



PORTLAND MAINE

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Planning and Development Department

Lee D. Urban, Director

Planning Division

Alexander Jaegerman, Director

Mr. Justin Strout
P.O. Box 6877
Portland, ME 04103

December 6, 2004

Dear Mr. Strout:

RE: Application for Fill Permit, [REDACTED] Huntington Avenue
(ID # 2004-0248) (CBL# 410C001)

On December 6, 2004, the Portland Planning Authority granted approval for a fill permit at 42 Huntington Avenue, with the following conditions:

1. *The connection to the City installed field inlet shall be done with a 'Nylosplast drop in grate' (See detail attached), or approved equal.*

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.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.

If there are any questions, please contact Jay Reynolds at 874-8632.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Inspections Department
Sarah Hopkins, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Todd Merkle, Public Works Department
Jay Reynolds, Development Review Coordinator
Approval Letter File

Fill Permit Application

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 permits of any kind are accepted.

| | | |
|---|--|---|
| Location/Address of Fill Area: 42 Huntington Ave. | | |
| Total Cubic Yardage of Proposed Fill 100 | Square Footage of Lot 11,543.99 | |
| Tax Assessor's Chart, Block & Lot Chart# 410 Block# C Lot# 001001 | Owner: Andrea L. Zglobicki | Telephone: 878-9160 |
| Lessee/Buyer's Name (If Applicable) N/A | Applicant name, address & telephone: Justin Strait PO Box 6877 Portland, ME 04103 797-9370 | 500cy-less \$50.00 500cy-more \$100.00 Fee: \$ 50.00 |

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 Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

| | |
|--|----------------------|
| Signature of applicant: Justin Strait | Date: 11-7-04 |
|--|----------------------|

This is not a permit. You may not commence ANY work until the permit is issued.

FILL PERMIT SUBMISSION

- Your submission must include 4 copies of the site plan on 11" x 17" paper or greater.
- A site plan shall include: The shape and dimension of the lot, area and limits of the proposed fill area, and the distance from the actual property lines. **Any site plan not drawn to scale will not be accepted.**
- The following items are guidelines to help applicant(s) prepare a site plan for approval of land areas being filled. It is the applicant's responsibility to locate and assess all impacts as a result of the proposed filling and to acquire all applicable permits outside of the City of Portland review. Site plans shall contain the information suggested in the following guidelines:
 1. Fill elevations shall match and conform in height with the elevation of an existing road shoulder, an existing driveway or land abutting your property line. Embankments and sloped areas created by fill construction shall not exceed a 3:1 side slope or 33% grade. Areas steeper than 3:1 shall be stabilized using stone riprap, erosion control blankets, or an engineered retaining structure or system.
 2. The filled area shall be graded such as to provide positive gravity drainage from a roadside, driveway, and buildings to a ditch line, culvert, wetlands, or a common drainage system located within or adjacent to the applicant's lot.
 3. Fill shall not be placed near, within, or block the flow path of an existing drainage course. Any filling or



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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

November 22, 2004

Mr. Justin Strout
42 Huntington Avenue
Portland, ME 04103

Dear Mr. Strout:

RE: Application for Fill Permit, 42 Huntington Avenue

Thank you for your application for a fill permit at 42 Huntington Avenue. Upon review of the site plan, the City has the following comments:

- W/oglast Structure -> J.S. To Email Detail
-> PWD to Provide Stub*
1. The Public Works department has recommended that a catch basin with a field inlet be installed along the Huntington Avenue curb line. Being that this drainage area only collects one or two lots, redesigning your swale to allow drainage over the existing curb may be a better and less costly solution. Please note which design you intend to proceed with on a revised set of plans.
 2. The drill holes in the granite curbing must be repaired (or replaced) to City standards. Please add this note to your site plan.

Please re-submit 4 copies of the revised plans to my attention.

Please feel free to call me at 874-8632 if you have any questions or comments.

