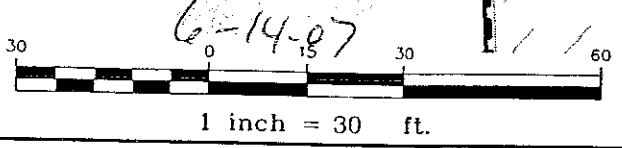
1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2005.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.



LOT OWNERS SHALL HAVE SURVEYOR LOCATE UNDISTURBED ZONE IN THE FIELD AND ARRANGE FOR LIMITS BY ENGINEER PRIOR TO CLEARING.

NOTE:
WATER SERVICE AND SEWER SERVICE SHALL HAVE A MINIMUM 5' OF SEPARATION.

CITY OF PORTLAND APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 6/27/07



Rev.	Date	Revision

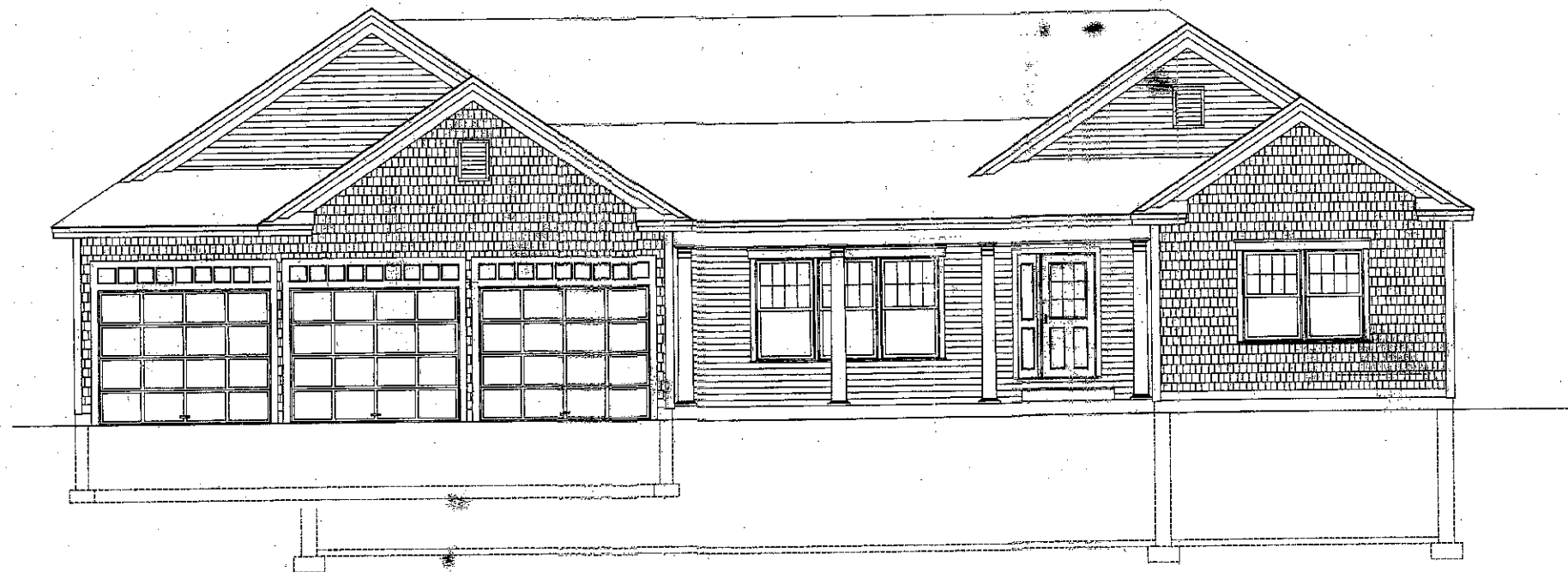
Design: JLG	Date: 06/07
Draft: XXX	Job No.: 1879
Checked: DER	Scale: 1"=30'
File Name: 98089-4-ALL LOTS.dwg	

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

PO Box 1237
15 Shaker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

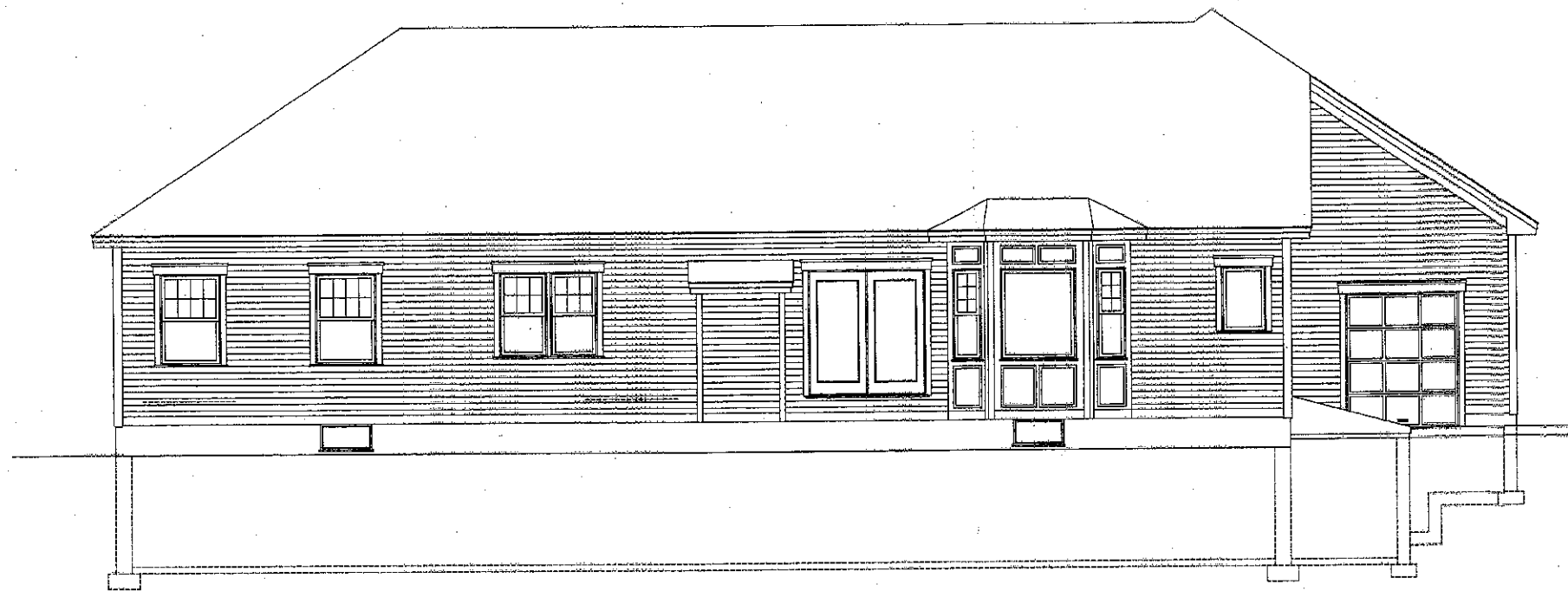
Drawing Name: **Lot 17 Site and Utility Plan**

