

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT ISSUED

PERMIT

Permit Number: 101067

OCT 12 2010

Please Read Application And Notes, If Any, Attached

This is to certify that 32 MAPLEWOOD LLC / 32 Maplewood Dr
 has permission to Build new 2 unit Duplex each with 1.5 bath and 2 bedrooms
 AT 36 MAPLEWOOD ST City of Portland
 CL # 437 A008001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other closed-in. 2 HOUSING NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
 Health Dept. _____
 Appeal Board _____
 Other _____
Department Name

Carrie Boule 10/12/10
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-1067	Issue Date:	CBL: 437 A008001
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Location of Construction: 36 MAPLEWOOD ST	Owner Name: 32 MAPLEWOOD LLC	Owner Address: 200 RIVERSIDE INDUSTRIAL PAR	Phone:
Business Name:	Contractor Name: 32 Maplewood LLC	Contractor Address: 200 Riverside Ind Pkwy Portland	Phone: 2079399300
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	Zone: R-5

Past Use: Vacant Land	Proposed Use: Duplex - Build new 2 unit Duplex each unit 1.5 bath and 2 bedrooms	Permit Fee: \$1,695.00	Cost of Work: \$160,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003	

Proposed Project Description: Build new 2 unit Duplex each unit 1.5 bath and 2 bedrooms	Signature:	Signature: JMB 10/12/10
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: Idobson	Date Applied For: 08/27/2010	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

PERMIT ISSUED

OCT 12 2010

City of Portland

Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 7 zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #10-799000B Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> ok with conditions Date: 8/31/10	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 District 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:
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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	PHONE

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 Inspection 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 with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1067	Date Applied For: 08/27/2010	CBL: 437 A008001
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Location of Construction: 36 MAPLEWOOD ST	Owner Name: 32 MAPLEWOOD LLC	Owner Address: 200 RIVERSIDE INDUSTRIAL PAR	Phone:
Business Name:	Contractor Name: 32 Maplewood LLC	Contractor Address: 200 Riverside Ind Pkwy Portland	Phone (207) 939-9300
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	

Proposed Use: Duplex - Build new 2 unit Duplex each unit 1.5 bath and 2 bedrooms	Proposed Project Description: Build new 2 unit Duplex each unit 1.5 bath and 2 bedrooms
---	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/31/2010

Note: **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. The project does not indicate a daylight basement. No rear decks (other than the minimum entryway with stairs) are being shown on the permit and as such are not approved. Separate permits shall be required for any rear decks.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/12/2010

Note: **Ok to Issue:**

- 1) Those building a new single dwellings shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 5) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials per Sec. R317.3.1.2 of the IRC
- 6) Fastener schedule per the IRC 2003

Comments:

8/31/2010-mes: WAIT FOR PLANNING SIGN OFF

9/30/2010-jmb: Received DRC email approval

10/5/2010-jmb: Spoke with Chris L. For details from review checklist, some corrections noted on list for approval. Main items are the continuity of the fire barrier especially at the jog in the basement wall and to the exterior walls and, the STC rating. He will call contractor for a meeting.

10/12/2010-jmb: Chris L. Came in with contractor, changing barrier wall to 2x6 insulated, continuous at jog in basement.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Received from 3-27 2010

Location of Work 32 Myrtlewood

36 Myrtlewood

Cost of Construction \$ _____ Building Fee: 1620

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: 475
Total: 41695

Building (B) _____ Plumbing (P) _____ Electrical (E) _____ Site Plan (S) _____

Other _____

CS: 437-A-8

Check #: 1181 Total Collected \$ 41695

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



General Building 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 Construction: <u>36 Maplewood St Portland ME</u>		
Total Square Footage of Proposed Structure/Area <u>2352</u>	Square Footage of Lot <u>20635 sq. ft.</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>437A008</u> Block# _____ Lot# _____	Applicant *must be owner, Lessee or Buyer* Name <u>32 Maplewood LLC</u> Address <u>200 Riverside Ind Pkwy</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>207 939 9300</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>160,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>vacant land</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>Residential 2 Family</u> <u>1620,00</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ <u>75.00</u> Project description: <u>Each side 1.5 2 no garage - -</u> <u>1695⁰⁰/100</u>		
Contractor's name: <u>32 Maplewood LLC</u> Address: <u>200 Riverside Ind Pkwy</u> City, State & Zip <u>Portland ME 04103</u> Telephone: <u>939-9300</u> Who should we contact when the permit is ready: <u>Chris Lefeuve</u> Telephone: <u>9399300</u> Mailing address: <u>same</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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.

RECEIVED

AUG 27 2010

Signature: [Signature] Date: 8/27/10 Dept. of Building Inspections City of Portland Maine

This is not a permit; you may not commence ANY work until the permit is issued

Jeanie Bourke - 32 Maplewood Street, Duplex - Building Permit

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 9/30/2010 10:45 AM
Subject: 32 Maplewood Street, Duplex - Building Permit

Hi all, this project, Site Plan #10-79900018 at 32 Maplewood Street, meets minimum DRC site plan requirements for the issuance of the building permit. Please see HTE for sign off.

Feel free to contact me with any questions. Thanks.

phil



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

Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

AUGUST 24, 2010

Chris Lefevre
32 Maplewood, LLC
200 Riverside Ind. Parkway
Portland, ME 04103

Lee Allen
Northeast Civil Solutions
153 US Route 1
Scarborough, ME 04074

Project Name: Maplewood Street Duplex
Project ID: 10-79900018
Project Address: 32 MAPLEWOOD ST.
Planner: Erick Giles, AICP, LEED AP

Dear Chris,

On August 24, 2010, the Portland Planning Authority approved a minor site plan for the Maplewood Street Duplex at 32 Maplewood St. as shown on the approved plan prepared by Lee Allen of Northeast Civil Solutions and dated August 20, 2010. 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.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

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 Authority pursuant to the terms of Chapter 14 of the Portland Land Use Code.
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.
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. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be

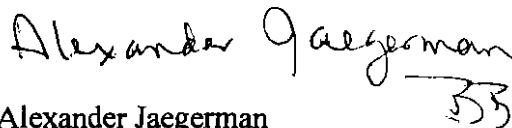
submitted to and approved by the Planning Division and Public Services Dept. prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.

5. 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. Requests to extend approvals must be received before the expiration date.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. 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.
8. 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. 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.

