

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

**Phil DiPierro**

2010-0003  
Application I. D. Number

2/24/2010  
Application Date

Madd Lic  
Applicant

543 Allen Ave , Portland , ME 04103  
Applicant's Mailing Address

Len Anderson  
Consultant/Agent

Agent Ph: (207)233-1715 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

Single Family Home  
Project Name/Description

39 - 39 Liberty Way, Portland, Maine  
Address of Proposed Site

405ADD010001  
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  Condo  Other (specify) \_\_\_\_\_  
0

Proposed Building square Feet or # of Units	Acreage of Site	Proposed Total Disturbed Area of the Site	Zoning
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**Check Review Required:**

<input checked="" type="checkbox"/> Site Plan (major/minor)	<input type="checkbox"/> Zoning Conditional - PB	<input type="checkbox"/> Subdivision # of lots _____	<input type="checkbox"/> Design Review
<input type="checkbox"/> Amendment to Plan - Board Review	<input type="checkbox"/> Zoning Conditional - ZBA	<input type="checkbox"/> Shoreland	<input type="checkbox"/> DEP Local Certification
<input type="checkbox"/> Amendment to Plan - Staff Review		<input type="checkbox"/> Zoning Variance	<input type="checkbox"/> Historic Preservation
<input type="checkbox"/> After the Fact - Major		<input type="checkbox"/> Stormwater	<input type="checkbox"/> Flood Hazard
<input type="checkbox"/> After the Fact - Minor		<input type="checkbox"/> PAD Review	<input type="checkbox"/> Traffic Movement
			<input type="checkbox"/> Housing Replacement
			<input type="checkbox"/> Other _____
			<input type="checkbox"/> 14-403 Streets Review

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 2/24/2010

**DRC Approval Status:**

Approved  Approved w/Conditions See Attached  Denied

Approval Date 3/24/10 Approval Expiration \_\_\_\_\_ Extension to 3/24/10 Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

**Performance Guarantee**  Required\*  Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	_____ date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Inspection Fee Paid	_____ date _____	_____ amount _____	
<input type="checkbox"/> Building Permit Issue	_____ date _____		
<input checked="" 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 checked="" type="checkbox"/> Performance Guarantee Released	_____ date _____	_____ signature _____	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date _____	_____ amount _____	_____ expiration date _____
<input checked="" type="checkbox"/> Defect Guarantee Released	_____ date _____	_____ signature _____	

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## MEMORANDUM

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**To:** FILE

**From:** Philip DiPierro

**Dept:** DRC

**Subject:** Application ID: 2010-0003

**Date:** 3/24/2010

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see conditions

### Approval Conditions of DRC

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

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- 2 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.

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- 3 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.

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- 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.

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- 5 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.

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- 6 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.)

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

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- 8 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.

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- 9 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, or wetlands. All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed.

Memorandum  
Department of Planning and Urban Development  
Planning Division

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TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: September 20, 2010

RE: C. of O. for # 39 Liberty Way, Anderson Single Family  
(Id#2010-0003) (CBL 405A DD 010001)

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After visiting the site, I have the following comments:

Site work complete:

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

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

**Philip DiPierro - Certificate of Occupancy/Final Scheduled. Property Addr: 39  
LIBERTY WAY Parcel ID: 405ADD010001 Dist: 4**

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**From:** Lannie Dobson  
**To:** C of O; jrioux  
**Date:** 9/14/2010 9:00 AM  
**Subject:** Certificate of Occupancy/Final Scheduled. Property Addr: 39 LIBERTY WAY Parcel ID:  
405ADD010001 Dist: 4

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Date: 9/16/2010 Time: 6:00:00 AM

Note: Dan Anderson 712-3741 Property Addr: 39 LIBERTY WAY Parcel ID: 405ADD010001

Application Type: Prmt  
Application ID: 100171

Contact:  
Phone1: Phone2:

Owner Name: MADD LLC  
Owner Addr: 543 ALLEN AVE  
PORTLAND, ME 04103

*Public Services Sign off.*

- (6) Engineer/ Soils & Wetlands mapping Pinkham & Greer consulting engineers Falmouth, Maine
- (7) Location of pond provided by Pinkham & Greer, consulting engineers Falmouth, Maine
- (8) Total Area 8.40 Acres
- (9) No access onto Jersey Avenue and Montana Street from lot 7; No access onto Liberty Way from lot 8 and lot 14; No access onto Jersey Avenue from lot 9 and lot 10; No access onto Penn Ave from lot 11 and lot 16; No access onto Nevada Street from lot 12; No access onto Vermont Avenue and Montana Street from lot 13; No access onto Vermont Avenue from lot 15 and lot 17; No access onto Maine Avenue from lots 18 and 19.

- (10) House locations to be within the building envelopes shown on this plan.
- (11) All houses shall have a number clearly visible from the road.
- (12) Topographic and Boundary information provided by Survey, Inc. Windham, Maine
- (13) Lots to be serviced by public sewer and water
- (14) Power, telephone and cable are to be underground
- (15) All construction and site alterations shall be done in accordance with the "Maine erosion and sediment control handbook for construction: Best management practices" Cumberland County Soil and Water District, Department of Environmental Protection, Dated 1991
- (16) Street names to be approved by the planning board
- (17) This approval is dependent upon, and limited to, the proposals and plans contained in the application and supporting documents submitted and affirmed by the applicant and any variation from the plans, proposals and supporting documents is subject to review and approval by the planning board, except for de minimus changes which the director of planning and zoning may approve
- (18) Iron pins to be set at all new property corners
- (19) Each lot shall require the submission of a minor site plan for review and approval prior to the issuance of a building permit and subject to review pursuant to article V (site plan) of chapter 14 of the Portland City Code.
- (20) No City of Portland public services shall be provided to this development until the streets have been accepted by the city
- (21) Street name signs and stop signs are to be erected per the city requirements by the developer prior to issuance of the first certificate of occupancy.
- (22) Waiver Request: No sidewalk to be built on Westerty side of Liberty Way
- (23) Parking is to be limited to one side of the street only. The side that parking will be allowed on will be the side facing an arterial. The developer will install signs denoting this per City requirements prior to issuance of the first certificate of occupancy.
- (24) A minimum of two trees per lot shall be conserved or planted in the front yard of each lot meeting the City of Portland's Arboricultural specification and standards of practice and landscape design guidelines.
- (25) Lot 18 Not to be sold prior to street being vacated or street frontage improved to city zoning requirements.