Project: **BASKET LANE**



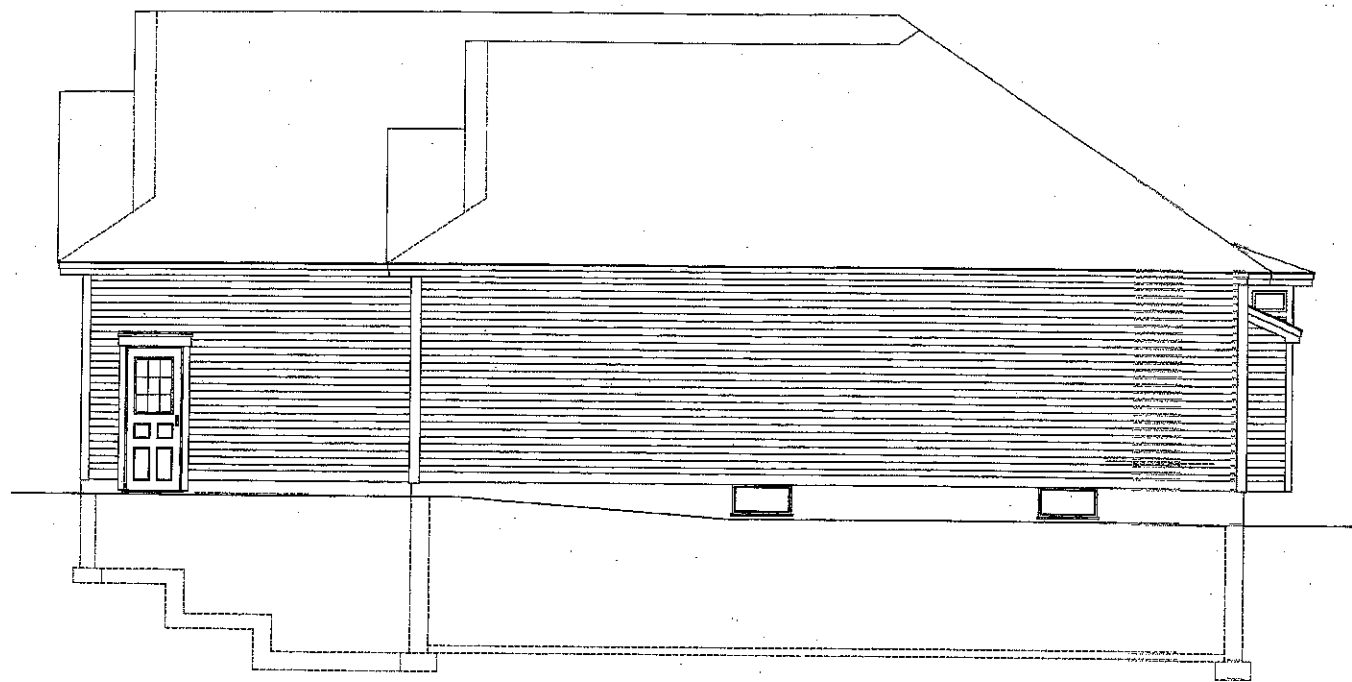
FRONT ELEVATION

Libby Construction Inc. Falmouth, Maine	
MORIN DRAFTING GORHAM, ME. 893-2462	
NAPPI RESIDENCE RIVERWALK, HOPE AVE., PORTLAND, ME.	
ELEVATION	
DRAWN: J. MORIN	A1
SCALE: 1/4"=1'-0"	
DATE: 06-07-07	