If you have any questions, please contact **Erick Giles** at **207-874-8723** or **egiles@portlandmaine.gov**

Sincerely,



Alexander Jaegerman
Portland Planning Division Director

Attachments:

1. Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development

Alexander Jaegerman, Planning Division Director

Barbara Barhydt, Development Review Services Manager

Eric Giles, Aiep Planner/Senior Planner

Philip DiPierro, Development Review Coordinator

Marge Schmuckal, Zoning Administrator

Tammy Munson, Inspections Division Director

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

Greg Vining, Public Services

John Low, Public Services

Jane Ward, Public Services

Keith Gautreau, Fire

Jeff Tarling, City Arborist

Tom Errico, TY Lin

Dan Goyette, Woodard & Curran

Assessor's Office

Approval Letter File

Hard Copy: Project File

Applicant: Chris LeFerre

Date: 7/13/10

Address: 32 Maplewood St

C-B-L: 437-A-7

front page → take off impervious surface ratio
Date -

CHECK-LIST AGAINST ZONING ORDINANCE

Zone Location - R-5

Interior or corner lot - ~~to~~

42' x 28' = 1176'

Proposed Use/Work - to Construct A Duplex on A New lot

Sewage Disposal - City

Lot Street Frontage - 50' min - 60' scaled

Front Yard - 20' min - 20' + shown 28' scaled (forward Maplewood)

Rear Yard - 20' min 20' + shown 34' to bulkhead

Side Yard - 12' min = 12' + shown 36' & 36' scaled

Projections - 2 Stay front porch 8x18 REAR porches - 5x6 rear bulkhead 2x6 rear

Width of Lot - 60' min ≈ 112' scaled where house is located

Height - 35' MAX ≈ 23' shown scaled

Lot Area - 6,000 sq ft min - 20,068 sq ft

Lot Coverage Impervious Surface - 40% MAX or 8027.2 sq ft MAX

Area per Family - 3,000 sq ft / DU = 6,000 - shown 20,068

Off-street Parking - 2 ea or 4 spaces req - showing 4 spaces

Loading Bays - N/A

No Garage Shown

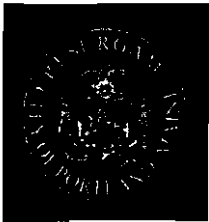
Site Plan - #10 - 79900018

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

No Garage

No Decks
No Daylight basement indicated on PLANS



Strengthening a Remarkable City. Building a Community for Life.

Planning & Urban Development Department
Penny St. Louis Littell, Director

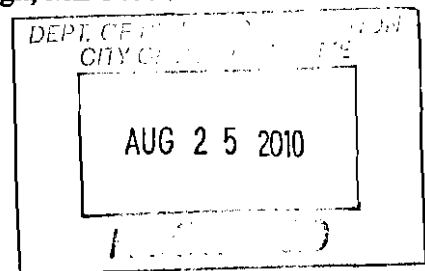
Planning Division
Alexander Jaegerman, Director

AUGUST 24, 2010

Chris Lefevre
32 Maplewood, LLC
200 Riverside Ind. Parkway
Portland, ME 04103

Lee Allen
Northeast Civil Solutions
153 US Route 1
Scarborough, ME 04074

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If you have any questions, please contact **Erick Giles** at 207-874-8723 or egiles@portlandmaine.gov

Sincerely,

Alexander Jaegerman
0-33

Alexander Jaegerman
Portland Planning Division Director

Attachments:

1. Performance Guarantee Packet

Electronic Distribution:

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Greg Vining, Public Services

John Low, Public Services

Jane Ward, Public Services

Keith Gautreau, Firc

Jeff Tarling, City Arborist

Tom Errico, TY Lin

Dan Goyette, Woodard & Curran

Assessor's Office

Approval Letter File

Hard Copy: Project File

Comments
Submitted

City of Portland
Development Review Application
Planning Division Transmittal form

Application Number: 10-79900018 **Application Date:** 7-12-10

Project Name: DUPLEX

Address: 32 Maplewood Street **CBL:** 437 - A-007-001

Project Description: Maplewood Street - 32; Duplex

Zoning: R-5

Other Reviews Required:

Review Type: MINOR SITE PLAN

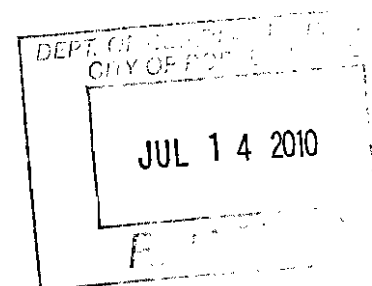
Applicant:
32 MAPLEWOOD ST
C/O CHRIS LEFEVRE
200 RIVERSIDE IND. PARKWAY
Portland Me 04103

Distribution List:

<input checked="" type="checkbox"/> Planner	Erick	<input type="checkbox"/> Parking	John Peverada
<input checked="" type="checkbox"/> Zoning Administrator	Marge Schmuckal	<input type="checkbox"/> Design Review	Alex Jaegerman
<input type="checkbox"/> Traffic	Tom Errico	<input type="checkbox"/> Corporation Counsel	Danielle West-Chuhta
<input type="checkbox"/> Stormwater	Dan Goyette	<input type="checkbox"/> Sanitary Sewer	John Emerson
<input type="checkbox"/> Fire Department	Keith Gautreau	<input type="checkbox"/> Inspections	Tammy Munson
<input type="checkbox"/> City Arborist	Jeff Tarling	<input type="checkbox"/> Historic Preservation	Deb Andrews
<input type="checkbox"/> Engineering	David Margolis- Pineo	<input type="checkbox"/> Outside Agency	
		<input type="checkbox"/> DRC Coordinator	Phil DiPierro

Preliminary Comments needed by: July 21, 2010

Final Comments needed by: July 28, 2010





SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

2000 Congress Street
Portland, ME 04101

July 8, 2010

Mr. Barbara Barhydt

Development Review Manager

Dept of Planning and Urban Development

Portland City Hall

tel

207.733.1111

207.733.2227

fax

207.733.1111

Ms. Barbara Barhydt
Development Review Manager
Dept of Planning and Urban Development
Portland City Hall
389 Congress Street
Portland, ME 04101

RE: Duplex at 32 Maplewood Street

Dear Barbara,

Enclosed please find necessary materials for review of a proposed duplex residence at 32 Maplewood Street. Northeast Civil Solutions understands that this review is completed administratively and does not require Planning Board Approval.

The proposed duplex will be located on a lot that was previously split. The lot is 20,068 sf (0.46 Ac) in size. The building has a 1,176 sf footprint, with a total floor area of 2,352 sf (1,176 sf per unit). The lot is located in the R-5 Residential Zone and is not burdened by any easements or restrictions. It is anticipated that solid waste will be handled by curb side pickup.

A request for adequate capacity has been made to the City of Portland for wastewater and Portland Water District for water. See attached request letters to each utility.

The lot was previously undeveloped with stormwater generally sheet flowing toward the municipal drainage system in Maplewood Street. However a portion of this stormwater flows over abutting property. After construction it is anticipated that stormwater will flow via swales designed on either side of the driveway to the municipal drainage system in Maplewood Street without significant impact to abutting property owners.

The construction of this project is anticipated to take atleast 6 months to complete. This project requires administrative review from the planning staff, no other permits are required. A current deed is enclosed to indicate the applicants' interest in this property.

Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,
Northeast Civil Solutions, Inc.

A handwritten signature in black ink that reads "Lee Allen". The signature is written in a cursive, slightly slanted style.

