

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that ALAN E WOLF

Located At TBA: BURNSIDE & DAKOTA, PARCEL A

Job ID: 2011-07-1682-SF

CBL: 407 - - H - 018 - 001 - - - - -

27 Dakota

has permission to build a new Single Family Residence.

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

08/12/2011

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

SCANNED



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-07-1682-SF

Located At: TBA

CBL: 407 - - H - 018 - 001 - - - - -

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. As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the rear setback of the proposed structure, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. Separate permits shall be required for future decks, sheds, pools, and/or garages.

Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate Suppression System Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery backup are required on each floor.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Submit specs for engineered beams and trusses.
3. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
4. A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room.
5. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
6. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.

7. **R403.1.6 Foundation anchorage.** Sill plates and walls supported directly on continuous foundations shall be anchored to the foundation in accordance with this section.
8. **R407.3 Structural requirements.** The columns shall be restrained to prevent lateral displacement at the bottom end. Wood columns shall not be less in nominal size than 4 inches by 4 inches. Steel columns shall not be less than 3-inch-diameter Schedule 40 pipe manufactured in accordance with ASTM A 53 Grade B or *approved* equivalent.
9. Porch/ deck frost protection (when attached to the structure) must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
10. R311.5.1 Attachment. Exterior landings, decks, balconies, stairs and similar facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal.
11. **R502.6 Bearing.** The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of *approved* joist hangers.

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 ay 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 ie., 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 "do not disturb/no cut" zone. All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed.

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.

Type of Heating System		
Means of Egress (Sec R311 & R312) Basement	Bulkhead	
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)	7 7/8" & 7 7/16" / 10" Net	
Width (Section R311.5.1)		
Headroom (Section R311.5.2)	6-8" Stairs	
Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)	36" - 38" Railing	
Smoke Detectors (Section R313) Location and type/Interconnected	See Note Page 2 of 2	
Dwelling Unit Separation (Section R317) and IBC – 2009 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	N/A	

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	8' Cell 12" x 2' # Rebar	See email
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" DIA Pipe: Bituminous Coating	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	6'-0" w/ 1/2" Bolts	① Corner Bolts?
Lally Column Type (Section R407)	"Typical Lally"	② Email
Girder & Header Spans (Table R 502.5(2))	(3) 2x10' w/ Blk. 6'-3" Max	
Built-Up Wood Center Girder Dimension/Type	(3) 2x10" / (3) 2x8"	
Sill/Band Joist Type & Dimensions	2x6" P.T. Sill	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x8" @ 16" O.C. 12' Max span	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x8" @ 16" O.C.	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Truss	

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	5 ¹² / ₁₂ Truss @ 24" O.C	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Roof: 5/8" / Floor: 3/4" / Wall: 7/16"	okay
Fastener Schedule (Table R602.3(1) & (2))		
Private Garage (Section R309) Living Space ? (Above or beside)	N/A	
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)	N/A	
Emergency Escape and Rescue Openings (Section R310)		
Roof Covering (Chapter 9)	30 yr Arch.	
Safety Glazing (Section R308)	No Hazard areas shown	
Attic Access (Section R807)	20 x 30" shown	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	(3) 2x8"	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	wall: R-21 Basement: R-15 ceiling: R-49	

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-07-1682-SF	Date Applied: 7/12/2011	CBL: 407 - - H - 018 - 001 - - - -	
Location of Construction: DAKOTA & BURNSIDE - Parcel A - possibly 27 Dakota	Owner Name: Alan E. Wolf & Terry N. Snow, Trustees of the James M. Wolf Revocable Intervivos Trust	Owner Address: 294 MAIN ST CUMBERLAND CTR, ME 04021	Phone: 207-829-6363
Business Name:	Contractor Name: Diversified Properties - Jim Wolf	Contractor Address: PO Box 10127, Portland, ME 04104	Phone: 207-773-4988
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Vacant	Proposed Use: Single family - build a new 32' x 24' two story, single family home	Cost of Work: 110000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB JRE, 2009
		Signature: <i>Capt. Perrone</i> 7/19/11	Signature:
Proposed Project Description: new 24' x 32' sf w/ 3 bedrooms & 1 1/2 bath		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetlands <i>N/A</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>panel 7-zone X</i> <input checked="" type="checkbox"/> Site Plan <i>Level 3 Minor Residential</i> <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ conditions</i> <i>7/15/11 ABU</i>	Zoning Appeal <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 Date:	Historic Preservation <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>ABU</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 application 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	PHON

10-17-11

3000 PST Y+K

18" x 10"

Pinned by H+K

2- #4 Conduits 12 Feet

400 # Vert

2- #4 Ribs D.O.W.

- WR Outlets

- Groggier Manual

- Move CO Detector

- HJAE Permit

- DCC Approval

will send electronic file

2011 07 16 82

7/14/11

Location/Address of Site: 27 Dakota St. Port. ME Burnside Ave		
Total Square Footage of Proposed Structure/Area: 1536	Area of lot (total square feet): 18,119	Number of Stories: 2
Tax Assessor's Chart, Block & Lot(s) Chart# 407 Block # H Lot# 18 a portion of		Fees Paid: (for Office Use Only) Site Plan _____ Building Permit _____ Inspection _____
Current Legal Use: Number of residential Units 1		Cost of Work: Work: \$ 110K C of O Fee \$ _____ If vacant, previous use? vacant land Is property part of a subdivision? If yes, please name: NO
Proposed Use and Project Description: construct a single family home 24x32 colonial add 1 1/2 Bath 24x36 Garage		
Applicant - must be owner, Lessee or Buyer Name: Diversified Properties Business Name, if applicable: Address: POB 10127 City/State: Portland, ME Zip Code: 04104		Applicant Contact Information Work # 207 773-4988 Home# Cell # e-mail: jmw1@maine.rr.com RECEIVED JUL 12 2011 Dept of Building Inspections City of Portland Maine
Owner - (if different from Applicant) Name: Alan Wolf + Terry Snow trustees of the James M Wolf Revocable Trust Address: POB 275 City/State: Cumberland ME Zip Code: 04021		Owner Contact Information Work # 207-889-6363 Home# Cell # e-mail: TSnow@maine.rr.com
Agent/ Contractor Glenn Gervais Name: Custom Built Homes of ME Address: 123 Christopher Rd City/State: N Yarmouth, ME Zip Code:		Agent/Contractor Contact Information Work # Home# Cell # 207-650-6989 e-mail: CBHME@maine.rr.com
Billing Information Name: same as owner Address: City/State: Zip Code: Phone Number:		Contact when Building Permit is Ready: Name: Lynda Porter Address: POB 10127 City/State: Portland Zip Code: 04104 Phone Number: 773-4988

DEVELOPMENT REVIEW FEES:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<p>Level I Minor Residential Site Plan</p> <p>___ Application Fee (\$300.00 flat fee)</p> <p>___ Inspection Fee (\$100.00 flat fee) (for an inspection conducted by the Planning Division)</p> <p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> • Notices (\$.75 each) 	<p>Fees Paid (office use)</p> <p>___</p> <p>___</p>
<p>Performance Guarantee</p>	<p>Exempt except for those projects that complete construction in the winter and the site work is incomplete.</p>
<p>Building Permit Fee</p>	<p>\$30 for the first \$1,000 construction cost, \$10 per additional \$1,000 cost.</p>

Application Check List:

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Inspections Division to start the review process.

Refer to the application checklist for a detailed list of submittal requirements.

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.

<p>Signature of Applicant:</p> 	<p>Date:</p> <p>7-7-01</p>
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This is not a permit; you may not commence any work until the permit is issued.

General Submittal Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Completed application form and check list.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Evidence of right, title and interest.
<i>N/A</i>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Copies of required state and/or federal permits.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written Description of existing and proposed easements or other burdens. <i>on enclosed survey</i>
<i>N/A</i>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written requests for waivers from individual site plan and/or technical standards.
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Evidence of financial and technical capacity.
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	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.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<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. 	
<i>N/A</i>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone). 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Location and dimension of existing and proposed paved areas. 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Proposed ground floor area of building. 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Finish floor elevation (FEE) or sill elevation. 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Exterior building elevations (show all 4 sides). 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Existing and proposed utilities (or septic system, where applicable) 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Existing and proposed grading and contours. 	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ul style="list-style-type: none"> ▪ Proposed stormwater management and erosion controls. 	

<input type="checkbox"/>	<input type="checkbox"/>	▪ Total area and limits of proposed land disturbance.
<input type="checkbox"/>	<input type="checkbox"/>	▪ Proposed protections to or alterations of watercourses.
<input type="checkbox"/>	<input type="checkbox"/>	▪ Proposed wetland protections or impacts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Existing and proposed curb and sidewalk, except for a single family home.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Existing and proposed easements or public or private rights of way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Show foundation/perimeter drain and outlet.
<input type="checkbox"/>	<input type="checkbox"/>	▪ Additional requirements may apply for lots on unimproved streets.
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)
		Three sets of the reduced boundary survey/site plan is required if original is larger than 11'x17'

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:
<input type="checkbox"/>	<input type="checkbox"/>		▪ Cross section with framing details
<input type="checkbox"/>	<input type="checkbox"/>		▪ Floor plans and elevations to scale
<input type="checkbox"/>	<input type="checkbox"/>		▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
<input type="checkbox"/>	<input type="checkbox"/>		▪ Window and door schedules
<input type="checkbox"/>	<input type="checkbox"/>		▪ Foundation plans w/required drainage and damp proofing , if applicable
<input type="checkbox"/>	<input type="checkbox"/>		▪ Detail egress requirements and fire separation, if applicable
<input type="checkbox"/>	<input type="checkbox"/>		▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
<input type="checkbox"/>	<input type="checkbox"/>		▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
<input type="checkbox"/>	<input type="checkbox"/>		▪ 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.)
<input type="checkbox"/>	<input type="checkbox"/>		▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

Reminder: Separate permits are required for internal and external plumbing, HVAC, and electrical installations. Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

Site Plan Standards for Review of Level I: Minor Residential

Level I: Minor Residential site plan applications are subject to the following site plan standards*, as contained in section 14-526 of Article V, Site Plan:

- 14-526 (a) **Transportation Standards:** 2.a.(i) and (ii);
2.c (if the site plan is a two-family or multi-family building);
4.a.(i) and (iv)
- 14-526 (b) **Environmental Quality Standards:** 1
2.a.
2.b.(iii)
3.a., c. and d. and e.
- 14-526 (c) **Public Infrastructure and Community Safety Standards:** 1. and 3.a through e.
- 14-526 (d) **Site Design Standards:** 5. and 9.