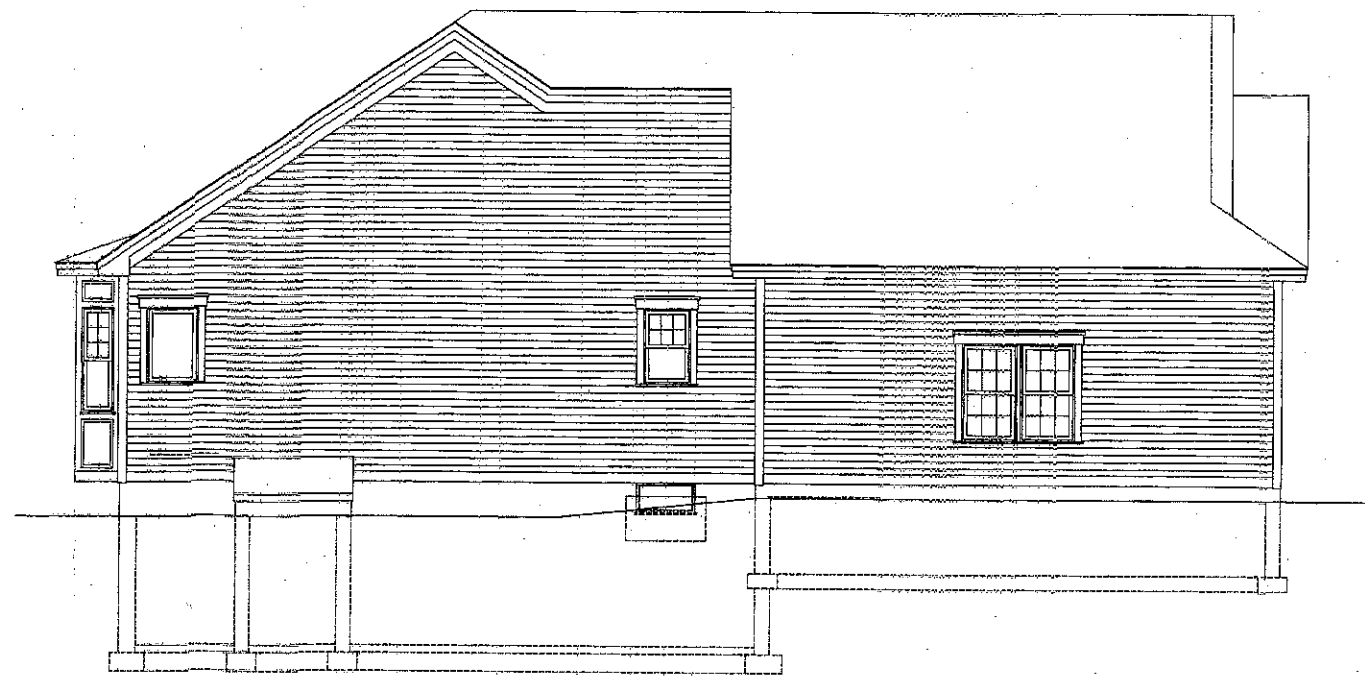


REAR ELEVATION

Libby Construction Inc. Falmouth, Maine	
MORIN DRAFTING GORHAM, ME. 893-2462	
NAPPI RESIDENCE RIVERWALK, HOPE AVE., PORTLAND, ME.	
ELEVATION	
DRAWN: J. MORIN	A2
SCALE: 1/4"=1'-0"	
DATE: 05-07-07	