Lee Allen, P.E.
Vice President



SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

www.northeastcivilsolutions.com

July 9, 2010

153 U.S. Route 1
Scarborough
Maine 04074

Mr. Jamie Paschal, Design Engineer
Portland Water District
225 Douglass Street
Portland, ME 04104

RE: 32 Maplewood Street – Proposed Duplex

tel

207.883.1000

800.882.2227

fax

207.883.1001

Dear Frank,

Enclosed please find necessary materials necessary for your review of the proposed water service connections with the development of a 2-unit dwelling at 32 Maplewood Street, currently a vacant lot. The proposed building has been designed with separate services to each unit. Please send a letter of adequate capacity at your earliest opportunity.

Please do not hesitate to contact me if you have any questions or concerns.
Thanks.

Sincerely,
Northeast Civil Solutions, Inc.

Lee Allen, P.E.
Vice President



SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

www.northeastcivilsolutions.com

July 9, 2010

153 U.S. Route 1
Scarborough
Maine 04074

Mr. Frank Brancely, Sr. Engineering Technician
Department of Public Services
55 Portland Street
Portland, ME 04101-2991

RE: 32 Maplewood Street – Proposed Duplex

tel

207.883.1000

800.882.2227

fax

207.883.1001

Dear Frank,

Enclosed please find necessary materials necessary for your review of the proposed wastewater flows being introduced with the development of a 2-unit dwelling at 32 Maplewood Street, currently a vacant lot. The proposed building is to have a total of 4 bedrooms, which at 90 GPD per bedroom equates to 360 GPD for the development.

If you have any questions or concerns please do not hesitate to contact me. Thanks.

Sincerely,
Northeast Civil Solutions, Inc.

A handwritten signature in black ink, appearing to read 'Lee Allen'.

Lee Allen, P.E.
Vice President

DEED OF SALE BY PERSONAL REPRESENTATIVE (TESTATE)

KNOW ALL PERSONS BY THESE PRESENTS, that I, **Cynthia P. Marsh**, of Woolwich, in the County of Sagadahoc and State of Maine, duly appointed and acting Personal Representative of the **Estate of Holman M. Thurlow**, deceased, whose Will was duly admitted to probate in the Probate Court for the County of Cumberland, Maine, Docket No. 2009-0440, and not having given notice to each person succeeding to an interest in the real property described below at least ten (10), days prior to the sale, such notice not being required under the terms of the decedent's will, by power conferred by law, and every other power, for consideration paid, releases to **32 Maplewood, LLC**, a Maine limited liability company, of Portland, County of Cumberland and State of Maine, whose mailing address is 200 Riverside Industrial Parkway, Portland, ME 04103, the real property in Portland, County of Cumberland, State of Maine, described as follows;

SEE EXHIBIT A, ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN.

Being the same premises conveyed to the Holman M. Thurlow, by deed of Elizabeth M. Thurlow dated February 26, 1976 and recorded in the Cumberland County Registry of Deeds in Book 3809, Page 251.

WITNESS my hand and seal this August 12, 2009.

Signed, Sealed and Delivered
In Presence of:

Estate of Holman M. Thurlow

Cynthia P. Marsh
Cynthia P. Marsh, Personal Representative
CPM

STATE OF MAINE
CUMBERLAND, SS.

August 12, 2009

Then personally appeared the above-named Cynthia P. Marsh in said capacity and acknowledged the foregoing to be her free act and deed.

Before me,

Notary Public/Attorney-at-Law

Christopher J. McLean
Notary Public, Maine
My Commission expires
November 10, 2012

MAINE REAL ESTATE TAX PAD

EXHIBIT A

A certain lot or parcel of land with the buildings thereon situated on the southerly side of Maplewood Street in said Portland, being lots numbered 7 and 8 as shown on Plan of Maplewood Park, recorded in Cumberland County Registry of Deeds in Plan Book 8, Page 115, to which plan reference is hereby made for a more particular description of said lots. Said lots being further bounded and described as follows:

Beginning on said southerly side of Maplewood Street at a point three hundred fifty-nine and ninety-two hundredths (359.92) feet southwesterly by said Maplewood Street from said Washington Avenue; thence southwesterly by said Maplewood Street one hundred and twenty (120) feet to the northeasterly corner of lot No. 9 on said plan and from these two points southeasterly at right angles with said Maplewood Street a distance of one hundred (100) feet. Said lot No. 7 was conveyed by Lester A. Thurlow to George G. Wilson by deed dated April 21, 1922, recorded in said Registry of Deeds in Book 1099, Page 285. Said lot No. 8 was conveyed by said Thurlow to said Wilson by deed dated April 24, 1926, recorded in said Registry of Deeds in Book 1234, Page 21, and this conveyance is made subject to the restrictions contained in said deeds. Reference is made to the will of said George G. Wilson, abstract of which is recorded in said Registry of Deeds in Book 1462, Page 450, the trust created by said will having terminated by the death of Amanda Wilson. This grantor acquired one-third by inheritance and the other two-thirds by deeds from the remaining devisees duly recorded.

Also another certain lot or parcel of land with the buildings thereon, on the northerly side of Fobes Street in said Portland in that part formerly Deering, bounded and described as follows:

Commencing on said Fobes Street at an iron hub on the southwesterly corner of land which John P. Butler acquired from Fremont L. Wescott, which hub is one hundred twenty-four and five twelfths (124 5/12) feet southwesterly along the northerly side of said Fobes Street from the southwesterly corner of land now or formerly of Irving W. Small; thence from said iron hub southwesterly along said Fobes Street, one hundred thirteen and seven twelfths (113 7/12) feet to an iron hub driven in the ground; thence from said point northwesterly by the burying ground and by land of one Campbell, one hundred sixty-four and four twelfths (164 4/12) feet to a point; thence northeasterly by land of George G. Wilson by land of Lester A. Thurlow and by land of one Fickett, one hundred thirty-two and nine twelfths (132 9/12) feet to land now or formerly of said George G. Wilson; thence southeasterly by said Wilson's land, one hundred fifty (150) feet, more or less, to the point of beginning. Being the same premises conveyed to said George G. Wilson by Fremont L. Wescott by Warranty Deed dated April 13, 1921 and recorded in said Registry of Deeds in Book 1074, Page 472.

Received
Recorded Register of Deeds
Aug 14 2007 09:21:36A
Cumberland County
Pamela E. Lovien



Development Review Application
PORTLAND, MAINE
Department of Planning and Urban Development,
Planning Division and Planning Board

PROJECT NAME: DUPLEX AT 32 MAPLEWOOD ST.

PROPOSED DEVELOPMENT ADDRESS:

32 MAPLEWOOD ST.

PROJECT DESCRIPTION:

CONSTRUCT DUPLEX RESIDENCE AT 32 MAPLEWOOD ST.