**Except as provided in Article III of the City Code, or to conditions imposed under Section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.*



PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
 - **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.)**
7. Hydrant locations

**Burnside Avenue – Diversified Properties, Inc.
Stormwater Narrative**

I. Overview

The proposed project consists of two single family dwellings located on Burnside Avenue. Parcel A is approximately 18,119 square feet. Parcel B is approximately 38,061 square feet. The site is currently undeveloped.

II. Development Description

The project area consists of two parcels of approximately 1.29 acres of undeveloped land off of Burnside Avenue/Dakota Street. The proposed development includes the construction of two 24' by 32' two story structures which will be single family residences.

The majority of the existing parcels slope from east to west, with runoff directed towards Maine Avenue. The easterly portion of parcel B slopes from west to east towards the former Michigan Avenue.

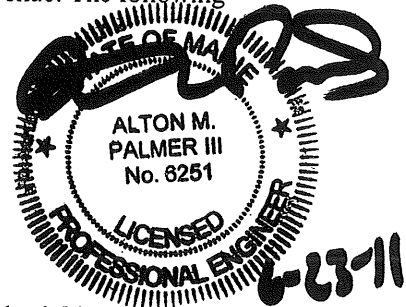
III. Stormwater

In the predevelopment condition stormwater runoff from approximately 0.77 acres flows overland towards Maine Avenue.

In the post development condition the proposed construction of two house lots occurs within the watershed which contributes runoff towards Maine Avenue. In order to limit the increase in runoff caused by residential construction, the parcels will be graded to direct post development runoff from the impervious surfaces toward the former Michigan Avenue. A roof gutter will be installed on the westerly side of each residence in order to direct roof runoff toward the former Michigan Avenue.

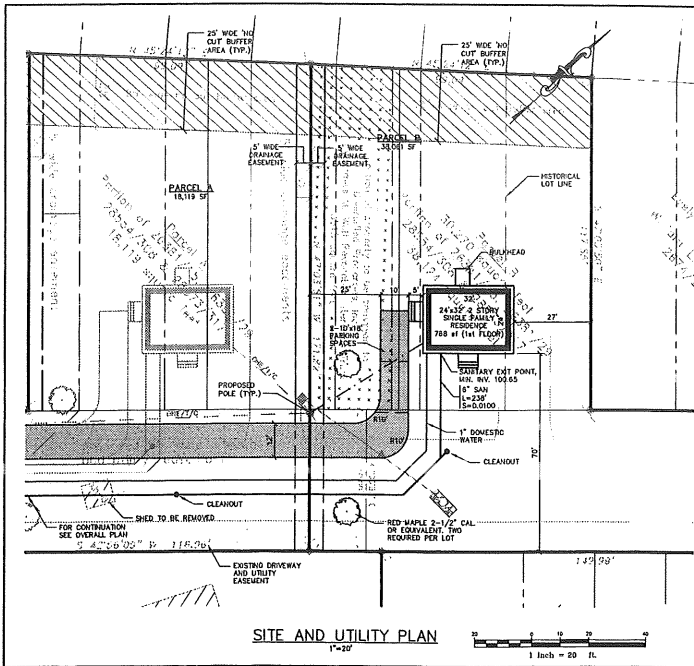
The grading of the proposed parcels reduces the tributary area to Maine Avenue. The following Table presents the pre vs. post tributary area to Maine Avenue

TABLE 1	
Maine Avenue Tributary Area	
Predevelopment	Post development
0.77 acres	0.46 acres

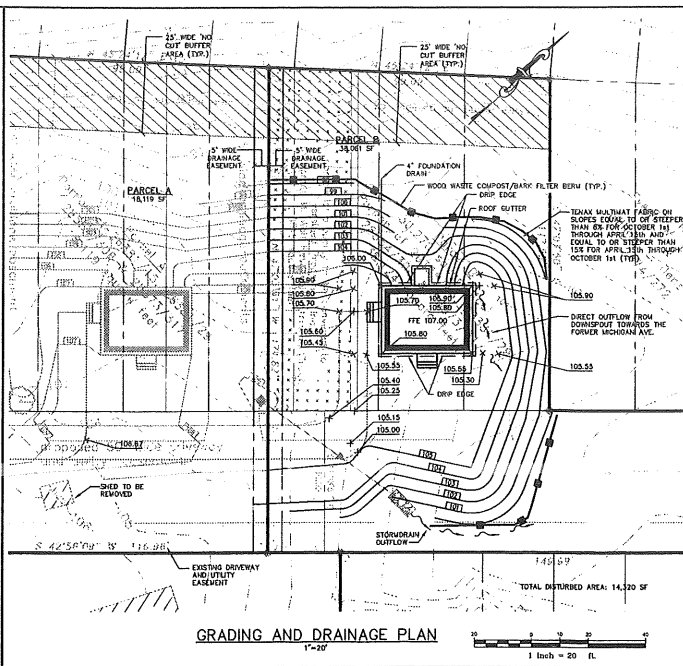


IV. Conclusion

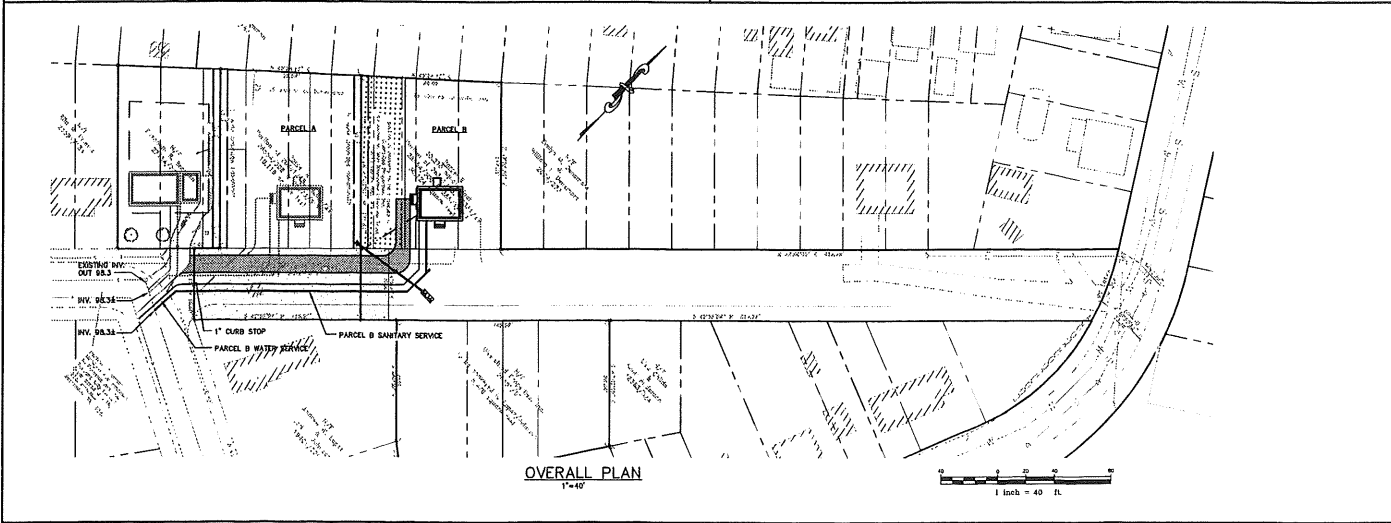
As shown in Table 1, the tributary area to Maine Avenue has been reduced by 0.31 acres or by 40%. The developed area which is tributary will consist primarily of lawn. The development's impervious area is directed towards the wooded land of the former Michigan Avenue. The development's impacts on Maine Avenue have been reduced by directing runoff from post development impervious areas towards the former Michigan Avenue and by grading the lots to reduce the tributary area.



SITE AND UTILITY PLAN
1"=20'



GRADING AND DRAINAGE PLAN
1"=20'



OVERALL PLAN
1"=40'

SPACE AND BULK REQUIREMENTS - R-3 ZONE

MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM FRONTAGE:	50 FT.
MINIMUM SETBACKS:	
FRONT YARD:	25 FT.
REAR YARD:	25 FT.
SIDE YARD:	
1 STORY:	8 FT.
1 1/2 STORY:	8 FT.
2 STORY:	14 FT.
2 1/2 STORY:	14 FT.
MINIMUM LOT WIDTH:	65 FT.
OTHER USES:	

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.
LOT SETBACKS EXCEPT THE MINIMUM BUILDING ENVELOPE, ASSUMING A SINGLE STORY BUILDING, FROM SETBACK REQUIREMENTS WILL BE BASED ON FINAL BUILDING PERMIT SUBMITTED BY THE DEVELOPER.

GRADING AND DRAINAGE NOTES:

1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
2. COMMON BORROW SHALL MEET MOST SPECIFICATION 703.18.
3. THE GRADING AND DRAINAGE SYSTEM ON THE PROPERTY SHALL BE CONSTRUCTED AND LOCATED AS SPECIFIED IN THE APPROVED SITE PLAN AND SANITARY AND DRAINAGE SYSTEM SHALL NOT BE MODIFIED WITHOUT FURTHER APPROVAL FROM THE PLANNING AUTHORITY.

GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOM ASSOCIATES IN MARCH 2011.
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 MEASURED 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 REVEAL 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 AN S-SITE REPRESENTATIVE 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. CORRECTION OF WATER LINES SHALL CONFORM TO ANNA STANDARD 0031, 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 WASH STATE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE, COORDINATE WITH CMP.
8. THE LOT SHALL BE PROVIDED WITH AT LEAST TWO (2) TREES MEETING THE CITY'S ARBORICULTURE SPECIFICATIONS AND WHICH ARE LOCATED ADJACENT TO THE ACCESS DRIVE.
9. SEWER AND WATER SERVICES SHALL BE INSTALLED BY THE DEVELOPER 5' INTO THE PROPERTY. CONNECTION TO THE HOUSE WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
10. EQUIVALENT STREET TREE SHALL INCLUDE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIPER.
11. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS, SECTION VII EROSION AND SEDIMENTATION CONTROL STANDARDS FOR SINGLE AND TWO FAMILY HOMES.
12. ANY CURBING REMOVED WITHIN THE RIGHT-OF-WAY IS THE PROPERTY OF THE CITY OF PORTLAND AND SHALL BE DELIVERED TO THE PUBLIC WORKS FACILITY OF OUTER CONGRESS STREET.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

U:\3100 - Buildings Inc. - Portland, ME - 04103\3100-04103-007.dwg 6/27/2011 9:25:24 AM
 Plot Date: 6/27/2011 9:25:24 AM

Rev.	Date	Revision

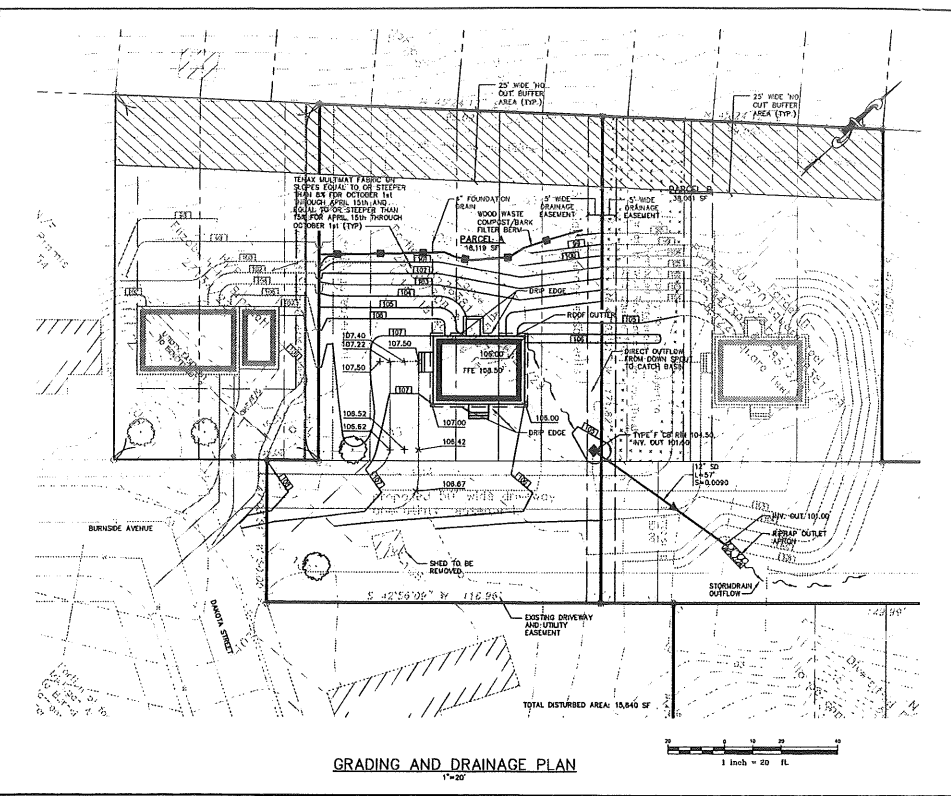
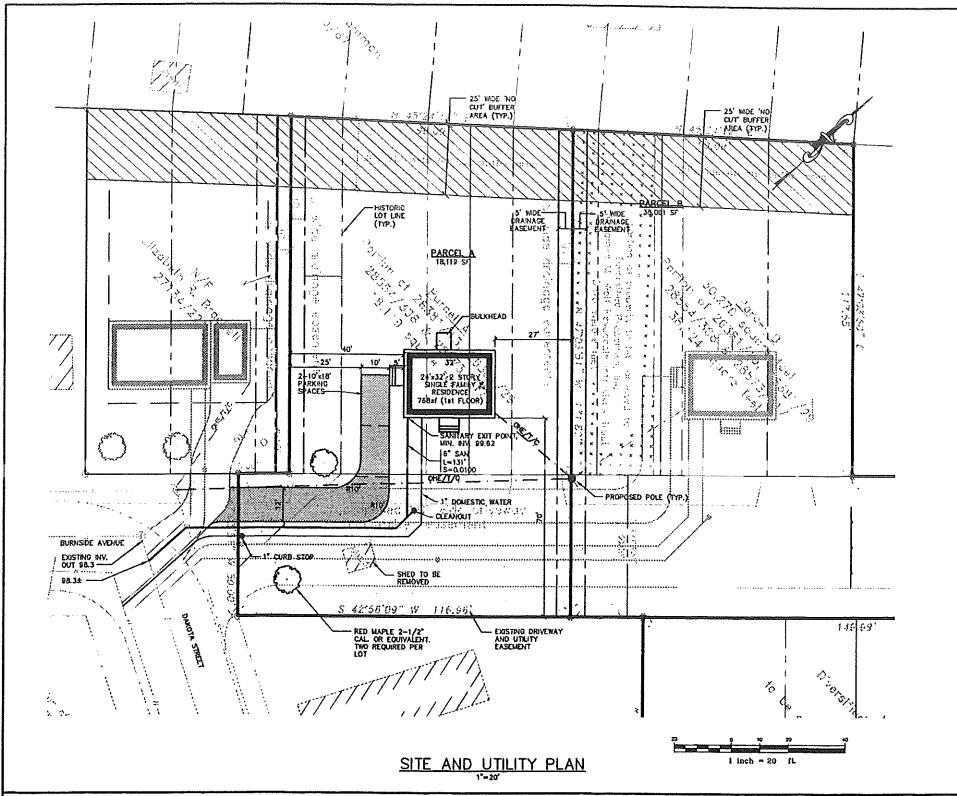
Issued For	Date	By

Design: JBA	Draft: CD	Date: 3/11
Checked: JBP	Scale: AS NOTED	Job No: 2149
File Name: 2149-107.dwg	This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPECI). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPECI.	

GP Gorrill-Palmer Consulting Engineers, Inc.
 Engineering Excellence Since 1998
 PO Box 1237 15 Shaker Road Gray, ME 04039
 207-657-6910 FAX: 207-657-8912
 E-Mail: molbox@gorrillpalmer.com

Drawing Name:	Site, Utility, Grading and Drainage Plans
Project:	Parcel B - Single Family Residence Burnside Avenue/Dakota Street, Portland, Maine
Client:	Diversified Properties P.O. Box 10127, Portland, Maine 04101

Drawing No.
1



SPACE AND BULK REQUIREMENTS - R-3 ZONE

MINIMUM LOT SIZE:	6,500 S.F.
MINIMUM FRONTAGE:	30 FT.
MINIMUM SETBACKS:	
FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.
MINIMUM LOT WIDTH:	65 FT.
OTHER USES:	

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

LOT SETBACKS DEPict THE MAXIMUM BUILDING DEVELOPE, ASSUMING A SINGLE STORY BUILDING. FINAL SETBACK REQUIREMENTS WILL DEPEND ON FINAL BUILDING PERMIT SUBMITTED BY LOT DEVELOPER.

GRADING AND DRAINAGE NOTES:

1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
2. COMBON BORROW SHALL MEET MOIST SPECIFICATION 703.10.
3. THE GRADING AND DRAINAGE SYSTEM ON THE PROPERTY SHALL BE CONTINUOUS AND LOCATED AS SHOWN ON THE APPROVED SITE PLAN AND SAID GRADING AND DRAINAGE SYSTEM SHALL NOT BE LOCATED WITHOUT FURTHER APPROVAL FROM THE PLANNING AUTHORITY.

GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN MARCH 2011.
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 DO SO 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 CONTACT 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. CONNECTIONS OF WATER LINES SHALL CONFORM TO AWWA STANDARDS C900, LATEST EDITION.
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.
7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRO SERVICE, COORDINATE WITH CMP.
8. THE LOT SHALL BE PROVIDED WITH AT LEAST TWO (2) TREES MEETING THE CITY'S ARBORICULTURE SPECIFICATIONS AND WHICH ARE CLEARLY VISIBLE FROM THE STREET LINE AND ARE LOCATED SO AS TO VISUALLY BREAK THE HARBOR DISSECTION OF PROPORTION OF THE LOT.
9. SEWER AND WATER SERVICES SHALL BE INSTALLED BY THE DEVELOPER 6' INTO THE PROPERTY. CONNECTION TO THE HOUSE WILL BE THE RESPONSIBILITY OF THE LOT OWNER.
10. EQUIVARIANT STREET TREE SHALL REQUIRE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIPER.
11. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS, SECTION VII EROSION AND SEDIMENTATION CONTROL STANDARDS FOR SINGLE AND TWO FAMILY HOMES.
12. ANY CURBING REMOVED WHEN THE RIGHT-OF-WAY IS THE PROPERTY OF THE CITY OF PORTLAND AND SHALL BE DELIVERED TO THE PUBLIC WORKS FACILITY ON OUTER CONCRETE STREET.

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.

11/2/2010 - Burnside Ave. - Parcel A - 271-2-2010 - 2/22/2011 3:22 PM

Rev.	Date	Revision

Issued For	Date	By

Design: JBA	Draft: CD	Date: 3/11
Checked: AMP	Specs: AS NOTED	Job No: 2149
EIA No: 2149-102-049		
This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc.(GPCEI). Any alterations, authorized or otherwise, shall be of the user's sole risk and without liability to GPCEI.		