Sincerely,

Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager
Eric Labelle, City Engineer






SPACE AND BULK REQUIREMENTS – R-2 ZONE

| | |
|--------------------|-------------|
| MINIMUM LOT SIZE: | 10,000 S.F. |
| MINIMUM FRONTAGE: | 50 FT. |
| MINIMUM SETBACKS: | |
| FRONT YARD | 25 FT. |
| REAR YARD | 25 FT. |
| SIDE YARD* | |
| 1 STORY | 12 FT. |
| 1 1/2 STORY | 12 FT. |
| 2 STORY | 14 FT. |
| 2 1/2 STORY | 16 FT. |
| MINIMUM LOT WIDTH: | |
| OTHER USES: | 80 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 TWELVE (12) FEET IN WIDTH.

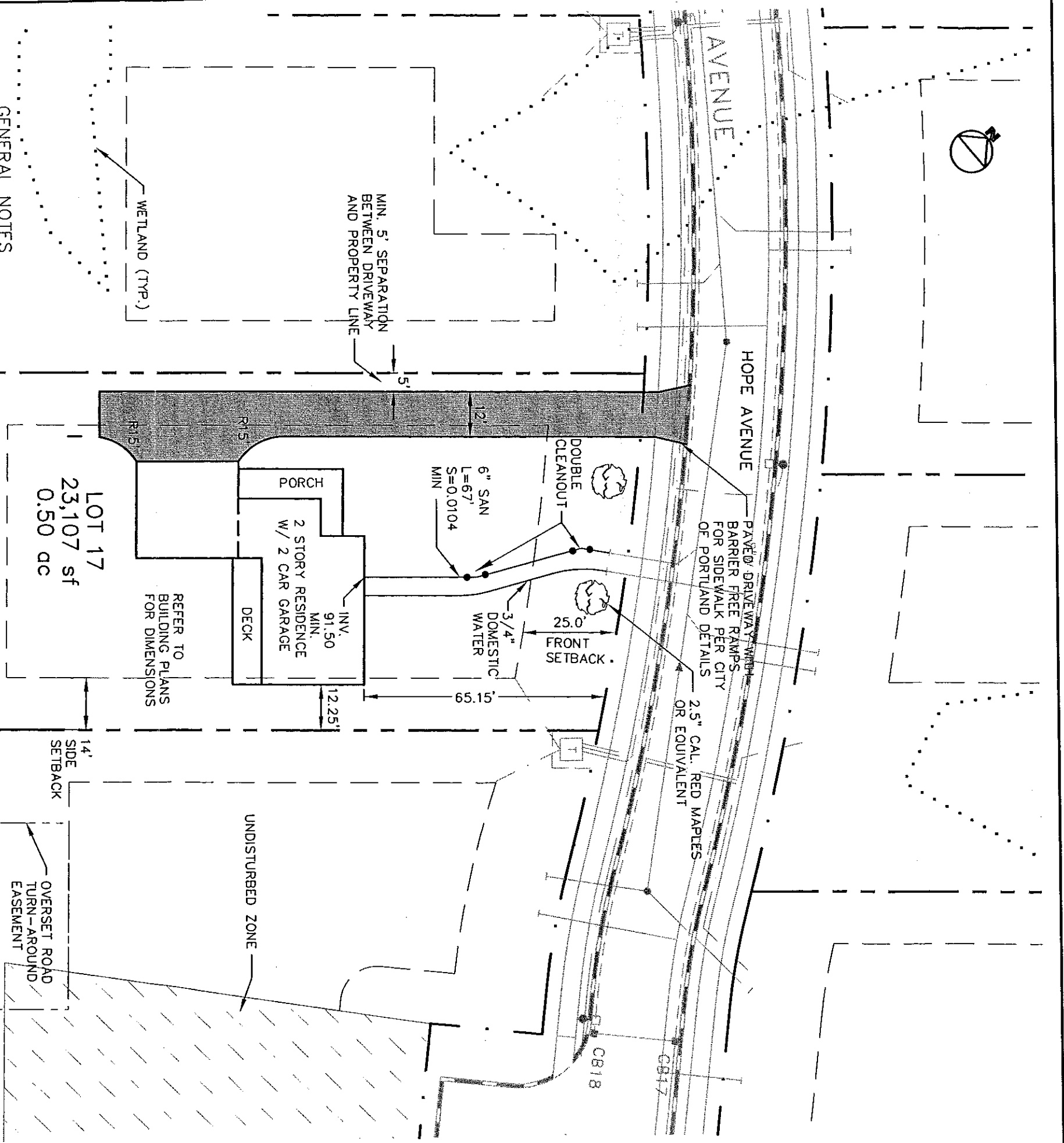
THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A (1) ONE STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