RIGHT SIDE ELEVATION

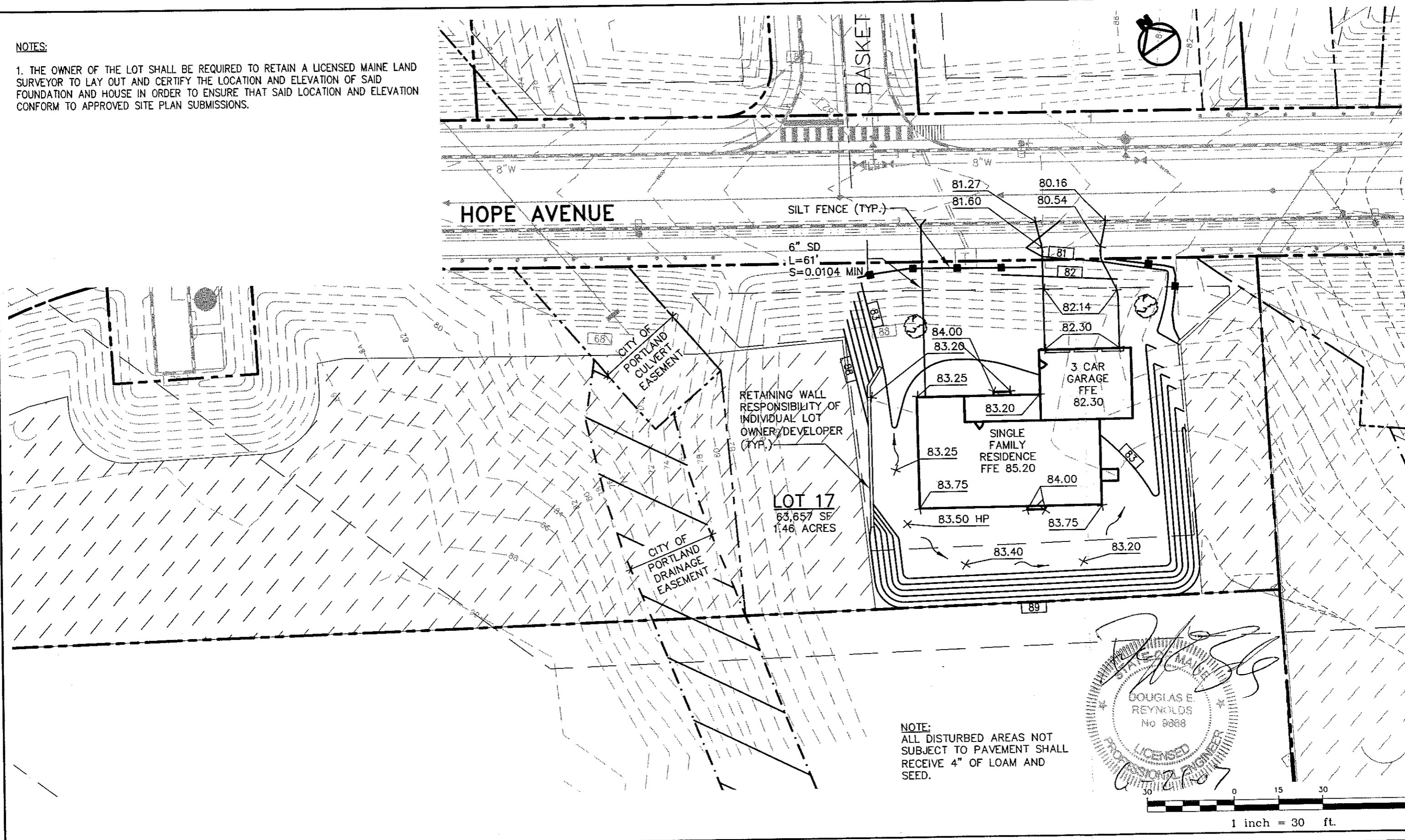


LEFT SIDE ELEVATION

Libby Construction Inc. Falmouth, Maine	
MORIN DRAFTING GORHAM, ME, 893-2462	
NAPPI RESIDENCE RIVERWALK, HOPE AVE., PORTLAND, ME.	
ELEVATION	
DRAWN: J. MORIN	A3
SCALE: 1/4"=1'-0"	
DATE: 05-07-07	

NOTES:

1. THE OWNER OF THE LOT SHALL BE REQUIRED TO RETAIN A LICENSED MAINE LAND SURVEYOR TO LAY OUT AND CERTIFY THE LOCATION AND ELEVATION OF SAID FOUNDATION AND HOUSE IN ORDER TO ENSURE THAT SAID LOCATION AND ELEVATION CONFORM TO APPROVED SITE PLAN SUBMISSIONS.



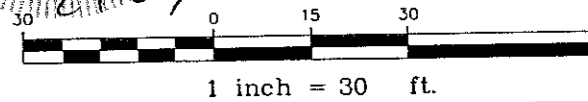
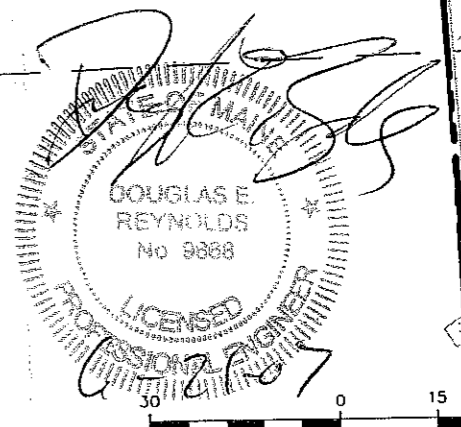
RETAINING WALL
RESPONSIBILITY OF
INDIVIDUAL LOT
OWNER/DEVELOPER
(TYP.)

LOT 17
63,657 SF
1.46 ACRES

3 CAR
GARAGE
FFE
82.30

SINGLE
FAMILY
RESIDENCE
FFE 85.20

NOTE:
ALL DISTURBED AREAS NOT
SUBJECT TO PAVEMENT SHALL
RECEIVE 4" OF LOAM AND
SEED.



Rev.	Date	Revision

Design: JLG	Date: 06/07
Draft: XXX	Job No.: 1879
Checked: DER	Scale: 1"=30'
File Name: 98089-4-ALL LOTS.dwg	

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

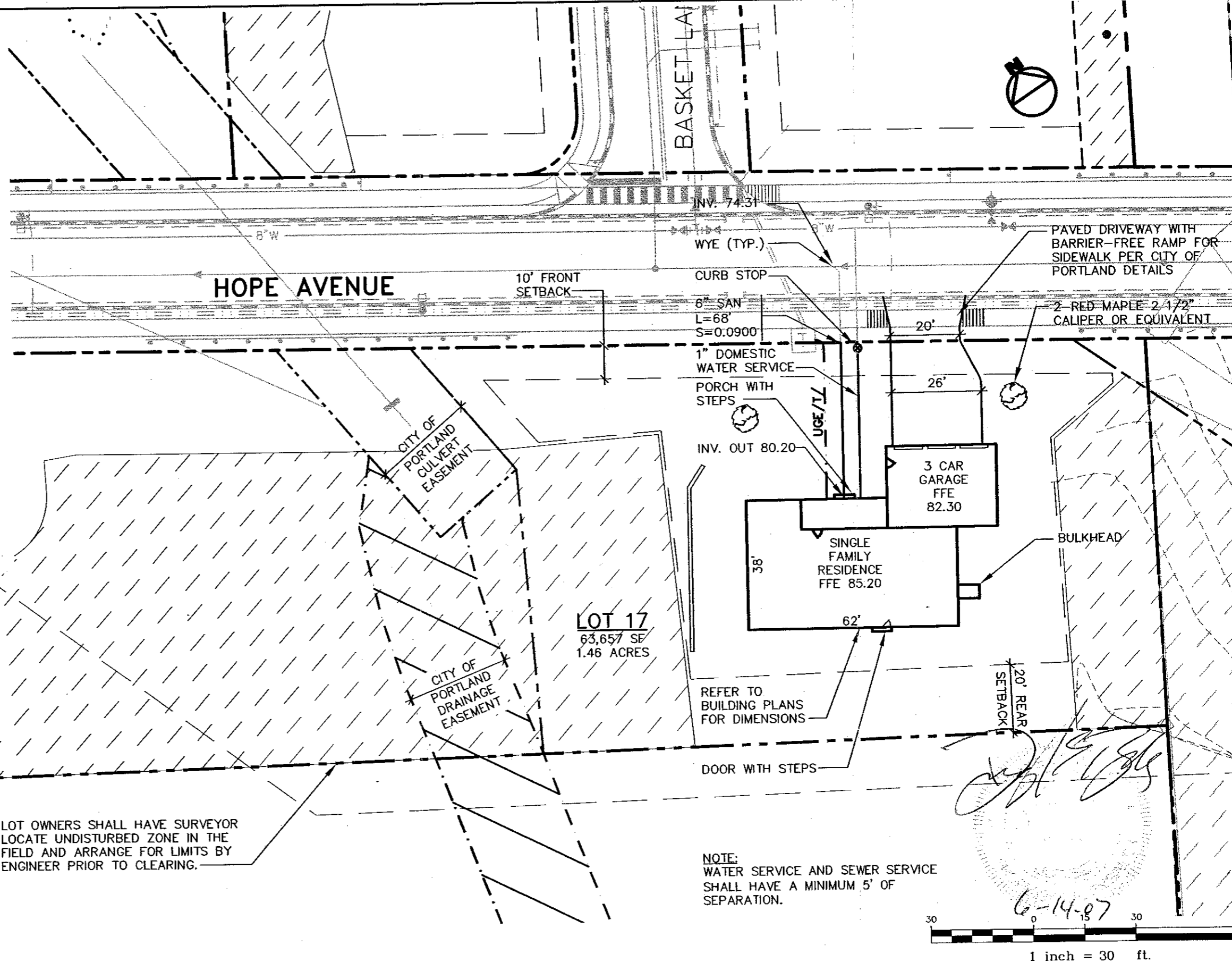
PO Box 1237
15 Shaker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Lot 17 Grading Plan
Project:	BASKET LANE