GP Gorrill-Palmer Consulting Engineers, Inc.
Engineering Excellence Since 1998

PO Box 1237 Portland, ME 04103
15 Shaker Road Gray, ME 04039

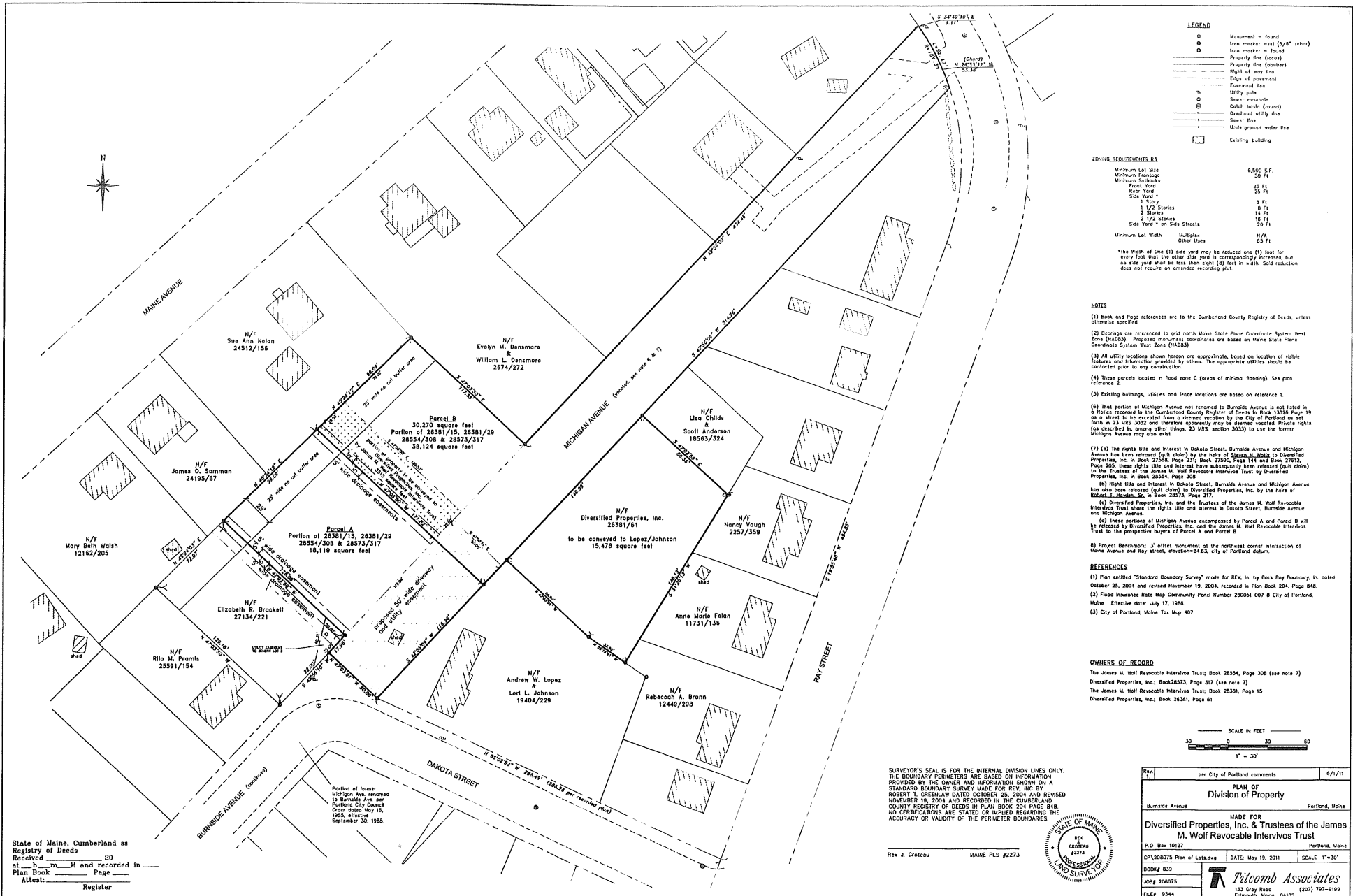
207-657-6910
207-657-6912
E-Mail: me1box@gorrillpalmer.com

Drawing Name: **Site, Utility, Grading and Drainage Plans**

Project: **Parcel A - Single Family Residence**
Burnside Avenue/Dakota Street, Portland, Maine

Client: **Diversified Properties, Inc. & Trustees of the James M. Wolf Revocable Intervivos Trust**
P.O. Box 10127, Portland, Maine 04101

Drawing No. **1**



- LEGEND**
- Monument - found
 - Monument - lost (5/8" rebar)
 - Monument - found
 - Monument - lost
 - Property line (found)
 - Property line (easement)
 - Right of way line
 - Edge of pavement
 - Easement line
 - Utility pole
 - Sewer manhole
 - Catch basin (found)
 - Overhead utility line
 - Sewer line
 - Underground water line
 - ▭ Existing building

ZONING REQUIREMENTS B1

Minimum Lot Size	6,500 S.F.
Minimum Frontage	50 Ft.
Minimum Setback	10 Ft.
Front Yard	15 Ft.
Rear Yard	15 Ft.
Side Yard -	
1 Story	8 Ft.
1 1/2 Stories	8 Ft.
2 Stories	14 Ft.
3 1/2 Stories	16 Ft.
Side Yard - on Side Streets	20 Ft.
Minimum Lot Width	Multiple
Other Uses	N/A
	25 Ft.

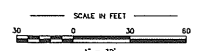
*The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than eight (8) feet in width. Such reduction does not require an amended recording plan.

- NOTES**
- (1) Book and Page references are to the Cumberland County Registry of Deeds, unless otherwise specified.
 - (2) Bearings are referenced to grid north using State Plane Coordinate System West Zone (NAD83). Prepared monument coordinates are based on Maine State Plane Coordinate System West Zone (NAD83).
 - (3) All utility locations shown herein are approximate, based on location of visible features and information provided by others. The appropriate utilities should be contacted prior to any construction.
 - (4) These parcels located in flood zone C (areas of minimal flooding). See plan reference 2.
 - (5) Existing buildings, utilities and fence locations are based on reference 1.
 - (6) That portion of Michigan Avenue not adjacent to Burnside Avenue is not listed in a notice recorded in the Cumberland County Registry of Deeds in Book 13326 Page 19 as a street to be accepted from a donated location by the City of Portland on set forth in 23 ME S 3032 and therefore apparently may be deemed vacated. Private rights (as described in, among other things, 23 ME S section 3032) to use the former Michigan Avenue may also exist.
 - (7) (a) The rights title and interest in Dakota Street, Burnside Avenue and Michigan Avenue has been released (quit claim) by the heirs of Steven M. Hogg to Diversified Properties, Inc. in Book 27268, Page 231; Book 27269, Page 144 and Book 27315, Page 200. These rights title and interest have subsequently been released (quit claim) to the Trustees of the James M. Wolf Revocable Interests Trust by Diversified Properties, Inc. in Book 28358, Page 308.
 - (b) Right title and interest in Dakota Street, Burnside Avenue and Michigan Avenue has also been released (quit claim) to Diversified Properties, Inc. by the heirs of Robert L. Huggins, Sr. in Book 28373, Page 317.
 - (c) Diversified Properties, Inc. and the Trustees of the James M. Wolf Revocable Interests Trust share the rights title and interest in Dakota Street, Burnside Avenue and Michigan Avenue.
 - (d) These portions of Michigan Avenue encompassed by Parcel A and Parcel B will be released by Diversified Properties, Inc. and the James M. Wolf Revocable Interests Trust to the prospective buyers of Parcel A and Parcel B.

- REFERENCES**
- (1) Plan entitled "Standard Boundary Survey" made for REV. in. by Beck Boy Boundary, in dated October 15, 2004 and related November 19, 2004, recorded in Plan Book 204, Page 618.
 - (2) Flood Insurance Rate Map Community Panel Number 230051 007 B City of Portland, Maine. Effective date: July 17, 1988.
 - (3) City of Portland, Maine Tax Map 407.

OWNERS OF RECORD

The James M. Wolf Revocable Interests Trust; Book 28354, Page 308 (see note 7)
 Diversified Properties, Inc.; Book 28373, Page 317 (see note 7)
 The James M. Wolf Revocable Interests Trust; Book 28381, Page 15
 Diversified Properties, Inc.; Book 28361, Page 61



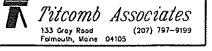
SURVEYOR'S SEAL IS FOR THE INTERNAL DIVISION LINES ONLY. THE BOUNDARY DIMENSIONS ARE BASED ON INFORMATION PROVIDED BY THE OWNER AND INFORMATION SHOWN ON A STANDARD BOUNDARY SURVEY MADE FOR REV. INC. BY ROBERT T. GREENAW DATED OCTOBER 25, 2004 AND REVISED NOVEMBER 19, 2004 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 204 PAGE 618. NO CERTIFICATIONS ARE STATED OR IMPLIED REGARDING THE ACCURACY OR VALIDITY OF THE PERIMETER BOUNDARIES.