CHART/BLOCK/LOT: MAP 437, BLOCK A, PARCELS 7, 8 & 48

CONTACT INFORMATION:

APPLICANT	PROPERTY OWNER
Name: <u>32 MAPLEWOOD, LLC</u> ^{% CHRIS LOPEZ}	Name: <u>- SAME -</u>
Address: <u>200 RIVERSIDE W.D. PARKWAY</u> <u>PORTLAND, ME</u>	Address: _____
Zip Code: <u>04103</u>	Zip Code: _____
Work #: _____	Work #: _____
Cell #: _____	Cell #: _____
Fax #: _____	Fax #: _____
Home: _____	Home: _____
E-mail: _____	E-mail: _____

BILLING ADDRESS

Name: - SAME -

Address: _____

Zip: _____

Work #: _____

Cell #: _____

Fax #: _____

Home: _____

E-mail: _____

~As applicable, please include additional contact information on the next page~

AGENT/REPRESENTATIVE

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ENGINEER

Name: NORTHEAST CIVIL SOLUTIONS
Address: 163 US ROUTE 1
SEABOROUGH, ME
Zip Code: 04074
Work #: (207) 883-1000
Cell #: _____
Fax #: (207) 883-1001
Home: _____
E-mail: lee.allen@northeastcivilsolutions.com

ARCHITECT

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

CONSULTANT

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

SURVEYOR

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

ATTORNEY

Name: _____
Address: _____

Zip Code: _____
Work #: _____
Cell #: _____
Fax #: _____
Home: _____
E-mail: _____

PROJECT DATA

The following information is required where applicable, in order complete the application

Total Site Area 20,068 sq. ft.
 Proposed Total Disturbed Area of the Site 9,980 sq. ft.
 (If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)

IMPERVIOUS SURFACE AREA

Proposed Total Paved Area 3,439 sq. ft.
 Existing Total Impervious Area 0 sq. ft.
 Proposed Total Impervious Area 4,616 sq. ft.
 Proposed Impervious Net Change 4,616 sq. ft.

BUILDING AREA

Existing Building Footprint 0 sq. ft.
 Proposed Building Footprint 1,176 sq. ft.
 Proposed Building Footprint Net change 1,176 sq. ft.
 Existing Total Building Floor Area 0 sq. ft.
 Proposed Total Building Floor Area 2,352 sq. ft.
 Proposed Building Floor Area Net Change 2,352 sq. ft.
 New Building YES (yes or no)

ZONING

Existing R-5
 Proposed, if applicable -

LAND USE

Existing VACANT
 Proposed DUPLEX

RESIDENTIAL, IF APPLICABLE

Proposed Number of Affordable Housing Units 0
 Proposed Number of Residential Units to be Demolished 0
 Existing Number of Residential Units 0
 Proposed Number of Residential Units 2
 Subdivision, Proposed Number of Lots 0

PARKING SPACES

Existing Number of Parking Spaces 0
 Proposed Number of Parking Spaces 4
 Number of Handicapped Parking Spaces 0
 Proposed Total Parking Spaces 4

BICYCLE PARKING SPACES

Existing Number of Bicycle Parking Spaces 0
 Proposed Number of Bicycle Parking Spaces 0
 Total Bicycle Parking Spaces 0

ESTIMATED COST OF PROJECT

Please answer the following with a Yes/No response on all that apply to the proposed development

Institutional	<u>NO</u>	Change of Use	<u>NO</u>
Parking Lot	<u>NO</u>	Design Review	<u>NO</u>
Manufacturing	<u>NO</u>	Flood Plain Review	<u>NO</u>
Office	<u>NO</u>	Historic Preservation	<u>NO</u>
Residential	<u>YES</u>	Housing Replacement	<u>NO</u>
Retail/Business	<u>NO</u>	14-403 Street Review	<u>NO</u>
Warehouse	<u>NO</u>	Shoreland	<u>NO</u>
Single Family Dwelling	<u>NO</u>	Site Location	<u>NO</u>
2 Family Dwelling	<u>YES</u>	Stormwater Quality	<u>NO</u>
Multi-Family Dwelling	<u>NO</u>	Traffic Movement	<u>NO</u>
B-3 Ped Activity Review	<u>NO</u>	Zoning Variance	<u>NO</u> (or date)
Change of Use	<u>NO</u>	Historic Dist./Landmark	<u>NO</u>
		Off Site Parking	<u>NO</u>

APPLICATION FEE:

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

Major Development (more than 10,000 sq. ft.) <input type="checkbox"/> Under 50,000 sq. ft. (\$500.00) <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00) <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00) <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00) <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00) <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)	Plan Amendments <input type="checkbox"/> Planning Staff Review (\$250.00) <input type="checkbox"/> Planning Board Review (\$500.00) Subdivision <input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + (applicable Major site plan fee)
Minor Site Plan Review <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00) <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)	Other Reviews <input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____) <input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Storm water Quality (\$250.00) <input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot) <input type="checkbox"/> Other _____

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submissions shall include seven (7) packets with folded plans containing the following materials:


1. Seven (7) full size site plans that must be folded.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

Refer to the application checklist (page 9) 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.

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.

This application is for site review only; a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.

Signature of Applicant 	Date: 7/9/10
--	--------------

Site Plan Checklist

Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

DUPLEX AT 32 MAPLEWOOD STREET

Project Name, Address of Project

Application Number

(The form is to be completed by the Applicant or Designated Representative)

Check Submitted		Required Information	Section 14-525 (b,c)
Applicant	Staff		
✓	_____	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
✓	_____	Name and address of applicant and name of proposed development	a
✓	_____	* Scale and north points	b
✓	_____	* Boundaries of the site	c
✓	_____	* Total land area of site	d
✓	_____	* Topography - existing and proposed (2 feet intervals or less)	e
✓	_____	Plans based on the boundary survey including:	2
✓	_____	* Existing soil conditions	a
✓	_____	* Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
✓	_____	* Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
✓	_____	* Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 11 of packet)	d
N/A	_____	* Location of on-site waste receptacles	e
✓	_____	* Public utilities	
✓	_____	* Water and sewer mains	e
✓	_____	* Culverts, drains, existing and proposed, showing size and directions of flows	e
N/A	_____	* Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
✓	_____	* Location and dimensions of on-site pedestrian and vehicular access ways	g
✓	_____	* Parking areas	
N/A	_____	* Loading facilities	g
✓	_____	* Design of ingress and egress of vehicles to and from the site onto public streets	g
✓	_____	* Curb and sidewalks	g
✓	_____	Landscape plan showing:	h
✓	_____	* Location of existing vegetation and proposed vegetation	h
✓	_____	* Type of vegetation	h
✓	_____	* Quantity of plantings	h
✓	_____	* Size of proposed landscaping	h
✓	_____	* Existing areas to be preserved	h
✓	_____	* Preservation measures to be employed	h
✓	_____	* Details of planting and preservation specifications	h
✓	_____	* Location and dimensions of all fencing and screening	i
N/A	_____	Location and intensity of outdoor lighting system	j
✓	_____	Location of fire hydrants, existing and proposed (refer to Fire Department checklist - page 11)	k
✓	_____	Written statements to include:	c
✓	_____	* Description of proposed uses to be located on site	cl
✓	_____	* Quantity and type of residential, if any	cl
✓	_____	* Total land area of the site	c2
✓	_____	* Total floor area, total disturbed area and ground coverage of each proposed Building and structure	c2
✓	_____	* General summary of existing and proposed easements or other burdens	c3
✓	_____	* Type, quantity and method of handling solid waste disposal	c4
✓	_____	* Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets (refer to the wastewater capacity application - page 12)	c5
✓	_____	* Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	c6

<u>✓</u>	_____
<u>✓</u>	_____
_____	_____
_____	_____
<u>✓</u>	_____
<u>201.1.15</u>	_____
<u>✓</u>	_____
_____	_____

- * An estimate of the time period required for completion of the development 7
 - * A list of all state and federal regulatory approvals to which the development may be subject to. 8
the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction.
 - * Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.
 - * Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.
 - * A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.
- Δ jpeg or pdf of the proposed site plan, if available.
Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities
- erosion and sedimentation controls to be used during construction
- a parking and/or traffic study
- emissions
- a wind impact analysis
- an environmental impact study
- a sun shadow study
- a study of particulates and any other noxious
- a noise study

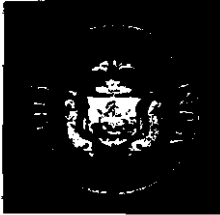
**ZONING ADMINISTRATOR
MARGE SCHMUCKAL
July 14, 2010**

This proposed 28' x 42' duplex is located in an R-5 Zone. There has been a lot split that previously was determined by legal staff not to create a subdivision. So this is not a subdivision review.