Figure No.
3

GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2005.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUN 15 2007
RECEIVED

LOT OWNERS SHALL HAVE SURVEYOR LOCATE UNDISTURBED ZONE IN THE FIELD AND ARRANGE FOR LIMITS BY ENGINEER PRIOR TO CLEARING.

NOTE:
WATER SERVICE AND SEWER SERVICE SHALL HAVE A MINIMUM 5' OF SEPARATION.

6-14-07
1 inch = 30 ft.

Rev.	Date	Revision

Design:	JLG	Date:	06/07
Draft:	XXX	Job No.:	1879
Checked:	DER	Scale:	1"=30'
File Name: 98089-4-ALL LOTS.dwg			

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

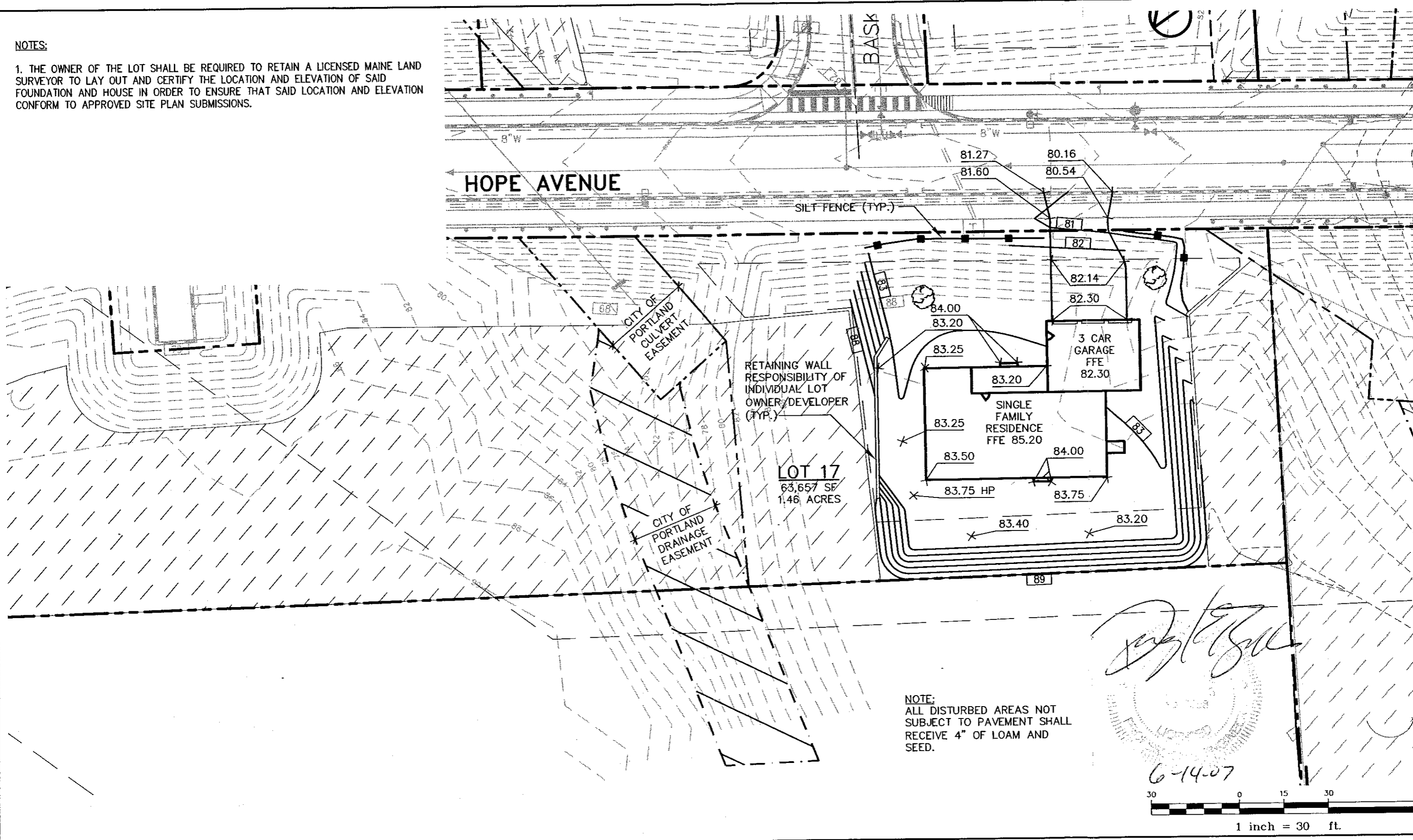
PO Box 1237
15 Shaker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Lot 17 Site and Utility Plan
Project:	BASKET LANE