Rev. J. Croteau MAINE PLS #2273

State of Maine, Cumberland as Registry of Deeds
 Received _____ 20
 At _____ m and recorded in _____
 Plan Book _____ Page _____
 Attest: _____
 Register

REV	per City of Portland comments	6/1/11
PLAN OF PROPERTY		
Burnside Avenue		Portland, Maine
MADE FOR Diversified Properties, Inc. & Trustees of the James M. Wolf Revocable Interests Trust		
P.O. Box 10127	Portland, Maine	
CP\20075 Plan of Lots.dwg	DATE: May 19, 2011	SCALE: 1"=30'
BOOK # 839		
JOB# 200075		
FILE# 9344		



Signed and sealed in the presence of

Quon Schmitt
Witness

(
(
(by Tim Beadnell
(Vice President
(**HLS-REO**

Deutsche Bank National Trust Company, as
Trustee under the pooling and Servicing
Agreement Series ITF LOT LOANS 2005-11, by
IndyMac Federal Bank, F.S.B., as it Attorney-in-
Fact, under limited Power of Attorney dated
July 29, 2008

SEAL

STATE OF Texas

County of Williamson, ss

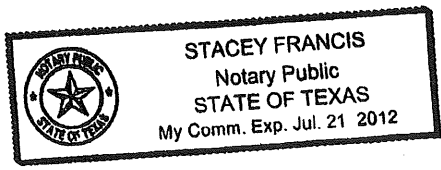
September 29, 2008

Than personally appeared the above named (name of the officer who signed the deed, with his title), and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation

Before me,

Stacey Francis
Notary Public

My commission expires: 7-21-2012 (Seal)



MAINE REAL ESTATE TAX PAID

QUITCLAIM DEED

Deutsche Bank National Trust Company, as Trustee under the pooling and Servicing Agreement Series ITF LOT LOANS 2005-11, having its usual place of business at 1761 E. St. Andrews Place, Santa Ana, CA 92705

for consideration paid, and in full consideration of **Ten Thousand Dollars and Zero Cents (\$10,000.00)**

grants to Alan E. Wolf and Terry N. Snow, as Trustees of the James M. Wolf Revocable Intervivos Trust, u/d/t dated November 13, 2007, with an address of 294 Main Street, Cumberland, ME 04021.

with **QUITCLAIM COVENANTS**

the land in Portland, ME

(Description and encumbrances, if any)

The land with the buildings thereon situated at Burnside Avenue, City of Portland, County of Cumberland, Maine as described in EXHIBIT "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said **Deutsche Bank National Trust Company**, as **Trustee under the pooling and Servicing Agreement Series ITF LOT LOANS 2005-11**, has caused its seal to be hereto affixed and these presents to be signed, acknowledged and delivered in its name and behalf by Tim Beadwell its Vice President hereto duly authorized, this 21st day of September, 2008:

Exhibit A

A certain lot or parcel of land situated on the northwesterly side of Burnside Avenue in the City of Portland, County of Cumberland and State of Maine, being Parcel One as shown on plan entitled "Standard Boundary Survey at Burnside Avenue for REV, Inc./Record Owner: The Burnside Real Estate Trust by Back Bay Boundary, Inc." dated October 25, 2004, revised through November 19, 2004, and recorded in the Cumberland County Registry of Deeds in Plan Book 204, Page 848.

Also conveying an easement for ingress, egress and the installation and maintenance of utilities in, over, under and along Burnside Avenue as shown on said Plan.

For Title see Foreclosure Deed dated June 3, 2008, and recorded in the Cumberland County Registry of Deeds in Book 26202, Page 207.

Received
Recorded Register of Deeds
Oct 06, 2008 03:33:22P
Cumberland County
Pamela E. Lovley

Parcel A



00

MAINE REVENUE SERVICES
REAL ESTATE TRANSFER TAX
DECLARATION

TITLE 36, M.R.S.A. SECTIONS 4641-4641N

0599900

RETTD

PLEASE TYPE OR PRINT CLEARLY

1. COUNTY CUMBERLAND		DO NOT USE RED INKI	
2. MUNICIPALITY/TOWNSHIP PORTLAND		BOOK/PAGE—REGISTRY USE ONLY	
3. GRANTEE/ PURCHASER	3a) Name (LAST, FIRST, MI) JAMES M. WOLF REVOCABLE INTERVIVOS		3b) SSN or Federal ID 26-6770568
	3c) Name (LAST, FIRST, MI) TRUST, C/O ALAN E. WOLF AND TERRY N.		3d) SSN or Federal ID
	3e) Mailing Address SNOW, TRUSTEES, P.O. BOX 275		
	3f) City CUMBERLAND	3g) State ME	3h) Zip Code 04021
4. GRANTOR/ SELLER	4a) Name (LAST, FIRST, MI) DIVERSIFIED PROPERTIES, INC.		4b) SSN or Federal ID 21-2876327
	4c) Name (LAST, FIRST, MI)		4d) SSN or Federal ID
	4e) Mailing Address P.O BOX 10127		
	4f) City PORTLAND	4g) State ME	4h) Zip Code 04104
5. PROPERTY	5a) Map Block Lot Sub-Lot 407		Check any that apply: <input type="checkbox"/> No tax maps exist <input type="checkbox"/> Multiple parcels <input type="checkbox"/> Portion of parcel
	5c) Physical Location MICHIGAN AVENUE N/A Burnside Ave		
6. TRANSFER TAX	6a) Purchase Price (if the transfer is a gift, enter "0")		6a) \$ 0.00
	6b) Fair Market Value (enter a value only if you entered "0" in 6a) or (if 6a) was of nominal value)		6b) \$ 500.00
	6c) Exemption claim - <input type="checkbox"/> Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.		
7. DATE OF TRANSFER (MM-DD-YYYY) 08 10 11 MONTH DAY YEAR		8. WARNING TO BUYER—if the property is classified as Farmland, Open Space or Tree Growth, a Substantial financial penalty could be triggered by development, subdivision, partition or change in use. <input type="checkbox"/> CLASSIFIED	
9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain: <input type="checkbox"/>		10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because: <input type="checkbox"/> Seller has qualified as a Maine resident <input type="checkbox"/> A waiver has been received from the State Tax Assessor <input checked="" type="checkbox"/> Consideration for the property is less than \$50,000	
11. OATH	Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below: Grantee: <i>[Signature]</i> Date: 8-10-11 Grantor: <i>[Signature]</i> Date: 8-10-11 Grantee: <i>[Signature]</i> Date: Grantor: <i>[Signature]</i> Date:		
12. PREPARER	Name of Preparer: Terry N. Snow, P.A. Mailing Address: 294 Main Street, P.O. Box 275 Cumberland, Maine 04021		Phone Number: (207) 829-6363 E-Mail Address:

Parcel A
28894/15

QUITCLAIM DEED WITH COVENANT

Diversified Properties, Inc., a Maine corporation with a principal place of business in the City of Portland, County of Cumberland and State of Maine, with a mailing address of Post Office Box 10127, Portland, Maine 04104,

For Consideration Paid, GRANT with QUITCLAIM COVENANTS TO:

Alan E. Wolf and Terry N. Snow, as Trustees of the **James M. Wolf Revocable Intervivos Trust**, u/d/t dated November 13, 2007, having an address of P.O. Box 275, Cumberland, ME 04021-0275,

A certain lot or parcel of land near the northwest end of Dakota Street, being a portion of Burnside Avenue, also known as Michigan Avenue, in Portland, Cumberland County, Maine and depicted as "proposed 50' wide driveway and utility easement" on a certain "Plan of Division of Property, Burnside Avenue, Portland, Maine made for Diversified Properties, Inc. & Trustees of the James M. Wolf Revocable Intervivos Trust" prepared by Titcomb Associates on May 19, 2011, as the same may have been revised prior to its recording in said Registry of Deeds in Plan Book 211, Page 188 (hereinafter "Plan").

Said premises being more particularly described as follows:

Beginning at a rebar set at the intersection of southeasterly line of Burnside Avenue with the northeasterly line of Dakota Street, said rebar being located at the westerly most corner of land n/f of Andrew W. Lopez, et als;

Thence N 47° 03' 51" W a distance of fifty feet (50.00') along the northeasterly end of Burnside Avenue as Continued as a Paper Street by the City of Portland Council Order #84 and recorded in the Cumberland County Registry of Deeds in Deed Book 3326 Page 019, to the southeasterly bounds of land n/f Elizabeth R. Brackett;

Thence N 42° 56' 10" E along said Brackett land a distance of 17.96 feet to the southerly corner of Parcel A, as appears on said Plan, being land n/f of Diversified Properties, Inc.;

Thence continuing on the same course by said land n/f of Diversified Properties, Inc. a distance of 119.04 feet to the southwesterly bounds of land n/f of the within Grantee;

Thence S 47° 03' 50" E along said land of Grantee a distance of 50.00' feet, more or less, to on the northwesterly bounds of land n/f of Andrew W. Lopez, et als;

Thence S 42° 56' 09" W along said Lopez land a distance of 137.00' feet to Dakota Street and the Point of Beginning.

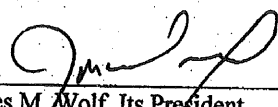
RESERVING an easement over, across and under the within-conveyed premises for use as a driveway and utility easement for the benefit of Parcel B as appears on the above-referenced Plan.

The herein transfer does not create a separate lot for subdivision purposes, as it is a transfer of land to an abutter; specifically, other land of Grantee herein described in a certain deed dated February 28, 2011 and recorded in said Registry of Deeds at Book 27134, Page 220 (excepting a 12' strip along the parcel's westerly bound conveyed to Elizabeth R. Brackett in a deed dated July 28, 2009 and recorded in said Registry of Deeds at Book 27134, Page 221). The parcel herein conveyed and the retained land described in Book 26381, Page 29 shall remain merged for a period of five (5) years from the date of this deed as set forth in Title 30-A, M.R.S.A. §4401.4.D-6. The Grantee, its successors and assigns, shall not unmerge said parcel herein conveyed and that retained land recorded in Book 26381, Page 29 within said five (5) year period without obtaining subdivision approval from the City of Portland.

Grantor and Grantees further covenant and agree the parcel herein described shall not be divided, and Grantees shall not grant easements on the within parcel, without the written recorded consent of Grantor herein, its successors and assigns

IN WITNESS WHEREOF, the said Diversified Properties, Inc. has caused this instrument to be signed in its corporate name and sealed with its corporate seal by James M. Wolf, its President, thereunto duly authorized this 10 day of August, 2011.

Diversified Properties, Inc.