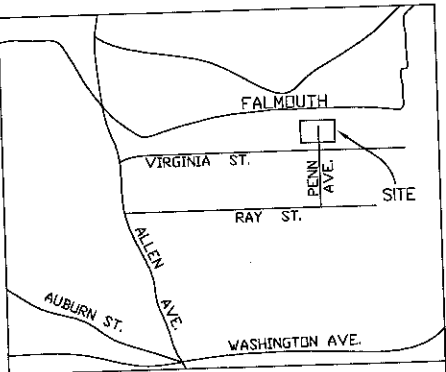
(26) On February 28, 2000, the Port Council passed Order No. 158 a certain streets in the Pines St ( Order recorded in C.C.R.D. Book Page 129 ). As a result of the vacation, conditions imposed by Planning Board concerning the Lots 12, 18 and 19 specifically note 28 of the Pines Plan rec'd C.C.R.D. Plan Book 200, Page 1 note 25 of the Pines Plan rec'd C.C.R.D. Plan Book 200, Page 2 been completed. Lots 12, 18 and 19 may now be conveyed and built pursuant to Section 14-495 (B)

(27) The applicant certifies that a 15, 18 and 19 are developed in accordance with provisions are made to prevent increased rates of sheet flow; not cross southerly over the D property.

**LEGEND:**

- No.5 Rebar Set - F
- Iron Pin Found
- ⊙ Sewer Manhole
- Wetlands
- ⊞ Water Valve
- ▣ Monument
- ▭ Lot Numbers, Plan
- ▭ Building Envelope
- ▭ Open Space
- ▭ Section II

SURVEY CONFORMS TO MAINE BOARD OF PROFESSIONAL LAND SURVEYORS PRACTICE REPORT DESCRIPTIONS PREPARED PLS 2890



Location Map

**NOTES:**

- (1) Deed References: Book 13774, Page 12 C.C.R.D.
- (2) Plan References:
  - (a) Ledgewood Heights Subdivision Falmouth, Maine by Cullenberg Land Surveying 7/15/93 Plan Book 193 Page 301 C.C.R.D.
  - (b) Amended Subdivision-Ledge Heights Subdivision Falmouth, Maine by Cullenberg Land Surveying Plan Book 194, Page 173 C.C.R.D.
  - (c) City of Portland Virginia-Carter St. Interceptor Sewer s.b. 195/2 489/4
  - (d) "The Pines" May 1926 Plan Book 17, Page 6 C.C.R.D.
- (3) Tax Map Reference: Tax Map 405A Section B, Lots 1-13 Section D, Lots 1-23 Section G, Lots 1-24 Section K, Lots 1-22 Tax Map 404 Section L, Lots 1-14
- (4) Zoning: R-3
- (5) Bench Mark Elevation Manhole Rim @ Montana St. and Penn Ave. Elev. 70.79
- (6) REVISION: MARCH 16, 2010 Original wetlands north of Lot 10

This plan revises plan previously recorded in PB 200, PG 206 CCRD

AMENDED  
**THE PINES**  
Section II

PORTLAND, MAINE  
For: Pines of Portland, Inc.  
426 Forest Avenue  
Portland, Maine  
Developer  
Amy K. Mulkerin  
Gregory T. McCormack  
(Owner's of Record)

Survey By: SURVEY, INC.  
P.O. Box 210  
Windham, Me.  
Plan Prepared By: J.T.F.  
© SURVEY, INC.  
P.O. Box 210  
Windham, Me.  
April, 2000

## Philip DiPierro - Liberty Way Wetland

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**From:** William Clark  
**To:** Philip DiPierro  
**Date:** 3/11/2010 2:56 PM  
**Subject:** Liberty Way Wetland  
**CC:** Barbara Barhydt  
**Attachments:** CCRD PB 200\_206 Liberty Way Penn Ave.tif; CCRD PB 202\_136 Liberty Way The Pines Lots 11 and 16.pdf

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Phil

The last subdivision plan is attached Cumberland County Registry of Deeds CCRD Plan Book 200 Page 206. I see what you mean for Lot 10. Looks like a wetland drafting error on Lot 10.

Also attached is the amended lots 11 and 16 as recorded at CCRD Plan Book 202 Page 136

I also have registry copies of plans 200\_19 and 200\_20.

I guess it's up to Penny or Barbara to say if the entire subdivision plan needs to be amended (as the attached one is), or handled with a single lot site plan. Probably a statement on the site plan (or amended subdivision plan) on why and who made the new wetland definition.

Actually, it would not be all that hard for the surveyor to make the changes to the entire subdivision plan; as long as they have their original CAD file.

Please call if you need something else.

Bill

- Amend Subdivision plan
- This subdivision plan supercedes the pines Section II Subdivision plan ~~approved~~ recorded May 3, 2000 in Plan Book 200 page 206, to correct erroneously mapped Wetlands.