Figure No.
2

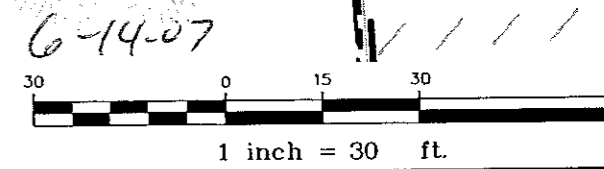
NOTES:

1. THE OWNER OF THE LOT SHALL BE REQUIRED TO RETAIN A LICENSED MAINE LAND SURVEYOR TO LAY OUT AND CERTIFY THE LOCATION AND ELEVATION OF SAID FOUNDATION AND HOUSE IN ORDER TO ENSURE THAT SAID LOCATION AND ELEVATION CONFORM TO APPROVED SITE PLAN SUBMISSIONS.



NOTE:
ALL DISTURBED AREAS NOT
SUBJECT TO PAVEMENT SHALL
RECEIVE 4" OF LOAM AND
SEED.

Handwritten signature



Rev.	Date	Revision

Design: JLG	Date: 06/07
Draft: XXX	Job No.: 1879
Checked: DER	Scale: 1"=30'
File Name: 98089-4-ALL LOTS.dwg	

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

PO Box 1237
15 Shaker Road
Gray, ME 04039

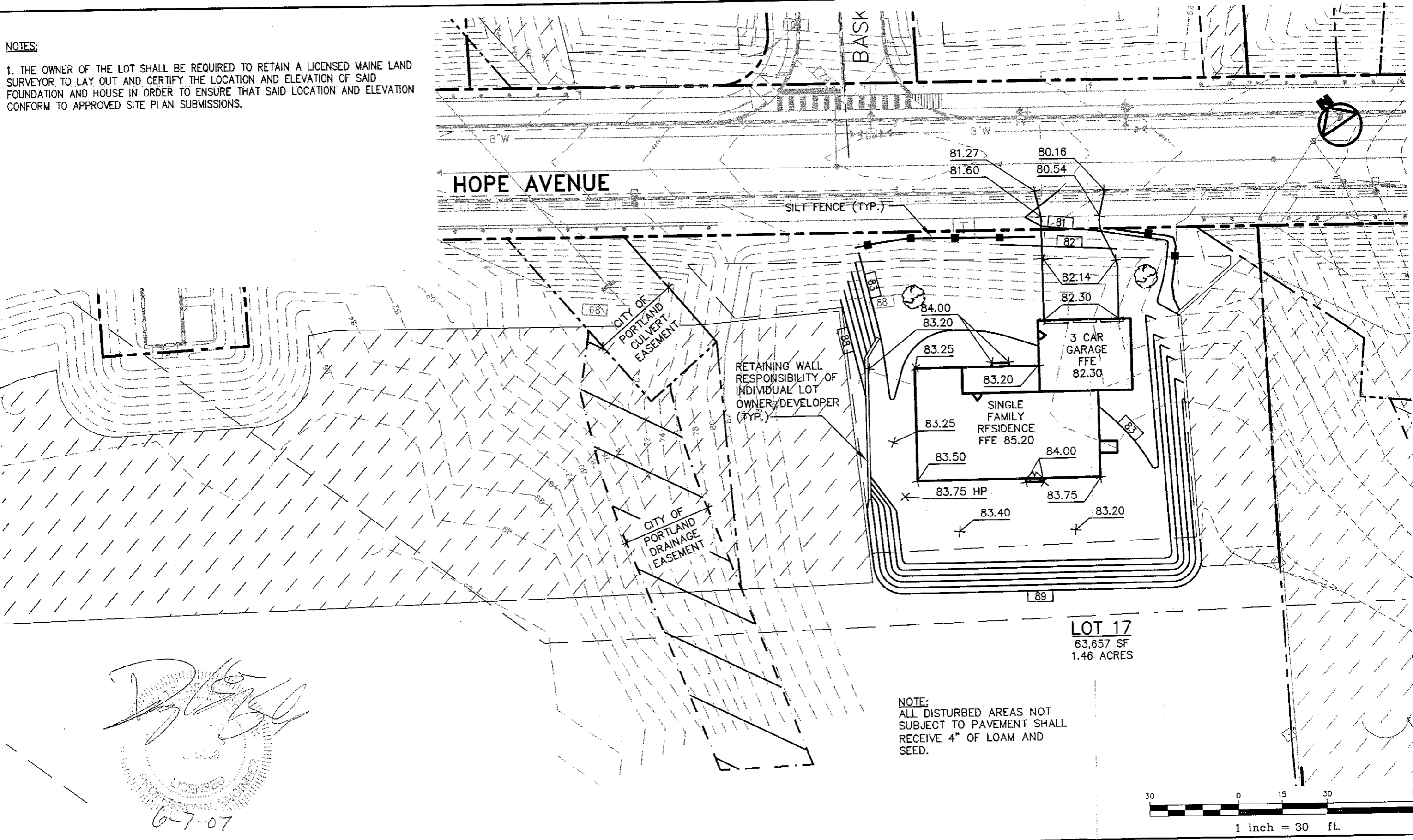
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Lot 17 Grading Plan
Project:	BASKET LANE

Figure No.
3

NOTES:

1. THE OWNER OF THE LOT SHALL BE REQUIRED TO RETAIN A LICENSED MAINE LAND SURVEYOR TO LAY OUT AND CERTIFY THE LOCATION AND ELEVATION OF SAID FOUNDATION AND HOUSE IN ORDER TO ENSURE THAT SAID LOCATION AND ELEVATION CONFORM TO APPROVED SITE PLAN SUBMISSIONS.