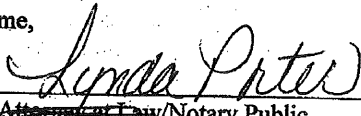
By: 
James M. Wolf, Its President

Date: Aug 10, 2011

STATE OF MAINE
CUMBERLAND, SS.

Then personally appeared the above-named JAMES M. WOLF, President of Diversified Properties, Inc., as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,



Attorney at Law/Notary Public
Print Name:

LYNDA PORTER
Notary Public, Maine
My Commission Expires January 15, 2016

Applicant: Diversified Properties
(owner James or Wolf revocable trust)
Address: Dakota Street & Burnside (27?)

Date: 7/14/11

C-B-L: 407-H-18
permit # 2011-07-1682

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build new 2 story - single family home

Sewage Disposal - public

Lot Street Frontage - 50' min - 50' on Dakota (ok)

Front Yard - 25' min - 35' scaled (ok)

Rear Yard - 25' min - 27' scaled (ok)

Side Yard - 2 stories - 14' min - left - 76' to bulkhead

Projections - right - 65' to base

Width of Lot - 65' min - 175'

Height - 35' max - 21.25' scaled

Lot Area - 6500 ± = 18,119

Lot Coverage Impervious Surface - 35% = 6341.65 ±

Area per Family - 6500 ± (ok)

Off-street Parking - 2 spaces required - 2 shown

Loading Bays - N/A

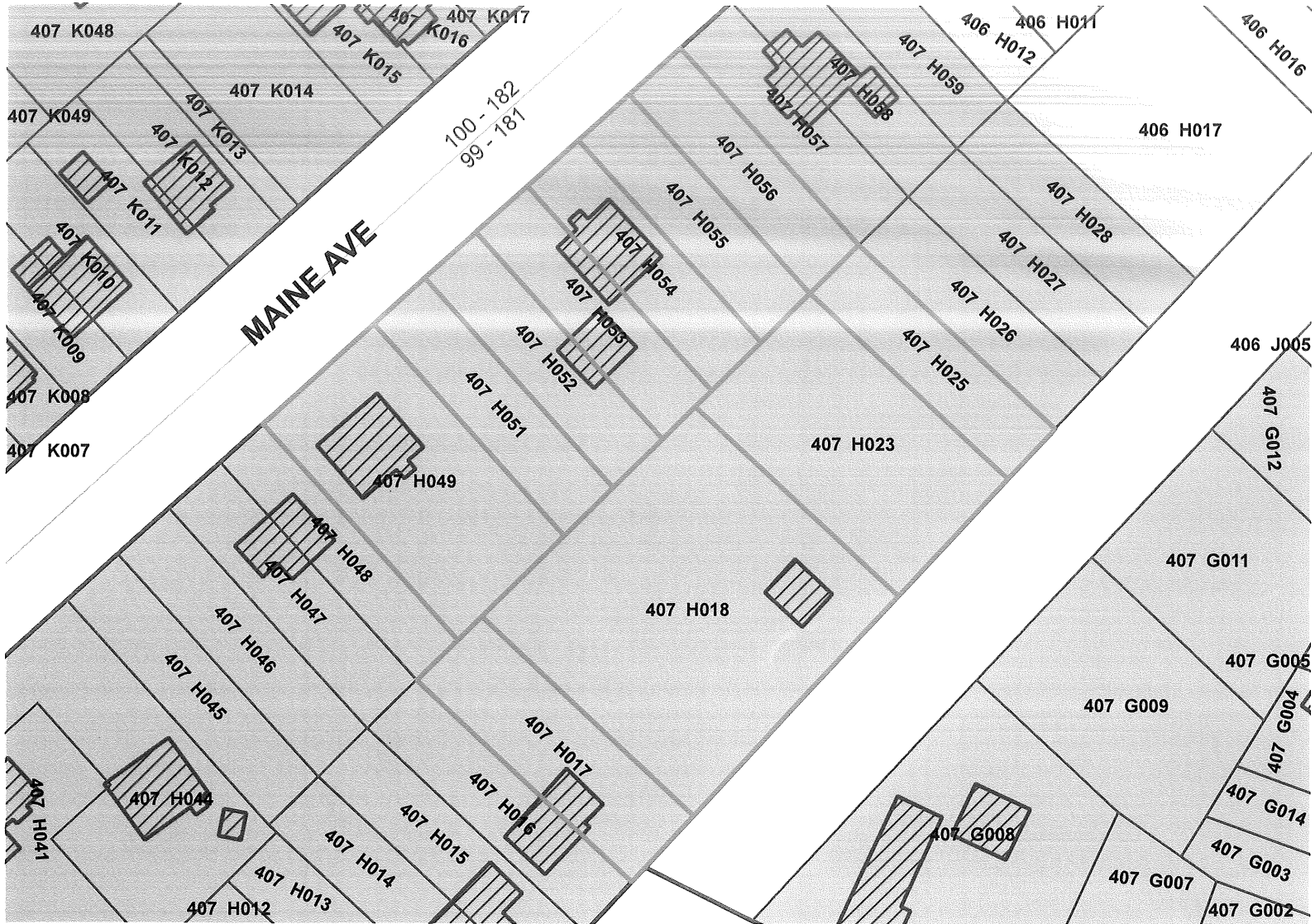
Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Pond map 7 - Zone X

32 x 24 = 768
5 x 7 = 35
6 x 5 = 30
5 x 7 = 35
868 (ok)

* Shed must be removed before building permit is issued.



CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	BRACKETT ELIZABETH R	84 COUNTRY LN PORTLAND, ME 04103	29 DAKOTA ST	0
	DENSMORE WILLIAM L KW VET & EVELYN M OR SURV	143 MAINE AVE PORTLAND, ME 04103	143 MAINE AVE	1
	NOLAN SUE ANN	135 MAINE AVE PORTLAND, ME 04103	135 MAINE AVE	1
	SAMMAN JAMES O	4339 GENOA AVE JACKSONVILLE, FL 32210	123 MAINE AVE	1
	WOLF ALAN E & TERRY N SNOW TRUSTEES	294 MAIN ST CUMBERLAND, ME 04021	BURNSIDE AVE	0

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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Total Listed:

5	3
---	---

07/15/2011

407 H018001

2:30 PM

BRACKETT ELIZABETH R
84 COUNTRY LN
PORTLAND, ME 04103

DENSMORE WILLIAM L KW VET &
EVELYN M OR SURV
143 MAINE AVE
PORTLAND, ME 04103

NOLAN SUE ANN
135 MAINE AVE
PORTLAND, ME 04103

SAMMAN JAMES O
4339 GENOA AVE
JACKSONVILLE, FL 32210

WOLF ALAN E &
TERRY N SNOW TRUSTEES
294 MAIN ST
CUMBERLAND, ME 04021

Labels Requested For CBL:

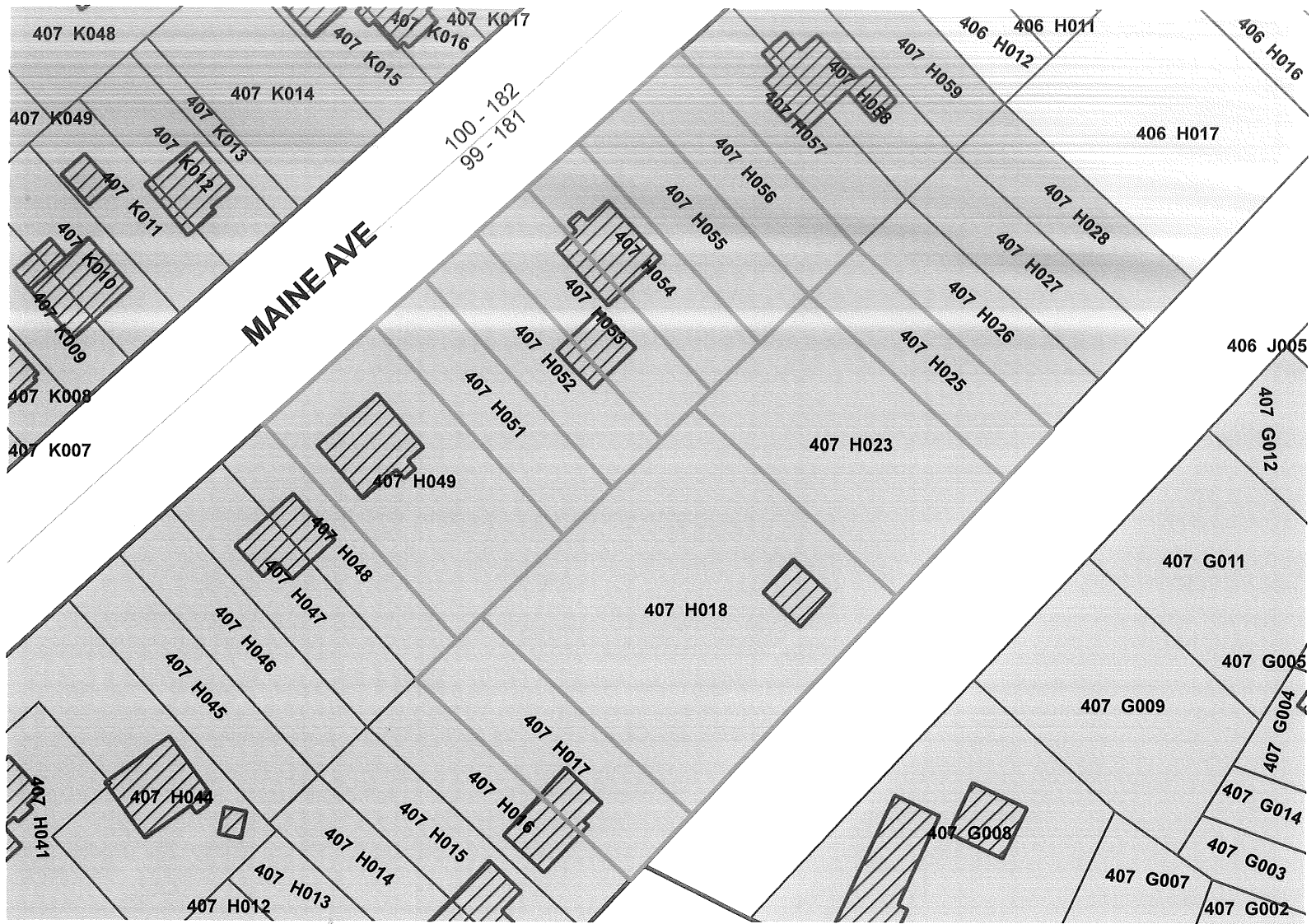
407 H016

407 H018

407 H025

407 H049

407 H051



IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level 1: Minor Residential Development application was submitted to the Portland Planning Division by Jim Wolf (Diviserified Properties) for a New Single Family home at 27 Dakota 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 Planning Division, 4th Floor, City Hall. If you have any questions or wish to submit comments, contact Jean Fraser at 874-8728 or email jf@portlandmaine.gov.