Generally the project is meeting all of the R-5 Zone requirements for setbacks, building height, lot coverage and parking. There are no rear decks proposed. The plans do not indicate there will be a daylight basement.

The building plans and site plans do not match on the sizes of the front and rear entry ways. The bulkhead shown on the building and site plans are also different sizes. The applicant must be sure that both the building plans and site plans match in proposed sizes.

The zoning analysis as show within the "Notes" block on the sheet labeled "Site, Grading, Drainage & Erosion and Sediment Control Plan" has a listing for impervious surface ratio. That is inaccurate and should be removed. The R-5 Zone has lot coverage requirements instead of impervious surface requirements.



PORTLAND MAINE

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

Penny St. Louis Littell, Director of Planning and Development
Marge Schmuckal, Zoning Administrator

Meeting Information

DATE: 6/3/10 ZONE: R-5

LOCATION: 36 Maplewood & Forbes (in Rear)

PEOPLE PRESENT: DAVID M-P - BARBARA - MAYGEE
Lee Allen -> Northeast Civil Solutions - Chris -

36 Maplewood

DISCUSSION: we 1 & 2 families exempt from Stormwater
proposing a Duplex - must only meet "BASIC
Site damage Needs to be shown - STANDARDS" i.e. erosion control
NOT A Subdivision per Danielle - she determined previously -
must define the lot pins - DAVID M-P - BARBARA will confirm
20' separation for DRIVEWAYS - DAVID M-P
Needs A Street opening Permit
2 trees per unit -
mentioned The 20' front setback
HAS 20,635 #
MAPLEWOOD -> MATHEW STREET?

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at www.portlandmaine.gov.

From: Barbara Barhydt
To: Schmuckal, Marge
Date: 6/1/2010 11:31 AM
Subject: Fwd: 2 New Projects - Pre-App Meeting Request
Attachments: cumberland-ave-apartment.pdf; maplewood-st-duplex.pdf

>>> "Lee Allen" <lee.allen@northeastcivilsolutions.com> Friday, May 28, 2010 1:30 PM >>>

Good afternoon Barbara,

We have two projects, see attached .pdfs. I was hoping to schedule a pre-Application meeting with you/staff to discuss both projects. Please let me know a convenient time that we could meet. Thanks. Have a great long weekend.

Lee Allen, P.E., Vice President

Northeast Civil Solutions, Inc.
153 US Route 1
Scarborough, ME 04074

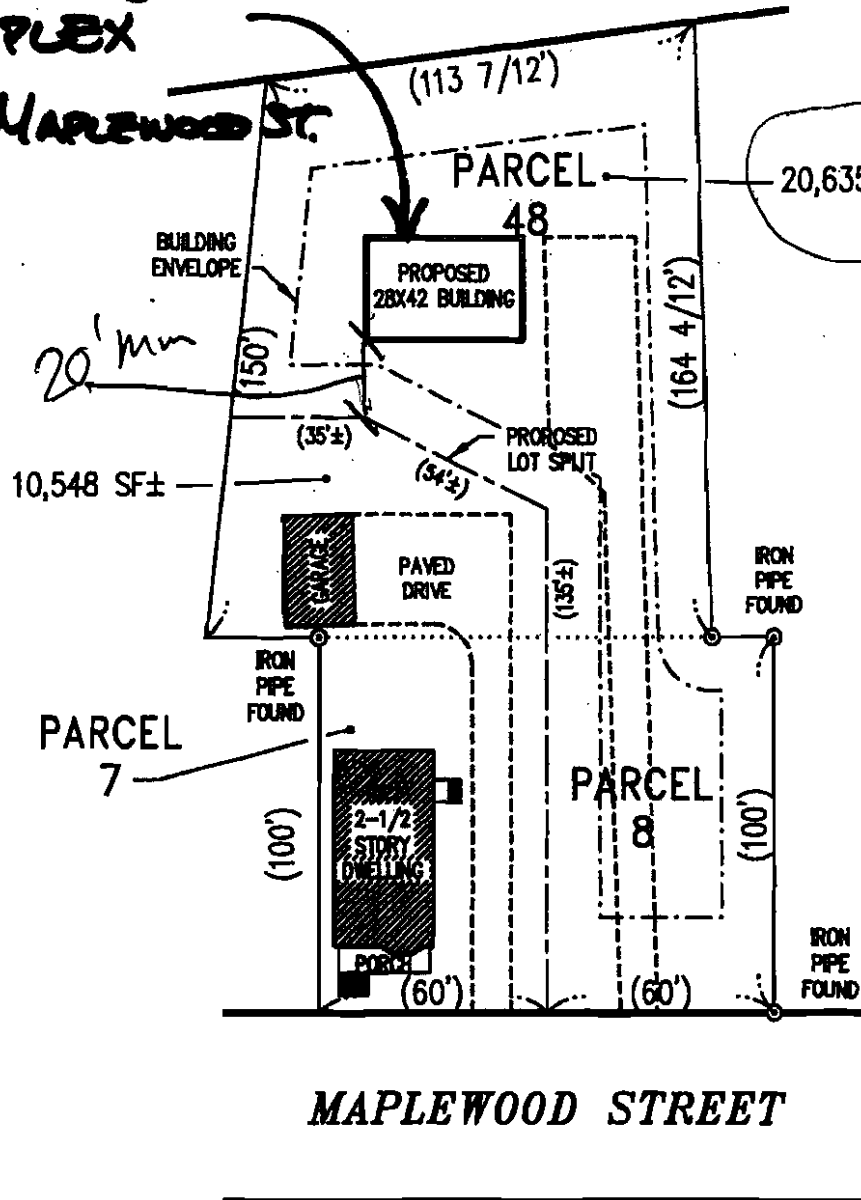
Phone: (207) 883-1000
Fax: (207) 883-1001
Toll Free: (800) 882-2227

**PROPOSED
DUPLEX**

36 MAPLEWOOD ST.

FOBES STREET

**32 MAPLEWOOD STREET, PORTLAND, ME
ASSESSOR'S MAP 437, BLOCK A
PARCELS 7, 8 & 48**



THIS IS NOT A BOUNDARY SURVEY.
BOUNDARY LINES ARE APPROXIMATE.