**Philip DiPierro - 39 Liberty Way**

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**From:** "Jason Farthing" <Jason@surveyincorporated.com>  
**To:** <PD@portlandmaine.gov>  
**Date:** 3/8/2010 10:47 AM  
**Subject:** 39 Liberty Way  
**Attachments:** Wetland\_39\_Liberty.pdf

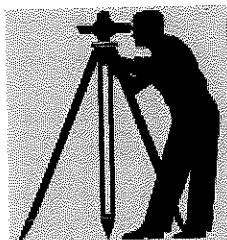
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Philip,

Good morning. Attached sketch of the situation at Lot 10 of the Pines. Looks like from the existing topography and my field verification that the original wetlands delineation on the finger following the existing drainage swale was not drafted properly and should be rotated slightly counterclockwise. It is obvious in the field and I believe the intent was to cover the exiting drainage and associated wetlands with the Drainage Easements along the property line. Up to you how we handle this, but I would think a note stating no disturbance to existing wetlands area would be in order. If you want I can set stakes along the upland for you to verify and make sure we keep them behind that line.

Let me know what you want, thank you.

-Jason Farthing  
Survey, Inc.



**SURVEY, INC.**  
79 ALBION ROAD  
PO BOX 210  
WINDHAM, ME 04062

(207) 892-2556  
(207) 892-2557 FAX

[WWW.SURVEYINCORPORATED.COM](http://WWW.SURVEYINCORPORATED.COM)



TRUE DRAINAGE SWALE & ASSOCIATED WETLAND AREA.

High Point TOP OF LEDGE

96.0

94.1

92.0

103.0

1032

LOT 10

AREA 9,611 sq. ft.

Min. 1st floor elev 88.5'

Min. Basement grade 79.5'

90.6

AR.

Mi.

Mi.