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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.**

1. Footings/ Setbacks
2. Foundation Wall/ Backfill
3. Close-In: (Electrical, Plumbing, Framing)
4. Final Inspection/ Certificate of Occupancy

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.

- Purchase and Sale Agreement dated March 5, 2011 re 3515 sq ft of the final Parcel B
- Sample Deed of Parcel A received 7.26.2011
- Stormwater narrative prepared and stamped by Alton M Palmer III, PE on 6.23.2011 (copy attached)

SITE PLANS:

- Parcel A: Site Plan "Site, Utility, Grading and Drainage Plans" Parcel A as stamped by Alton M Palmer III, PE on 7.26.2011 (including gutters on front and back and new catch basin/outflow pipe in and near Michigan Avenue)
- Parcel B: Site Plan "Site, Utility, Grading and Drainage Plans" Parcel B as stamped by Alton M Palmer III, PE on 7.29.2011 (including gutters on front and back and storm drain from gutter downspouts towards Michigan Avenue)

The site plans listed above, as stamped by Alton M Palmer III, are approved with the following conditions:

Conditions of Approval for Parcels A and B:

1. That the applicant shall submit recorded deeds (Trust to Diversified for the 3515 sq ft of land being added to Parcel B) and Diversified to Trust (re the ownership of the former Michigan Avenue) prior to the commencement of construction; and
2. That the applicant shall submit the final sale deed for each home (based on Sample Deed of Parcel A received 7.26.2011) for review and approval prior to the issuance of a certificate of occupancy, and submit a copy of the recorded deed within 7 days of its recording; and
3. That the applicant shall submit revised house elevations showing the front and rear gutters and downspouts, for review and approval prior to installation; and
4. That the house, drive, site grading including drainage easements, underdrains, drip edge and gutters (for both parcels) shall be built and maintained as depicted on the approved site plan and elevations as filed with the City of Portland. These improvements shall not be altered without the approval of the Portland Planning Authority; and
5. That any additional structures on these parcels, including but not limited to garages, sheds, and patios, shall be designed to direct all storm water run off from any structure towards the former Michigan Avenue and shall not interfere with the approved drainage system as shown on the approved plans; and
6. That the applicant/developer shall plant, prior to the issuance of a certificate of occupancy, a total of seven White Pine trees (five (5) on parcel A; two (2) on Parcel B) of 5-6' height, to be planted along the boundaries with the existing two homes on Dakota Street to the right and left of the proposed development, locations to be agreed on site with the City Arborist; and
7. That the applicant/developer shall endeavor to preserve at least two of the mature oaks on these Parcels; and
8. That the applicant shall work with other parties as appropriate to resolve, prior to the issuance of a certificate of occupancy, the numbering for these properties, bearing in mind that an existing home accessed via the former Michigan Avenue is addressed as "250 Burnside Avenue".

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

**Burnside Avenue – Diversified Properties, Inc.
Stormwater Narrative**

I. Overview

The proposed project consists of two single family dwellings located on Burnside Avenue. Parcel A is approximately 18,119 square feet. Parcel B is approximately 38,061 square feet. The site is currently undeveloped.

II. Development Description

The project area consists of two parcels of approximately 1.29 acres of undeveloped land off of Burnside Avenue/Dakota Street. The proposed development includes the construction of two 24' by 32' two story structures which will be single family residences.

The majority of the existing parcels slope from east to west, with runoff directed towards Maine Avenue. The easterly portion of parcel B slopes from west to east towards the former Michigan Avenue.

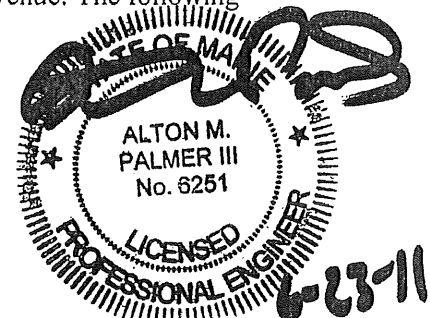
III. Stormwater

In the predevelopment condition stormwater runoff from approximately 0.77 acres flows overland towards Maine Avenue.

In the post development condition the proposed construction of two house lots occurs within the watershed which contributes runoff towards Maine Avenue. In order to limit the increase in runoff caused by residential construction, the parcels will be graded to direct post development runoff from the impervious surfaces toward the former Michigan Avenue. A roof gutter will be installed on the westerly side of each residence in order to direct roof runoff toward the former Michigan Avenue.

The grading of the proposed parcels reduces the tributary area to Maine Avenue. The following Table presents the pre vs. post tributary area to Maine Avenue

TABLE 1	
Maine Avenue Tributary Area	
Predevelopment	Post development
0.77 acres	0.46 acres



IV. Conclusion

As shown in Table 1, the tributary area to Maine Avenue has been reduced by 0.31 acres or by 40%. The developed area which is tributary will consist primarily of lawn. The development's impervious area is directed towards the wooded land of the former Michigan Avenue. The development's impacts on Maine Avenue have been reduced by directing runoff from post development impervious areas towards the former Michigan Avenue and by grading the lots to reduce the tributary area.

Memorandum
Department of Planning and Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: December 15, 2011

RE: C. of O. for # 27 Dakota Street, Wolf Single Family Home
(Id#2011-07-1682-SF) (CBL 407 H 018001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Finish grading, loaming, seeding, and mulching,
2. Installation of drip edge around house
3. Planting of 2 street trees
4. Installation of tipdown curbing at street/driveway entrance,

I anticipate this work can be completed by **June 1, 2012**.

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

Cc: Tammy Munson, Inspection Services Manager
File: Barbara Barhydt, Development Review Services Manager
File: 1 Solution



State of Maine
Department of Public Safety



Fire Sprinkler System Permit

9748

27 Dakota St

Located at: 29 Dakota
In the Town of: Portland
Occupancy/Use: House
Type of System: NFPA 13D

Permission is hereby given to:

Tim Davis Plumbing & Heating Inc.

PO Box 255
Lyman, ME 04002
Contractor License # 831

to begin installation according to plans submittal approved by the Office of State Fire Marshal. The submittal is filed under log # 2111415 , and no departure from the application submittal shall be made without prior approval in writing. This permit is issued under the provisions of Title 32, Chapter 20, Section 12004-I. Nothing herein shall excuse the holder of this permit from failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. This permit shall be displayed at the construction site or be made readily available.

This permit was issued on 11/21/2011 for a fee paid of \$75.00

This permit will expire at midnight on Saturday, May 19, 2012

The expiration date applies only if the installation has not begun by that date and no permission has been granted to extend the date. Once installation begins, then the permit is valid for however long it takes to complete the installation, assuming that the work is fairly continuous.

John E. Morris
Commissioner

The type of Fire Department Connection and its location is to be according to the Local Fire Department

Within 30 days of the completion of a new fire sprinkler system or an addition to an existing fire sprinkler system, a fire sprinkler system contractor shall provide to the Office of State Fire Marshal a copy of this permit signed and dated by the certified Responsible Managing Supervisor representing that the fire sprinkler system has been installed according to specifications of the approved plan to the best of the supervisor's knowledge, information, and belief. This requirement is part of the sprinkler law, and neglect of this duty is grounds to not renew the contractor's license to do work in the State of Maine. All renewed sprinkler licenses are good for two years and expire on a June 30th.

Job completed, tested and verified by date of

12/13/11

RMS Signature:

RMS for this job: Killeen Thomas J.



Titcomb Associates

Land Surveying Land Planning

133 Gray Road
Falmouth, Maine 04105-2029
(207) 797-9199
Fax: (207) 878-3142
www.titcombsurvey.com

39 Court Street
Bath, Maine 04530-2017
(207) 443-9199
Fax: (207) 386-5077
www.titcombsurvey.com

October 25, 2011

SENT VIA FAX (207) 874-8716
To Nick Adams
Code Enforcement Officer
City of Portland, Maine