| | | | |
|-----------------------|-----|----------|---------|
| Design: | DER | Date: | .OCT 03 |
| Draft: | SGB | Job No.: | 879 |
| Checked: | AMP | Scale: | NTS |
| File Name: 759-sp.dwg | | | |

| | |
|---|---|
|  | <i>Traffic and Civil Engineering Services</i> |
| | PO Box 1237, 15 Shaker Road |
| | Gray, ME 04039 |
| | 207-657-6910 |

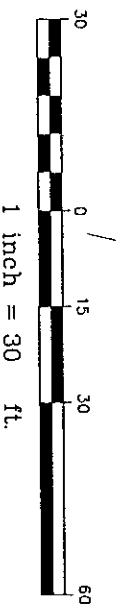
| | |
|---------------|---------------------------|
| Drawing Name: | Space & Bulk Requirements |
| Project: | PRESUMPCOT RIVER PLACE |

| | |
|------------|---|
| Figure No. | 1 |
|------------|---|



GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TICPMB ASSOCIATES IN 2001.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD G651, LATEST REVISION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.

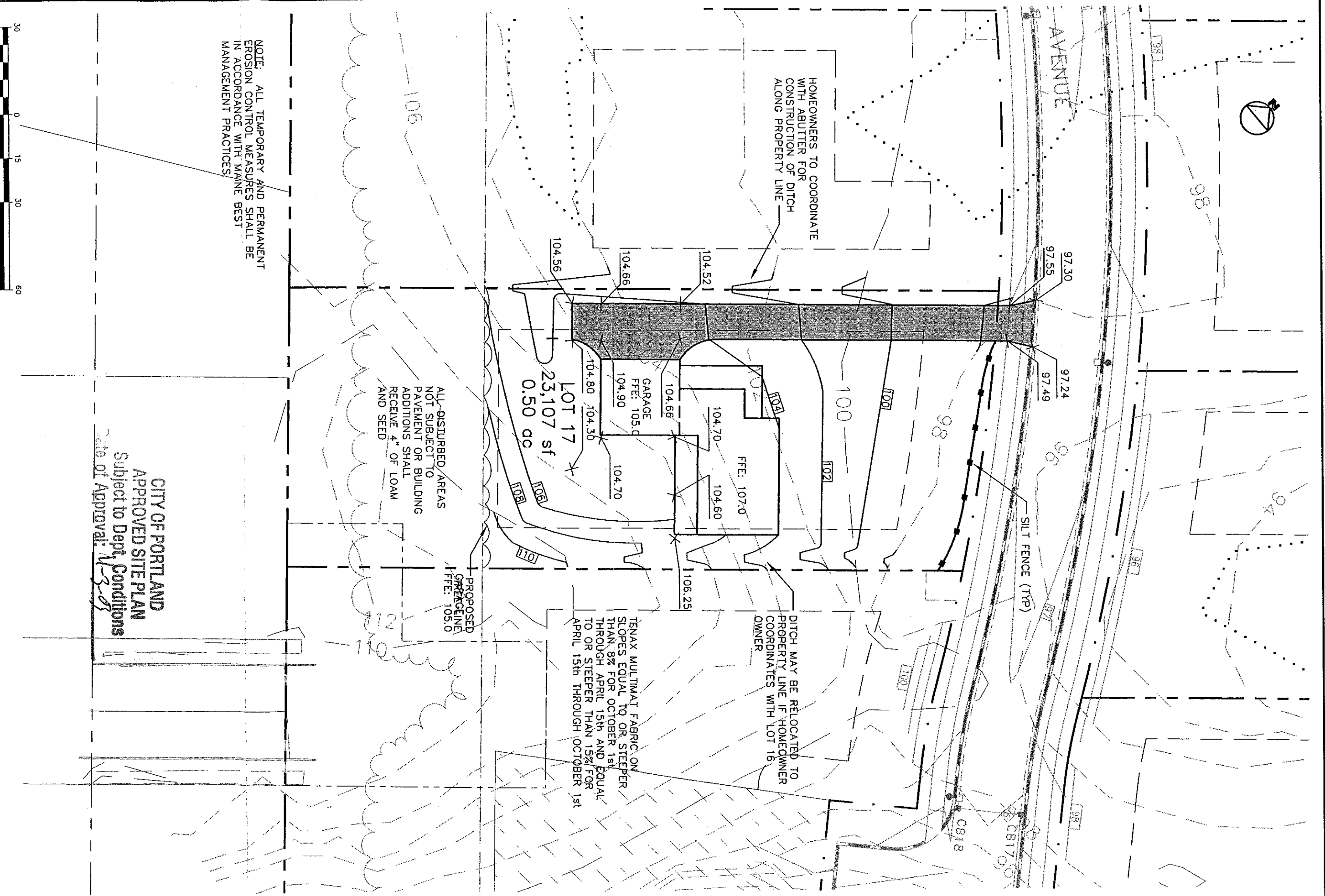


| | | | |
|---------------------------|-----|----------|--------|
| Design: | DER | Date: | OCT 03 |
| Draft: | CAH | Job No.: | 879 |
| Checked: | AMP | Scale: | 1"=30' |
| File Name: 98089-ALL-LOTS | | | |

GP Gorill-Palmer Consulting Engineers, Inc.
 15 Spear Road
 07097, NJ 08039
 907-457-4810
 Fax: 207-457-4912
 E-Mail: mdp@gorillpalmer.com

| | |
|---------------|-------------------------|