88.0

86.0

84.0

82.0

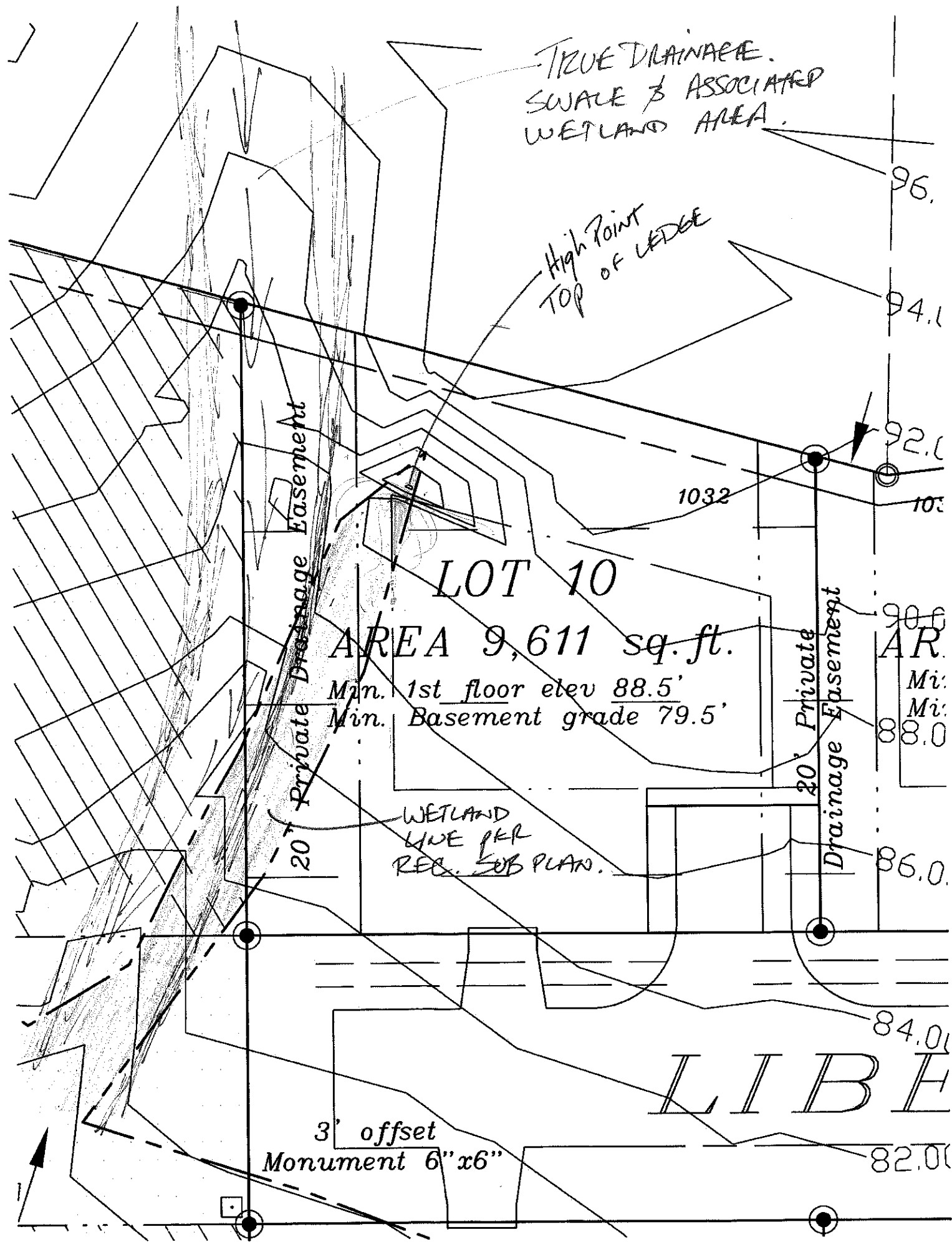
20' Private Drainage Easement

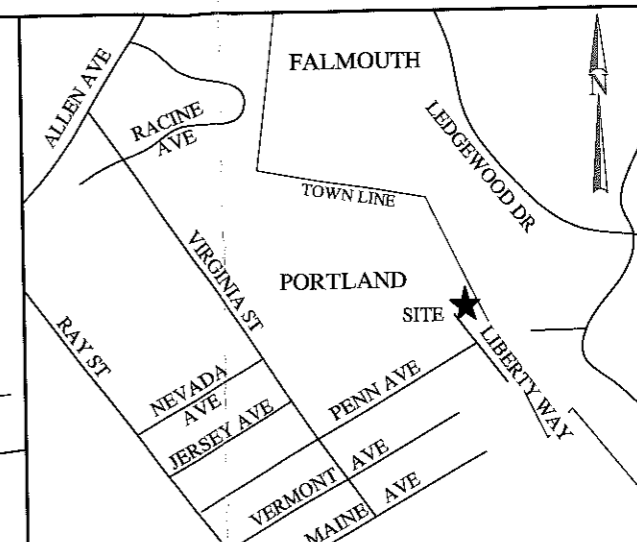
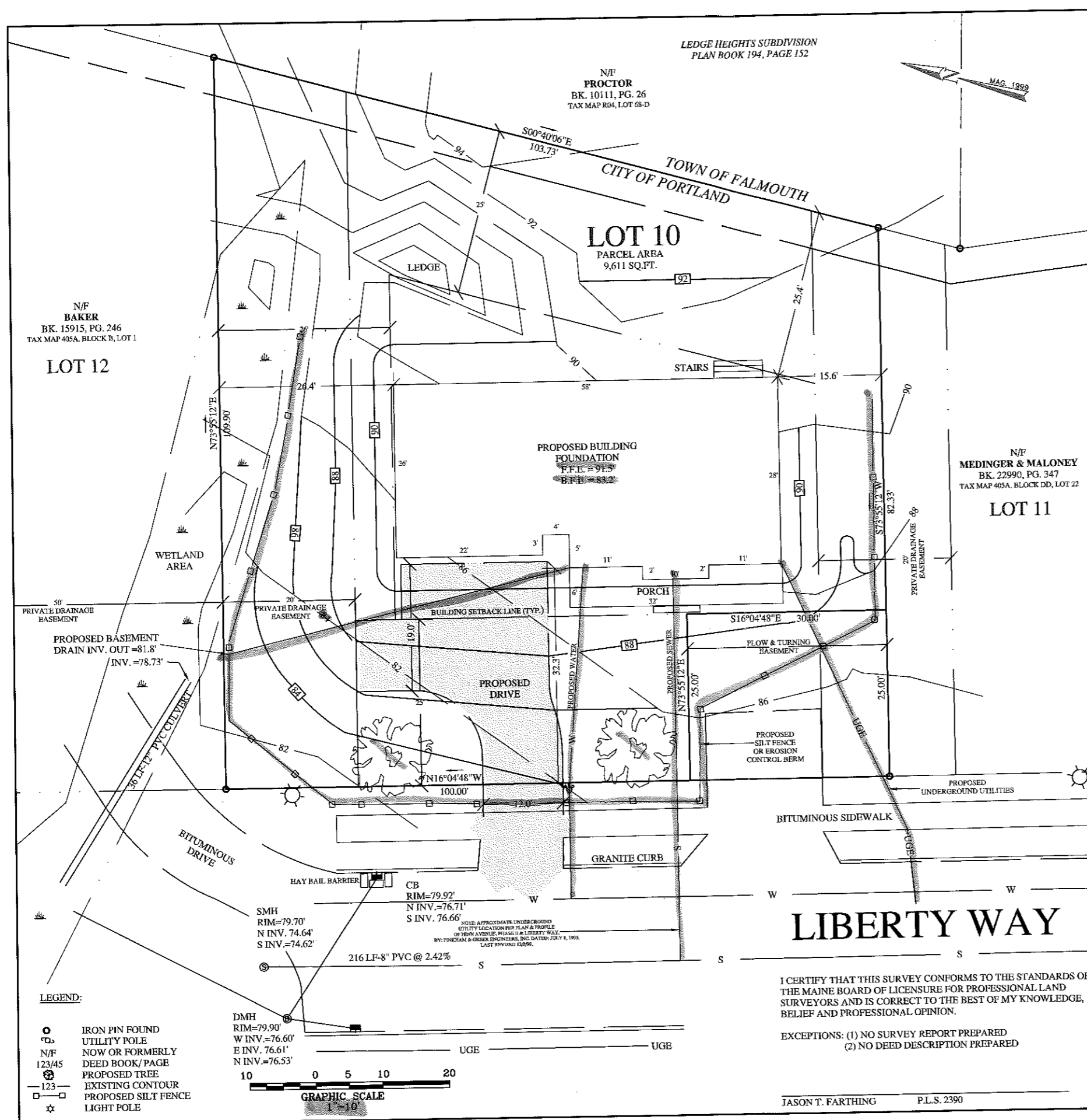
20' Private Drainage Easement

WETLAND LINE PER REC. SUB PLAN.

3' offset Monument 6" x 6"

LIBE





LOCATION MAP  
(NOT TO SCALE)

- NOTES:
- (1) PROPOSED SITE CHANGES TO LOT 10 OF "THE PINES, SECTION II, DATED APRIL 2000" APPROVED BY THE CITY OF PORTLAND. RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 200, PAGE 206 (C.C.R.D.).
  - (2) DEED REFERENCE: DEED BOOK 27571, PAGE 94 CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
  - (3) TAX MAP REFERENCE: CITY OF PORTLAND TAX MAP 405A, BLOCK DD, LOT 10
  - (4) ZONING DISTRICT: (R-3) (SEC. 14-90) DIMENSIONAL REQUIREMENTS  
MINIMUM YARD SETBACKS  
FRONT & REAR: 25'  
SIDES:  
1 STORY: 8'  
1 1/2 STORIES: 8'  
2 STORIES: 14'  
2 1/2 STORIES: 16'
  - (5) MINIMUM BUILDING FINISH FLOOR ELEVATIONS, AS DEPICTED ON PLAN BOOK 200, PAGE 206 (C.C.R.D.).  
MIN. 1ST FLOOR ELEVATION 88.5'  
MIN. BASEMENT GRADE 79.5'
  - (6) BUILDING SETBACKS AND EXISTING TOPOGRAPHY PER PLAN BOOK 200, PAGE 206 (C.C.R.D.).
  - (7) THE WETLANDS WILL NOT BE DISTURBED, GRADED, OR FILLED, AND THAT A VEGETATIVE BUFFER WILL BE MAINTAINED.
  - (8) REVISION:  
1. PROPOSED UTILITIES, CONTOURS & FINISH FLOORS - 03.02.10  
WETLANDS, UGE, AND NOTE 7 - 03.16.10