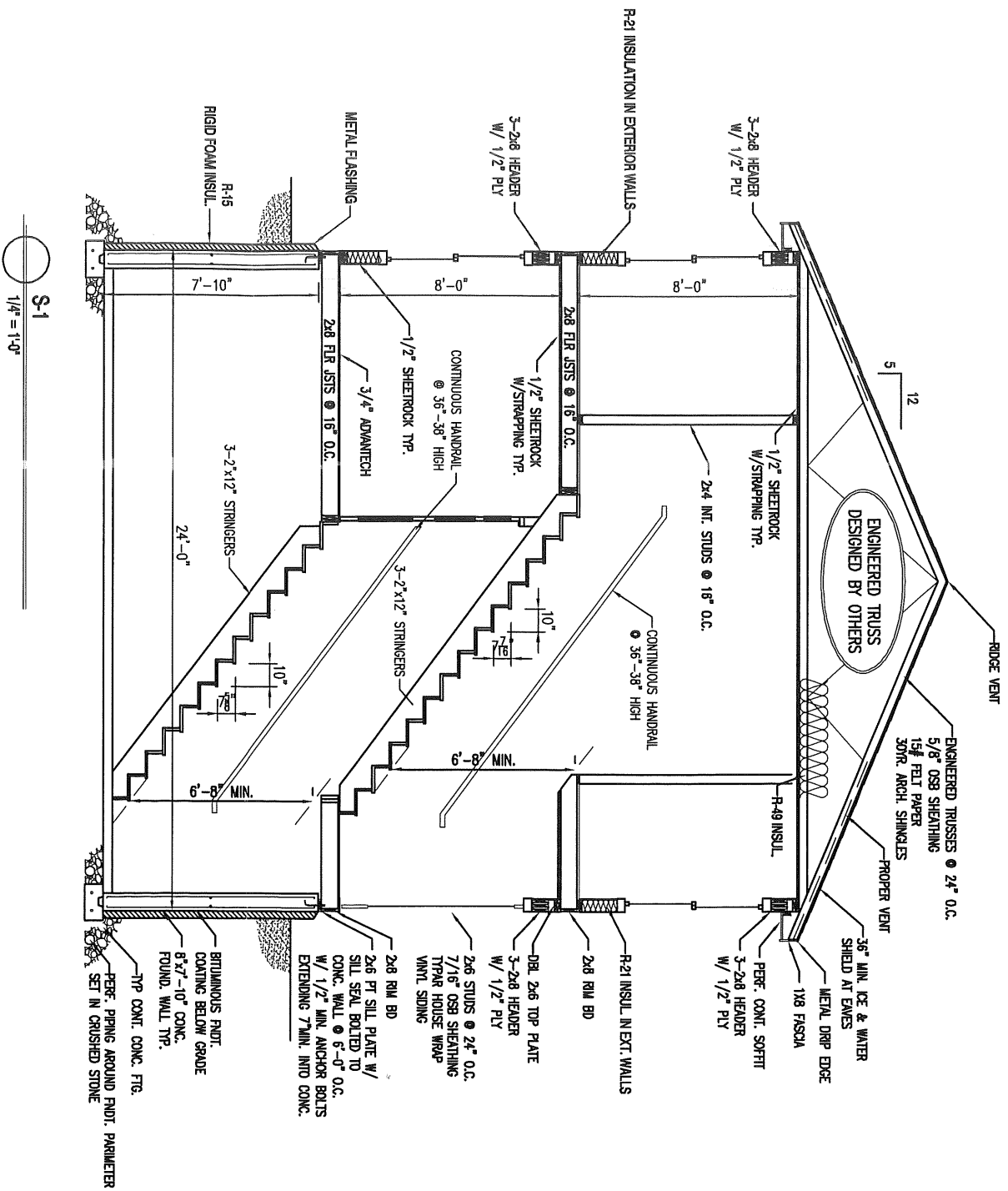
Re: 25 Dakota Street, Portland - Parcels A and B

Dear Sir:

This letter is written to confirm that Titcomb Associates staked the building locations in the foundation holes per plans provided by Gorrill-Palmer Consulting Engineers.

Sincerely,


William J. Acheson, PLS



CITY OF PORTLAND, MAINE
PLANNING BOARD

Joe Lewis, Chair
Carol Morrissette, Vice Chair
Lee Lowry, III
Stuart G. O'Brien
Michael J. Patterson
David Silk
Bill Hall

407-H-018

RECEIVED

October 4, 2011

James M. Wolf
Diversified Properties, Inc.
Post Office Box 10127
Portland, Maine 04104

OCT 11 2011

Dept. of Building Inspections
City of Portland Maine

Re: Single Family Site Plan Applications for:

- 1) **27 Dakota Street**
Application Number 2011-07-1682-SF 407-H-018
Parcel A in what was formerly known as Burnside Ave subdivision
- 2) **25 Dakota Street**
Application Number 2011-04-766-SF 407-H-023
Parcel B in what was formerly known as Burnside Ave subdivision

Dear Mr. Wolf:

On September 27, 2011, the Portland Planning Board considered proposals for single family home developments on two adjacent parcels: Parcel A (27 Dakota) is for a single family home with frontage and access on Dakota Street via a private driveway shared with others. Parcel B is for a single family home with frontage on Ray Street (far east end) and access from Dakota Street via a private driveway shared with others. They are located on lots within a subdivision that was approved by the Planning Board in June 2006, for which the approval is now expired.

This Planning Board determination replaces the Planning Authority approval dated August 11, 2011, as the earlier determination was appealed to the Planning Board in accordance with the Site Plan Ordinance Section 14-529 (a). The Planning Board reviewed revised proposals as submitted September, 27, 2011 for conformance with the standards of the Site Plan Ordinance and voted 4-0 (Hall, Morrissette, and O'Brien absent) to approve the application with the following motions and conditions as presented below.

SITE PLAN REVIEW

On the basis of the Level I: Site Plan application, plans, reports and other information submitted by the applicant, appellants, and findings and recommendations contained in Planning Board Report # 19-11 relevant to the Site Plan and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board finds the following:

The Planning Board voted 4-0 (Hall, Morrissette, and O'Brien absent) that the plans (revised site plan as in Attachments 4 and 5 of PB Memo- as submitted on 9.27.2011) is in conformance with the site plan standards of the Land Use Code, subject to the following six (6) conditions of approval:

- i. That the applicant shall submit the final sale deed for each home to include all easements, including for the catch basin drain pipe crossing parcel B (based on Sample Deed of Parcel A received 7.26.2011) for review and approval prior to the issuance of a certificate of occupancy, and submit a copy of the recorded deed within 7 days of its recording; and

- ii. That the applicant shall submit the revised site plans for parcels A and B, and the final house elevations for both parcels showing the final gutter locations and downspouts, for review and approval prior to the start of construction; and
- iii. That the house, drive, site grading including drainage easements, underdrains, drip edge and gutters (for both parcels) shall be built and maintained as depicted on the approved site plan and elevations as filed with the City of Portland. These improvements shall not be altered without the approval of the Portland Planning Authority; and
- iv. That any additional structures on these parcels, including but not limited to garages, sheds, and patios, shall be designed to direct all storm water runoff from any structure towards the former Michigan Avenue and shall not interfere with the approved drainage system as shown on the approved plans; and
- v. That the applicant/developer shall plant, prior to the issuance of a certificate of occupancy, a total of seven White Pine trees (five (5) on parcel A; two (2) on Parcel B) of 5-6' height, to be planted along the boundaries with the existing two homes on Dakota Street to the right and left of the proposed development, locations to be shown on a revised site plan to be reviewed and approved by the City Arborist and Planning Authority prior to planting; and
- vi. That the applicant/developer shall plant, prior to the issuance of a certificate of occupancy, a total of five trees of White Pine or native species (such as River Birch, Red Maple or Red Oak, 2" caliper size), three (3) trees to be planted within the tree save area and two (2) trees to be planted elsewhere on these lots, all at locations to be shown on revised site plan to be reviewed and approved by the City Arborist and Planning Authority prior to planting.

The approval is based on the submitted plans and the findings related to site plan review standards as contained in Planning Report #19-11 and the associated PB Memorandum of September 27, 2011, which are attached. The standard conditions of approval are listed below.

Standard Provisions and Conditions for All Site Plan Approvals:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of the Site Plan Ordinance of Portland's Land Use Code. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided in the City Ordinance. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division through the Building Permit application process.
3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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.

If there are any questions, please contact Jean Fraser at 874-8728 or at jf@portlandmaine.gov

Sincerely,



Joe Lewis, Chair
Portland Planning Board

Attachments:

1. Stormwater narrative stamped by Alton M Palmer III, PE on 6.23.2011
2. Planning Board Report #19-11
3. Planning Board Memorandum of September 27, 2011

Electronic Distribution:

Penny St. Louis, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Danielle West-Chuhta, Associate Corporation Counsel
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division Director
Ann Machado, Zoning Specialist
Gayle Guertin, Inspections Division
Lannie Dobson, Inspections Division

Michael Bobinsky, Public Services Director
Kathi Earley, Public Services
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Matt Doughty, Public Services
Greg Vining, Public Services
John Low, Public Services
Chris Pirone, Fire Department
Jeff Tarling, City Arborist, Public Services
Approval Letter File

Hard Copy: Project File



**Level I – Minor Residential
Development Review Application
Portland, Maine**

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level I: Minor Residential site plan and building permit.

Level I: Minor Residential development includes:

- Development of a single-family or a two-family building, excluding building additions, decks, or accessory structures, such development shall be deemed minor residential development for purposes of this article regardless of its size.
- The addition of any additional dwelling unit to a building initially reviewed as a two-family dwelling or multifamily structure, if the additional dwelling unit does not require subdivision review under Maine State Statutes and Portland's Subdivision Ordinance.

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.)

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000 in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, or contact the Inspections Office to have one mailed to you.

The Land Use Code (including Article V), the Technical Manual, and the Design Manual are available on the City's web site at <http://www.portlandmaine.gov/planning/default.asp> or copies may be purchased at the Planning Division Office.

Inspection Division
Room 315, City Hall
389 Congress Street
(207) 874-8703

Office Hours
Monday, Tuesday, Wednesday and Friday
8:00 a.m. – 4:00 p.m.
Thursday
8:00 a.m. – 1:00 p.m.

Planning Division
Fourth Floor, City Hall
389 Congress Street
(207) 874-8721

Office Hours
Monday thru Friday
8:00 a.m. – 4:30 p.m.



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development Building Inspections Division

Location: 27 Dakota St

CBL: 407- H-018-001

Issued to: Alan E. Wolf

Date Issued: December 14, 2011

This is to certify that the building, premises, or part thereof at the above location, built-altered-changed as to use under Building Permit No. 2011-07-1682-SF, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Home
Use Group R-3
Type 5B
IRC-2009

TEMPORARY

Limiting Conditions: This is a temporary occupancy certificate which expires June 1, 2012. See attached memo from planning.

Approved:

12-14-11

(Date) Inspector

Inspections Division Director