THIS PLAN EXCEPTS CHAPTER 90, PART 2, SECTION 4 THROUGH 8
OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' RULES.

**EXISTING CONDITION PLAN OF LAND
IN
PORTLAND
MAINE**

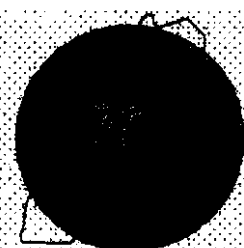
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REVISED: JUNE 23, 2009
MAY 20, 2009

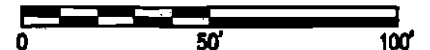
PREPARED FOR: REMAX BY THE BAY
970 BAXTER BOULEVARD
PORTLAND, MAINE 04103

JOB NUMBER: 31466

ACAD FILE: 31466.DWG



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED



153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel: (207) 883-1000 or (800) 882-2227
fax: (207) 883-1001
e-mail: info@northeastcivilsolution.com

From: Alex Jaegerman
To: Danielle West -Chuhta
Date: 7/1/2009 5:22:40 PM
Subject: Fwd: 32 Maplewood Street, Portland

Danielle:

Jim Fisher of Northeast Civil Solutions (copied on this email) has asked some questions about this lot (attached) that his client is considering purchasing from the current owner.

The current owner would carve out and retain the portion of the lot containing an existing owner occupied two family dwelling, shown as lot 7 on the plot plan. The remainder of the parent lot would be sold to the buyer, for purposes of constructing a new two family dwelling with access on existing paved Maplewood Street. The new parcel also has frontage on unimproved Fobes Street, which they would not wish to utilize or improve in any way.

Question one:

Is this a subdivision? It would be by the creation of three lots, but the buyer believes that the retention of the existing dwelling on lot 7 by the current owner qualifies for the "homestead exemption". Are you able to determine from the information provided if this is so?

Question two:

Can they do this without extending Fobes Street, which appears to be paved to the adjoining lot. If this is a subdivision, I believe there is some likelihood that the Planning Board could require Fobes Street to be improved. If it is not a subdivision, then 14-403 would not require the second street frontage to be improved, as I read it.

Barbara might have talked to you about this.

They are looking to close on the purchase on Friday, and are looking for guidance on these issues.

Alex.

Alexander Jaegerman, AICP
Planning Division Director
389 Congress Street, Suite 400
Portland, ME 04101

Phone: (207)874-8724

>>> "NAN WHITTEN" <nan.whitten@northeastcivilsolutions.com> 6/30/2009 2:25:08 PM >>>
Alex:

Attached please find a plot plan for the above described property. Please contact Jim Fisher at 883-1000 to discuss questions he has regarding a proposed lot split of the property. Thank you

Nan Whitten
Office Manager
Northeast Civil Solutions, Inc.
(207) 883-1000

CC: Barbara Barhydt; jim.fisher@northeastcivilsolutions.com; Marge Schmuckal

From: Danielle West -Chuhta
To: Jaegerman , Alex
Date: 7/2/2009 10:59:17 AM
Subject: Re: Fwd: 32 Maplewood Street, Portland

Alex:

(1) Under Maine law a subdivision is defined as a "division of a tract or parcel of land into 3 or more lots within any 5-year period . . ." 30-A MRSA Section 4401(4). The term also includes the division of a new structure or structures on a tract or parcel of land into 3 or more dwelling units. *Id.*

In reviewing whether or not this is a subdivision, therefore, it is essential to determine what "parcel" is being (and has been) divided (i.e. the source parcel). Generally the source parcel is defined as all contiguous land under the same ownership. 30-A MRSA section 4401(6). Thus, it is necessary to confirm (in this case) whether or not Lots 7 and 8 (together) are the source parcel or whether they were part of a larger abutting parcel that was divided less than five (5) years ago.

For the sake of argument, however, lets assume that the source parcel is Lots 7 and 8 (together). The next question then is whether any of the lots created (i.e. Lots 7 and 8) are exempt for subdivision purposes.

The specific exemption in question here is the homestead exemption. This exemption specifies that a subdivider who has created two (2) lots, but has retained a third lot for the subdivider's own use as a single-family residence for a period of at least five (5) years prior to the creation of the second lot, does not create a subdivision (please note that the subdivider must have lived in the home and the home cannot be a seasonal residence). 30-A MRSA § 4401(4)(A)(1). Since the second division (i.e. the placement of the duplex on Lot 8) is not being done by the subdivider in this case, this exemption does not seem applicable.

Consequently, I think (based on the documents I have reviewed) the creation of Lots 7 and 8 and subsequent placement of the duplex on Lot 8 would trigger subdivision. See *Inhabitants of Town of Harpswell v. Powers*, CV-95-1093 (Me. Super. Ct., Cum. Cty., June 9, 1997) (court held that the statutory definition of subdivision includes the combination of dividing a lot and placing structures upon one of the lots within a single 5-year period).

(2) With regard to your second question, I think that since this is most likely a subdivision, you are correct that the Planning Board may require that Fobes Street be improved (as they have in the past with other subdivisions). If, however, section 14-403 was applicable I think that it would not require the second street (Fobes Street) frontage to be improved.

Thanks,

Danielle

Danielle P. West-Chuhta
Associate Corporation Counsel
City of Portland, Maine
(207) 874-8480

>>> Alex Jaegerman 7/1/2009 5:22:39 PM >>>

Danielle:

Jim Fisher of Northeast Civil Solutions (copied on this email) has asked some questions about this lot (attached) that his client is considering purchasing from the current owner.

The current owner would carve out and retain the portion of the lot containing an existing owner occupied

Assessor's Office | 389 Congress Street, Portland, Maine 04101 | Room 115 | (207) 874-8496

[City](#) | [Home](#) | [Departments](#) | [City Council](#) | [E Services](#) | [Calendar](#) | [Jobs](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

[Applications](#)

[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

CBL 437 A007001
Land Use Type TWO FAMILY
Property Location 32 MAPLEWOOD ST
Owner Information 32 MAPLEWOOD LLC
 200 RIVERSIDE INDUSTRIAL PARKWAY
 PORTLAND ME 04103
Book and Page 27180/213
Legal Description 437-A-7
 MAPLEWOOD ST 30-34
 6000 SF
Acres 0.138

Current Assessed Valuation:

[browse city services a-z](#)

[browse facts and links a-z](#)

TAX ACCT NO. 44398 **OWNER OF RECORD AS OF APRIL 2009**
 THURLOW HOLMAN M HEIRS
LAND VALUE \$64,500.00 32 MAPLEWOOD ST
BUILDING VALUE \$193,900.00 PORTLAND ME 04103
NET TAXABLE - REAL ESTATE \$258,400.00
TAX AMOUNT \$4,584.02

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 800x600, with Internet Explorer

Building Information:

Card 1 of 1

Year Built 1913
Style/Structure Type OLD STYLE
Stories 2
Bedrooms 4
Full Baths 2
Total Rooms 8
Attic PART FINISH
Basement FULL
Square Feet 2719