Revision  
3/14/10

**SITE PLAN**  
LOT 10  
39 LIBERTY WAY  
PORTLAND, ME  
FOR:  
**MADD, LLC.**  
543 ALLEN AVENUE  
PORTLAND, ME 04103  
(OWNER OF RECORD)

SURVEY BY: **SURVEY, INC.**  
P.O. BOX 210  
WINDHAM, ME 04062  
(207) 892-2576 (207) 892-2557 FAX  
INFO@SURVEYINCORPORATED.COM

PLAN BY: MLC@SURVEY, INC.

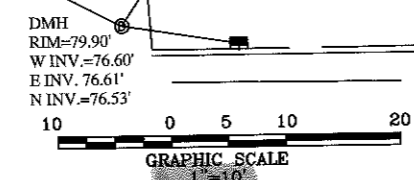
DATE: FEBRUARY 18, 2010 JOB NO. 10-007

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL OPINION.

EXCEPTIONS: (1) NO SURVEY REPORT PREPARED  
(2) NO DEED DESCRIPTION PREPARED

JASON T. FARTHING P.L.S. 2390

- LEGEND:
- IRON PIN FOUND
  - ⊙ UTILITY POLE
  - N/F NOW OR FORMERLY
  - 123/45 DEED BOOK/PAGE
  - ⊗ PROPOSED TREE
  - - - EXISTING CONTOUR
  - PROPOSED SILT FENCE
  - ☆ LIGHT POLE

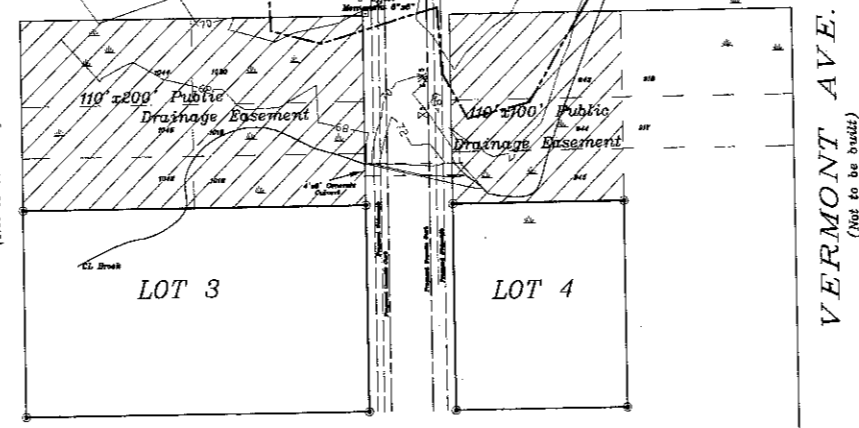
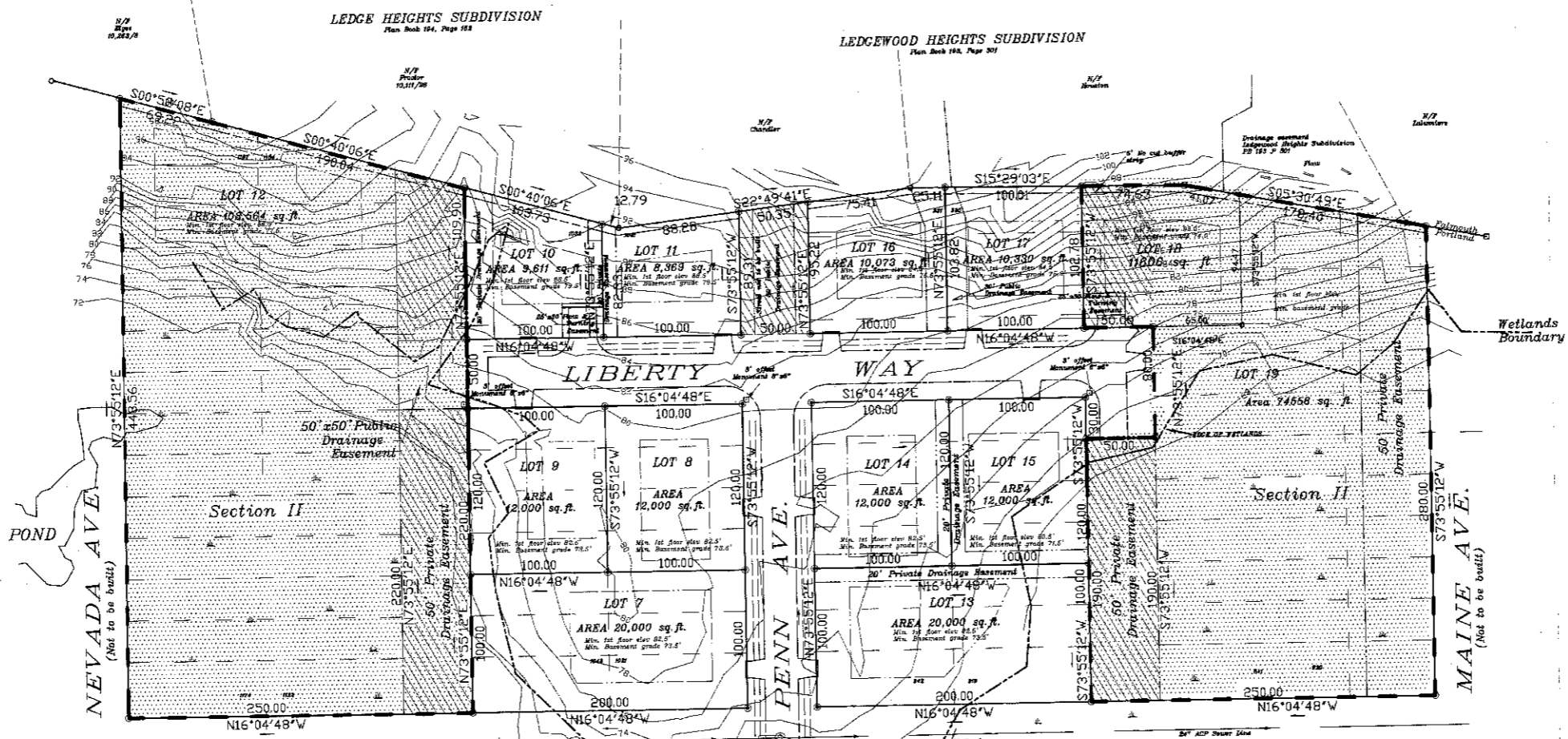