LOT 17
63,657 SF
1.46 ACRES

NOTE:
ALL DISTURBED AREAS NOT
SUBJECT TO PAVEMENT SHALL
RECEIVE 4" OF LOAM AND
SEED.

[Handwritten Signature]
LICENSED PROFESSIONAL ENGINEER
6-7-07

Design:	JLG	Date:	06/07
Draft:	XXX	Job No.:	1879
Checked:	DER	Scale:	1"=30'
File Name: 98089-4-ALL LOTS.dwg			

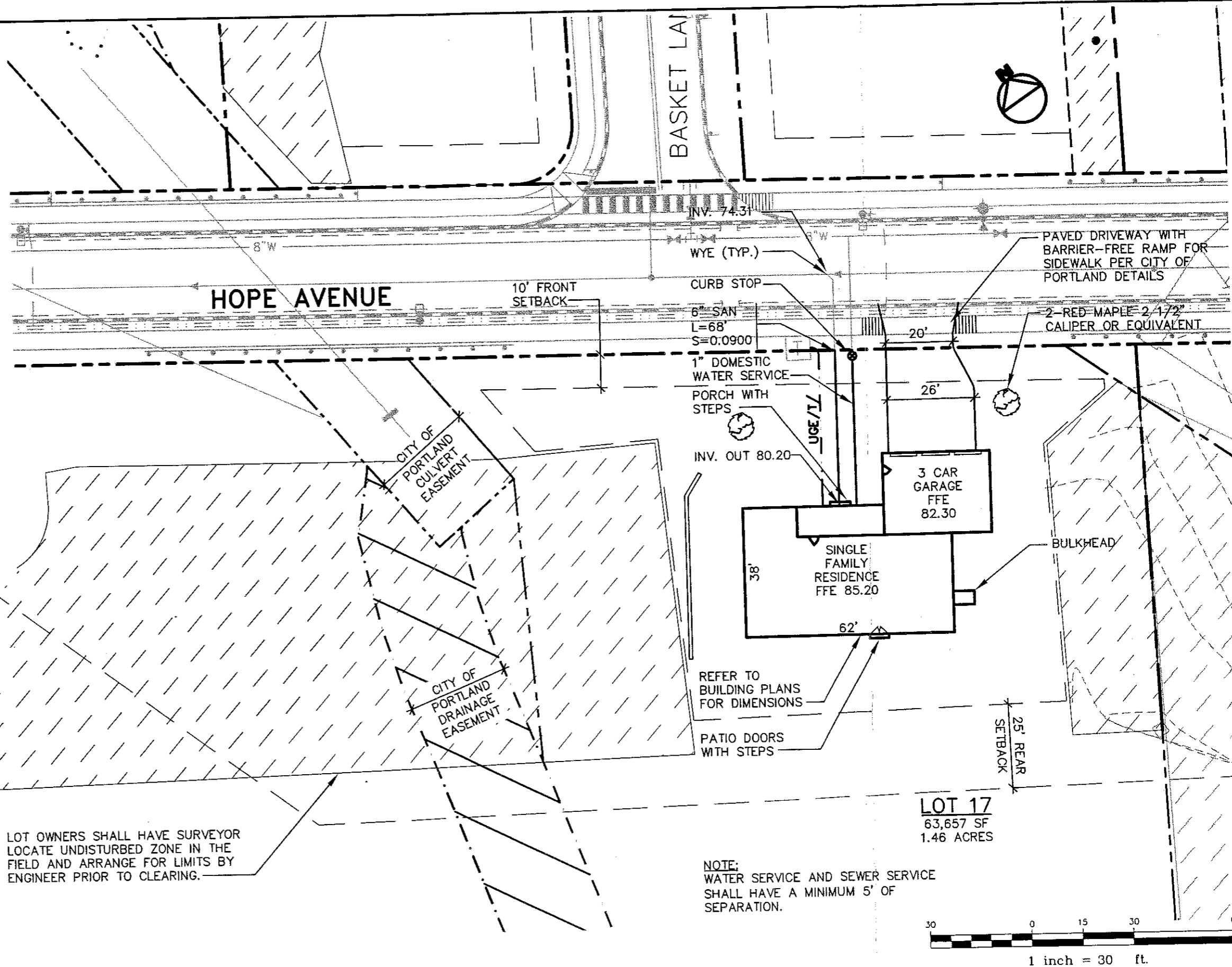
GP Gorrill-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
15 Shoker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Lot 17 Grading Plan
Project:	BASKET LANE

Figure No.
3

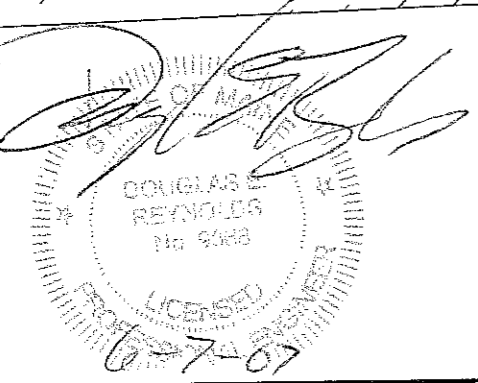
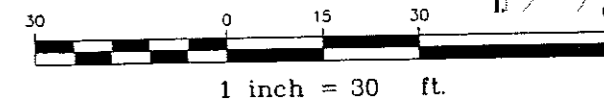
GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2005.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.



LOT OWNERS SHALL HAVE SURVEYOR LOCATE UNDISTURBED ZONE IN THE FIELD AND ARRANGE FOR LIMITS BY ENGINEER PRIOR TO CLEARING.

NOTE:
WATER SERVICE AND SEWER SERVICE SHALL HAVE A MINIMUM 5' OF SEPARATION.