[View Sketch](#) [View Map](#) [View Picture](#)

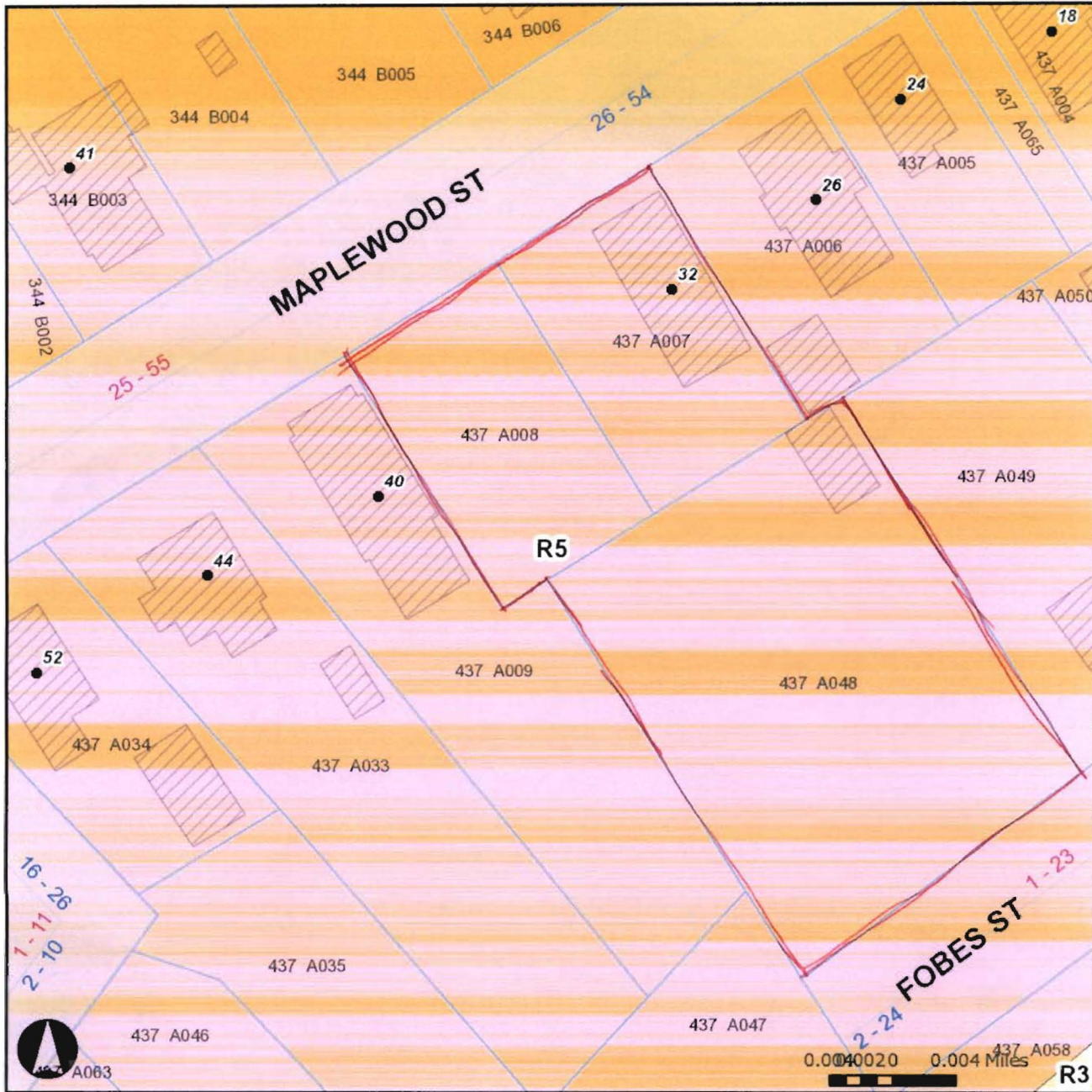


Sales Information:

Sale Date	Type	Price	Book/Page
8/14/2009	LAND + BUILDING	\$333,000.00	27180/213
2/6/2009	LAND + BUILDING	\$0.00	/

[New Search!](#)

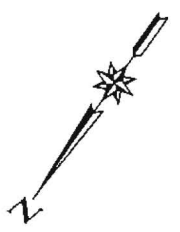
Map



Interstate	Stream Overlay Zone	Zoning (continued)	Zoning (continued)	Ocean
	Stream_protection	R1 Residential	C23	
Streets	Island Zoning	R2 Residential	C24	
Buildings	C43	R3 Residential	C25	
Building	I-B	R4 Residential	C26	
Out Building	I-TS	R5 Residential	C27	
Parcels	I-R1	R6 Residential	C28	
	I-R2	ROS Recreation	C29	

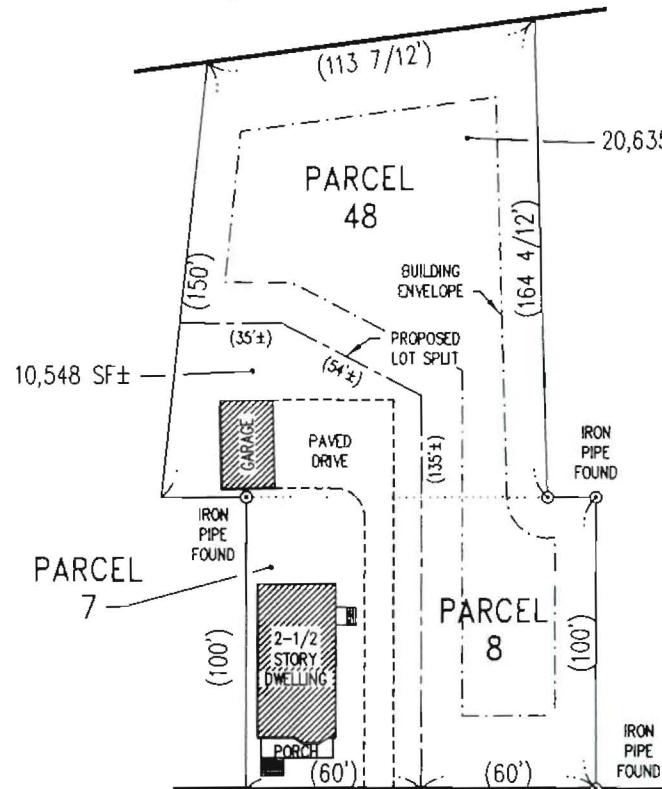
E-mailed
6/24/09

6/24/09



FOBES STREET

32 MAPLEWOOD STREET, PORTLAND, ME
ASSESSOR'S MAP 437, BLOCK A
PARCELS 7,8 & 48



THIS IS NOT A BOUNDARY SURVEY.
BOUNDARY LINES ARE APPROXIMATE.

THIS PLAN EXCEPTS CHAPTER 90, PART 2, SECTION 4 THROUGH 8
OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' RULES.