- (6) Engineer/ Soils & Wetlands mapping Pinkham & Greer consulting engineers Falmouth, Maine
- (7) Location of pond provided by Pinkham & Greer, consulting engineers Falmouth, Maine
- (8) Total Area 8.40 Acres
- (9) No access onto Jersey Avenue and Montana Street from lot 7; No access onto Liberty Way from lot 8 and lot 14; No access onto Jersey Avenue from lot 9 and lot 10; No access onto Penn Ave from lot 11 and lot 16; No access onto Nevada Street from lot 12; No access onto Vermont Avenue and Montana Street from lot 13; No access onto Vermont Avenue from lot 15 and lot 17; No access onto Maine Avenue from lots 18 and 19.
- (10) House locations to be within the building envelopes shown on this plan.
- (11) All houses shall have a number clearly visible from the road
- (12) Topographic and Boundary information provided by Survey, Inc. Windham, Maine
- (13) Lots to be serviced by public sewer and water
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- (25) Lot 18 Not to be sold prior to street being vacated or street frontage improved to city zoning requirements.

(26) On February 28, 2000, the Portland City Council passed Order No. 158 vacating certain streets in the Pines Subdivision ( Order recorded in C.C.R.D. Book 15380, Page 129 ). As a result of this vacation, conditions imposed by the Planning Board concerning the sale of Lots 12, 18 and 19 specifically listed on note 28 of the Pines Plan recorded in C.C.R.D. Plan Book 200, Page 19 and note 25 of the Pines Plan recorded in C.C.R.D. Plan Book 200, Page 20 have been completed. Lots 12, 18 and 19 may now be conveyed and built upon pursuant to Section 14-495 (H).

(27) The applicant certifies that as Lots 15, 18 and 19 are developed that provisions are made to prevent increased rates of sheet flow so as to not cross southerly over the Dargie property.

- LEGEND:**
- \* No.5 Rebar Set - PLS 586
  - o Iron Pin Found
  - ⊙ Sewer Manhole
  - W Wetlands
  - Water Valve
  - Monument
  - Lot Numbers, Plan Ref. 2d
  - Building Envelope
  - Open Space
  - Section II



In accordance with Section 14-496(3) the planning authority may approve alterations to an approved recording plat.

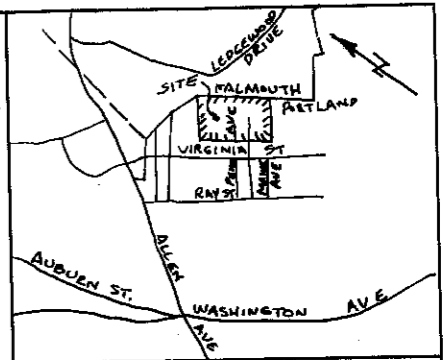
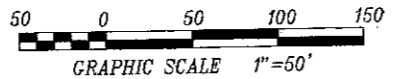
Approved by Joseph E. Gray, Jr.  
Director of Planning and Urban Development

*Joseph E. Gray, Jr.*  
Date: 7/26/2000

State of Maine, Cumberland Co.  
Registry of Deeds  
Received *7/26/2000*  
at *12:00 PM* and recorded in  
Plan Book *200* Page *206*  
Attest: *John B. Babin*  
Register

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS FOR A STANDARD BOUNDARY SURVEY. CATEGORY I - CONDITION III. EXCEPTIONS (1) NO WRITTEN REPORT (2) NO DEED DESCRIPTIONS PREPARED  
*Robert N. Farthing*  
ROBERT N. FARTHING PLS 586

Recording Information  
Plan Recorded in Plan Book \_\_\_\_\_ Page \_\_\_\_\_  
Cumberland County Registry of Deeds  
Date: \_\_\_\_\_ Time: \_\_\_\_\_



Location Map

**NOTES:**

- (1) Deed References: Book 13774, Page 12 C.C.R.D.
- (2) Plan References: (a) Ledgewood Heights Subdivision Falmouth, Maine by Cullenberg Land Surveying 7/15/93 Plan Book 193 Page 301 C.C.R.D. Amended Subdivision-Ledge Heights Subdivision Falmouth, Maine by Cullenberg Land Surveying Plan Book 194, Page 173 C.C.R.D. City of Portland Virginia-Carter St. Interceptor Sewer s.b. 195/2 489/4 (d) "The Pines" May 1926 Plan Book 17, Page 6 C.C.R.D.
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- (5) Bench Mark Elevation Manhole Rim @ Montana St. and Penn Ave. Elev. 70.79