Rev.	Date	Revision

Design:	JLG	Date:	06/07
Draft:	XXX	Job No.:	1879
Checked:	DER	Scale:	1"=30'
File Name:	98089-4-ALL LOTS.dwg		

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

PO Box 1237
 15 Shaker Road
 Gray, ME 04039

207-657-6910
 FAX: 207-657-6912
 E-Mail: mailbox@gorrillpalmer.com

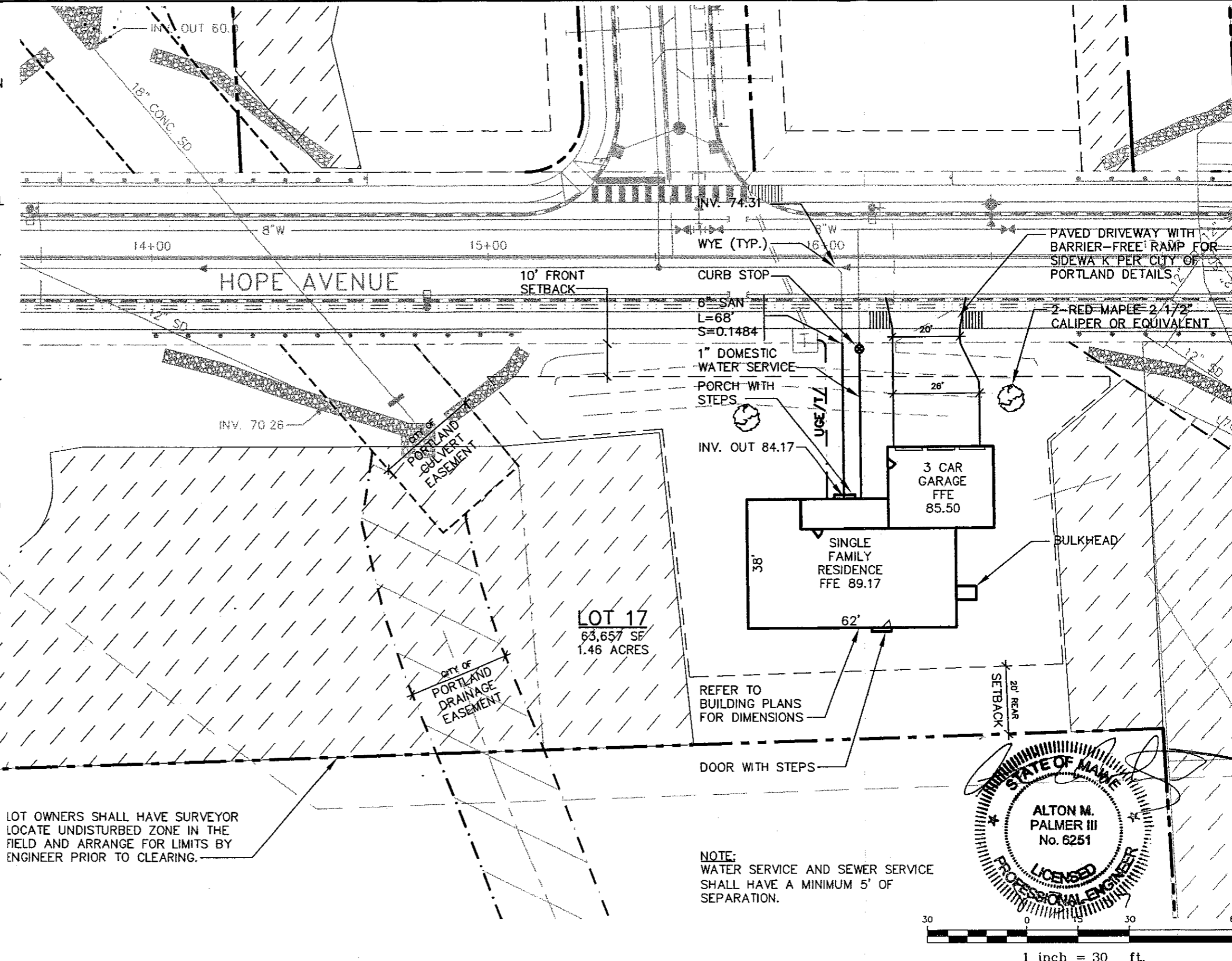
Drawing Name: **Lot 17 Site and Utility Plan**

Project: **BASKET LANE**

GENERAL NOTES

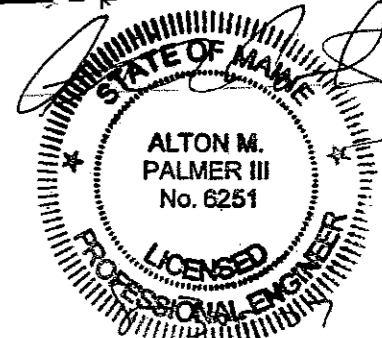
1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2005.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

23



LOT OWNERS SHALL HAVE SURVEYOR LOCATE UNDISTURBED ZONE IN THE FIELD AND ARRANGE FOR LIMITS BY ENGINEER PRIOR TO CLEARING.

NOTE: WATER SERVICE AND SEWER SERVICE SHALL HAVE A MINIMUM 5' OF SEPARATION.



Design: JLG	Date: 06/07	
Draft: XXX	Job No.: 1879	
Checked: DER	Scale: 1"=30'	
File Name: 98089-4-ALL LOTS.dwg		
Rev.	Date	Revision

Design: JLG	Date: 06/07
Draft: XXX	Job No.: 1879
Checked: DER	Scale: 1"=30'
File Name: 98089-4-ALL LOTS.dwg	

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

P.O. Box 1237
15 Shaker Road
Gray, ME 04039
207-657-6910
FAX: 207-657-6912
E-Mail: mailbox@gorrillpalmer.com

Drawing Name:	Lot 17 Site and Utility Plan
Project:	BASKET LANE

Figure No.
2