| Drawing Name: | Lot 17 Site Layout Plan |
| Project: | PRESUMPCOT RIVER PLACE |

CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 1-5-05



HOMEOWNERS TO COORDINATE WITH ABUTTER FOR CONSTRUCTION OF DITCH ALONG PROPERTY LINE

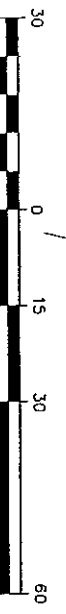
DITCH MAY BE RELOCATED TO PROPERTY LINE IF HOMEOWNER COORDINATES WITH LOT 16 OWNER

TENAX MULTIMAT FABRIC ON SLOPES EQUAL TO OR STEEPER THAN 8% FOR OCTOBER 1st THROUGH APRIL 15th AND EQUAL TO OR STEEPER THAN 15% FOR APRIL 15th THROUGH OCTOBER 1st

ALL DISTURBED AREAS NOT SUBJECT TO PAVEMENT OR BUILDING ADDITIONS SHALL RECEIVE 4" OF LOAM AND SEED

NOTE: ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH MAINE BEST MANAGEMENT PRACTICES

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: 11-3-03



| | | | |
|------------|----------------|----------|--------|
| Design: | DER | Date: | OCT 03 |
| Draft: | CAH | Job No.: | 879 |
| Checked: | AMP | Scale: | 1"=30' |
| File Name: | 98089-ALL-LOTS | | |

GP Gorrell-Palmer Consulting Engineers, Inc.
Traffic and Civil Engineering Services
PO Box 1237
15 Sate Road
Gray, ME 04039
207-637-6910
207-637-6912
E-Mail: molbor@gorrellpalmer.com

Drawing Name: **Lot 17 Grading Plan**
Project: **PRESUMPSCOT RIVER PLACE**

Figure No. **3**