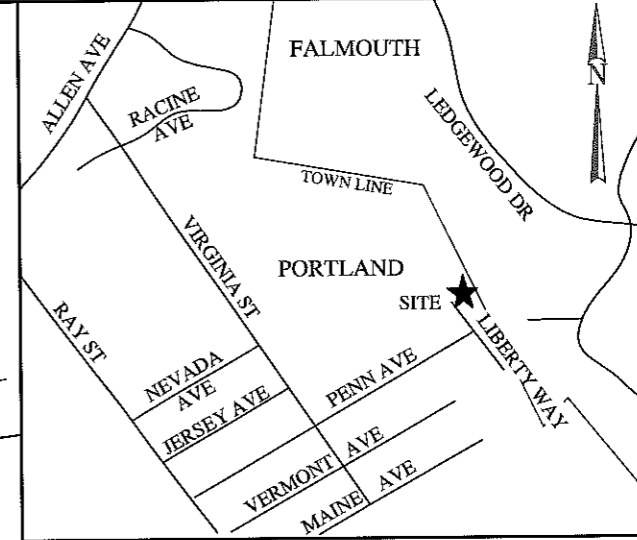
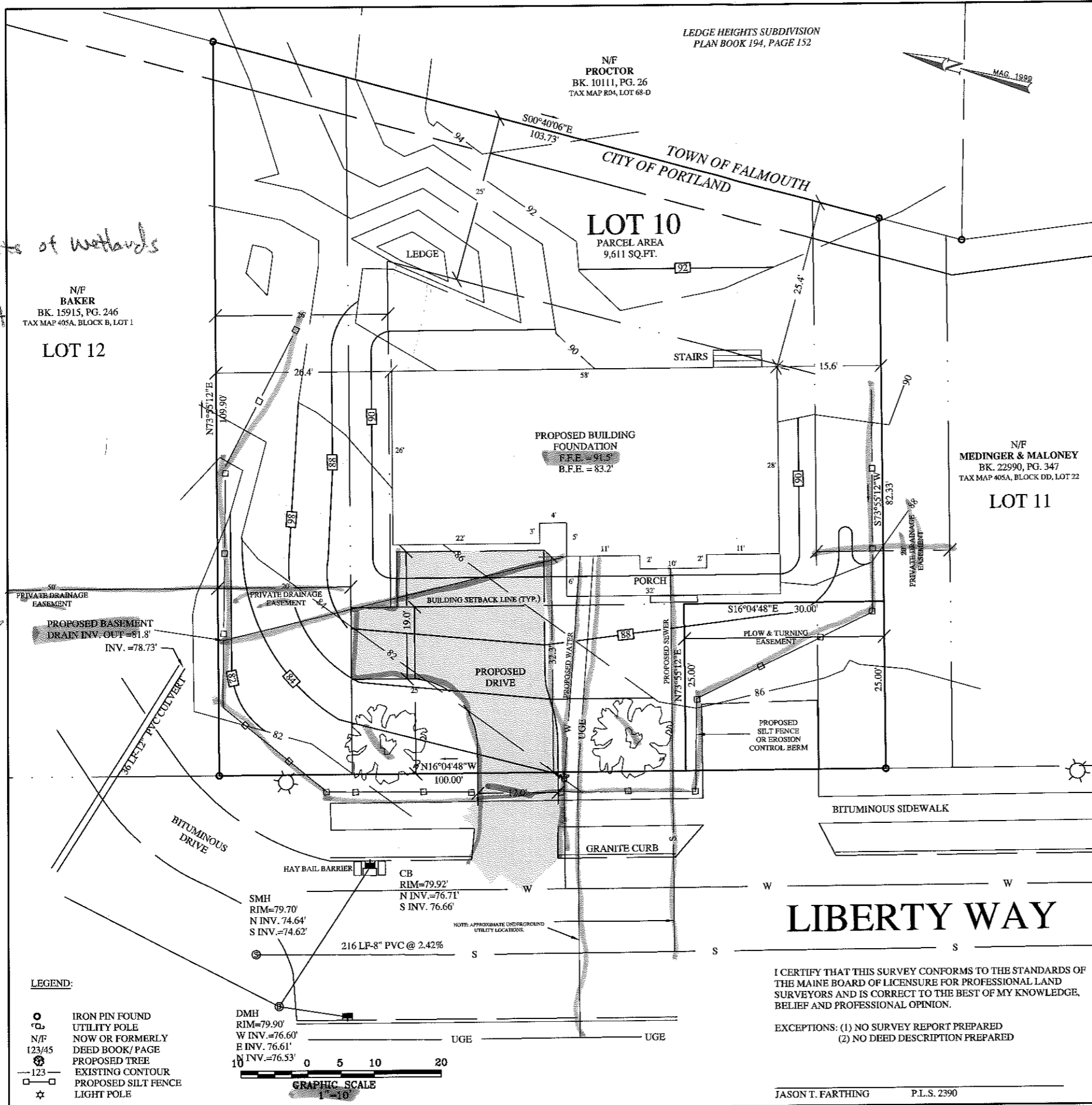
**THE PINES**  
Section II

PORTLAND, MAINE  
For: Pines of Portland, Inc.  
426 Forest Avenue  
Portland, Maine  
Developer  
Amy K. Mulkerin  
Gregory T. McCormack  
(Owner's of Record)

Survey By: SURVEY, INC.  
P.O. Box 210  
Windham, Me.  
Plan Prepared By: J.T.F.  
© SURVEY, INC.  
P.O. Box 210  
Windham, Me.  
April, 2000

Need to show limits of wetlands  
 Add note that the wetlands will not be disturbed, no filling or grading will occur & vegetative buffer will be maintained

Wetland shown - confirm boundaries



- NOTES:**
- (1) PROPOSED SITE CHANGES TO LOT 10 OF "THE PINES, SECTION II, DATED APRIL, 2000" APPROVED BY THE CITY OF PORTLAND. RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 200, PAGE 206 (C.C.R.D.).
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 2 1/2 STORIES: 16'
  - (5) MINIMUM BUILDING FINISH FLOOR ELEVATIONS, AS DEPICTED ON PLAN BOOK 200, PAGE 206 (C.C.R.D.).  
 MIN. 1ST FLOOR ELEVATION 88.5'  
 MIN. BASEMENT GRADE 79.5'
  - (6) BUILDING SETBACKS AND EXISTING TOPOGRAPHY PER PLAN BOOK 200, PAGE 206 (C.C.R.D.)
  - (7) REVISION:  
 1. PROPOSED UTILITIES, CONTOURS & FINISH FLOORS - 03.02.10

**SITE PLAN**  
**LOT 10**  
 39 LIBERTY WAY  
 PORTLAND, ME

FOR:  
**MADD, LLC.**  
 543 ALLEN AVENUE  
 PORTLAND, ME 04103

(OWNER OF RECORD)

**SURVEY BY: SURVEY, INC.**  
 P.O. BOX 210  
 WINDHAM, ME 04062  
 (207) 892-2576 (207) 892-2557 FAX  
 INFO@SURVEYINCORPORATED.COM

**PLAN BY: MLC @ SURVEY, INC.**

**DATE: FEBRUARY 16, 2010** **JOB NO. 10-007**

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL OPINION.

EXCEPTIONS: (1) NO SURVEY REPORT PREPARED  
 (2) NO DEED DESCRIPTION PREPARED

JASON T. FARTHING P.L.S. 2390



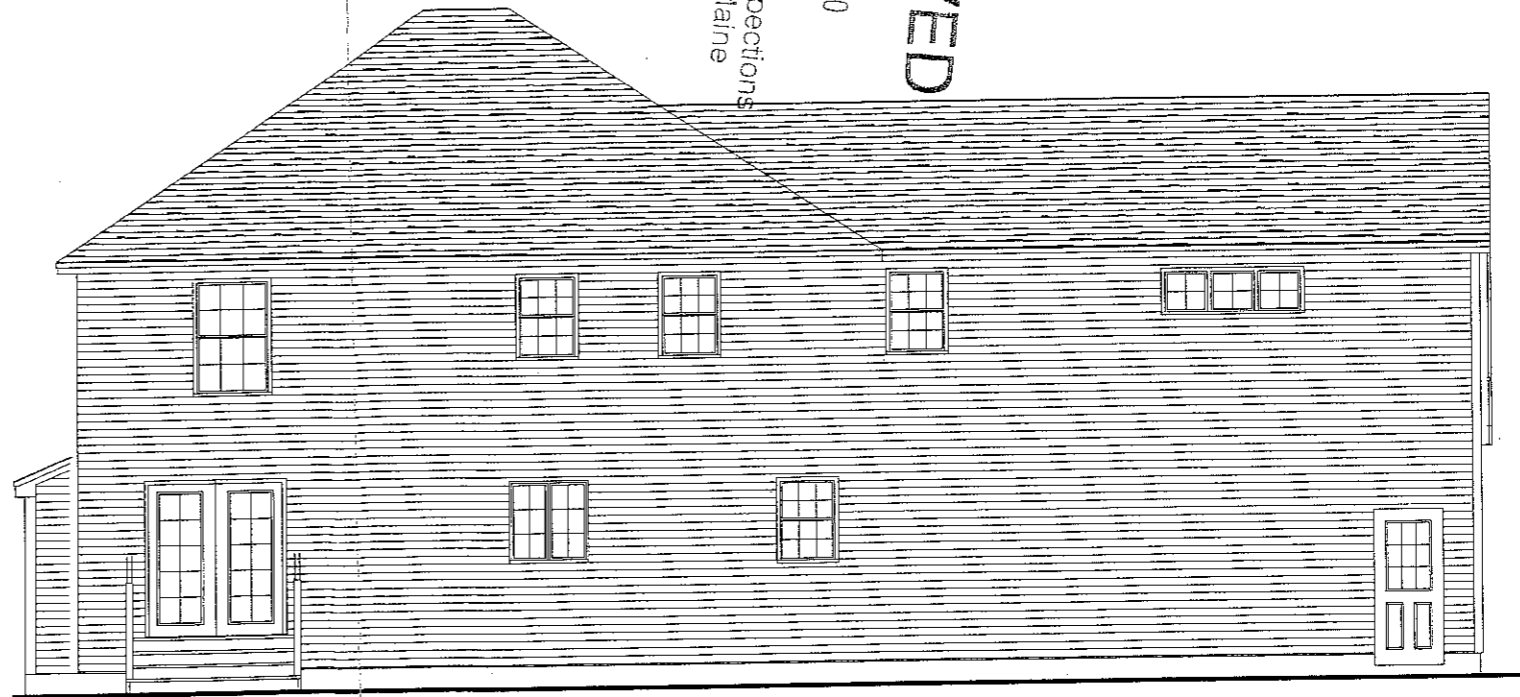
RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



REAR ELEVATION

RECEIVED  
FEB 24 2010  
Dept. of Building Inspections  
City of Portland Maine

CAPE COTTAGE HOME DESIGN

THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDANCE LINES FOR THE CONSTRUCTION OF THIS PROJECT. PALANZA REE DESIGN INC. OR PETER PALANZA DO NOT GUARANTEE THAT THESE PLANS WILL BE CONSIDERED AS SUCH BY ANY LOCAL, STATE OR FEDERAL AGENCY AND/OR THE BUILDER'S RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN ACCORDANCE WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO MANAGE THE PROJECT IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES INVOLVED. ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL TRADES CONFORM TO OR EXCEEDS LOCAL AND STATE BUILDING CODES. USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO PALANZA REE DESIGN INC. CONTRACTORS ARE REFERRED TO OVERSEE NOTES AND DETAILS ON THE PLANS.

CONTRACTOR:

MADD INC

PROJECT NAME:

LIBERTY WAY

REVISIONS:

DATE: February 18, 2010

SCALE: AS NOTED

DRAWN:

FILE:

SHEET 01