EXISTING CONDITION PLAN OF LAND
IN
PORTLAND
MAINE

SCALE: 1"=50'

REVISED: JUNE 23, 2009
MAY 20, 2009

PREPARED FOR:

REMAX BY THE BAY
970 BAXTER BOULEVARD
PORTLAND, MAINE 04103

JOB NUMBER: 31466

ACAD FILE: 31466.DWG



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED



153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel: (207) 883-1000 or (800) 882-2227
fax: (207) 883-1001
e-mail: Info@northeastcivilsolution.com

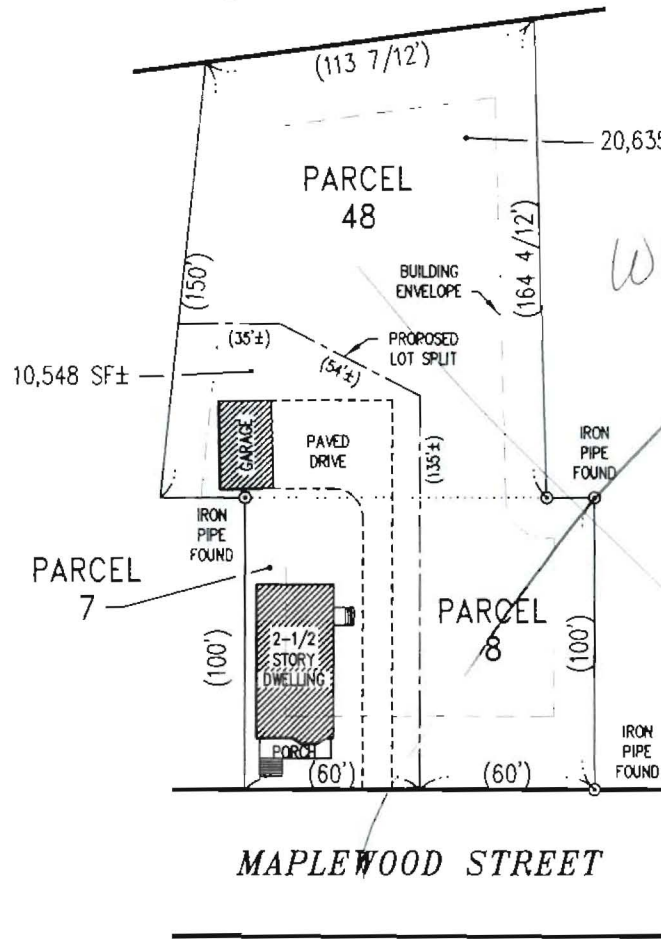


MAPLEWOOD STREET



FOBES STREET

32 MAPLEWOOD STREET, PORTLAND, ME
ASSESSOR'S MAP 437, BLOCK A
PARCELS 7,8 & 48



THIS IS NOT A BOUNDARY SURVEY.
BOUNDARY LINES ARE APPROXIMATE.

THIS PLAN EXCEPTS CHAPTER 90, PART 2, SECTION 4 THROUGH 8
OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' RULES.

EXISTING CONDITION PLAN OF LAND
IN
PORTLAND
MAINE

SCALE: 1"=50'

REVISED: MAY 27, 2009
MAY 20, 2009

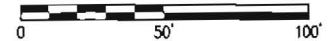
PREPARED FOR: REMAX BY THE BAY
970 BAXTER BOULEVARD
PORTLAND, MAINE 04103

JOB NUMBER: 31466

ACAD FILE: 31466.DWG

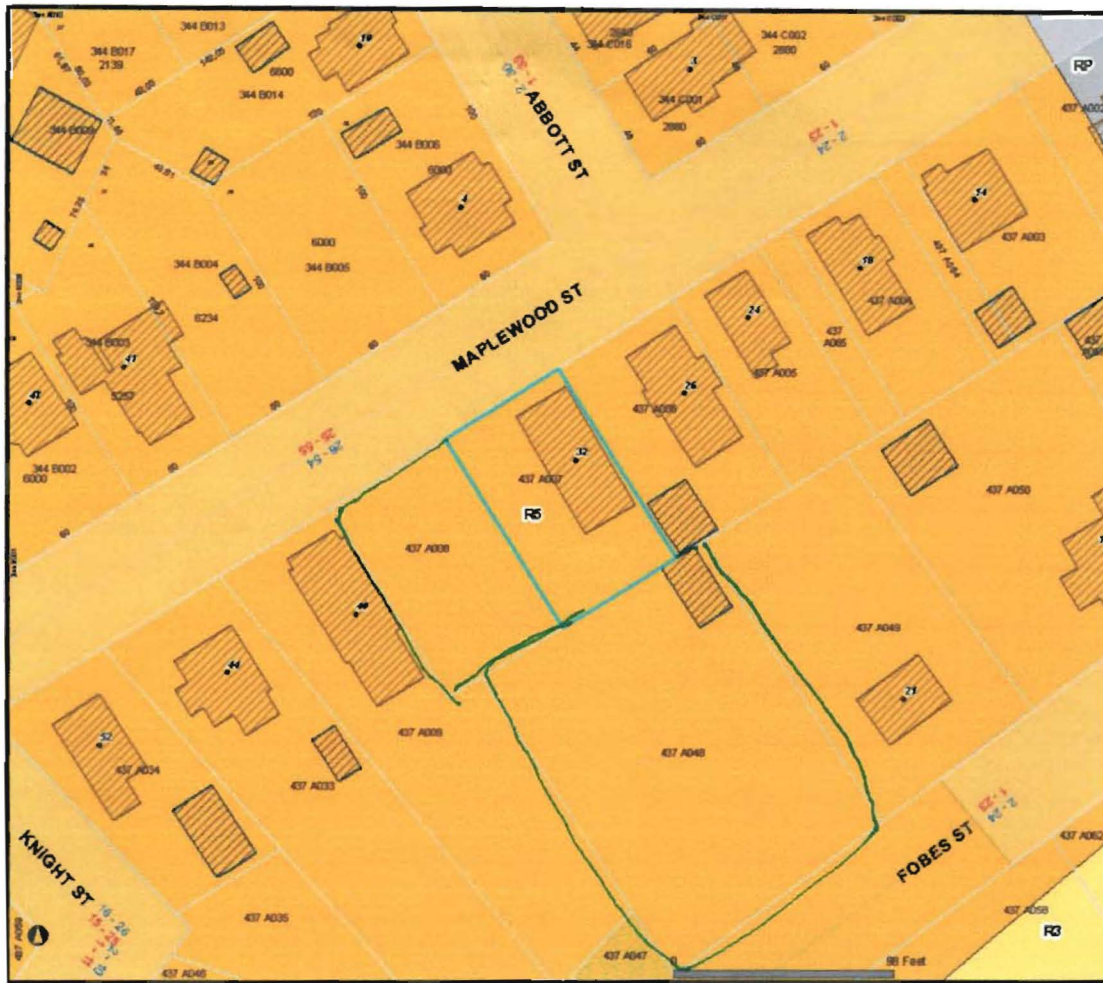


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Northeast Civil Solutions
INCORPORATED



153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel: (207) 883-1000 or (800) 882-2227
fax: (207) 883-1001
e-mail: info@northeastcivilsolution.com





City of Portland GIS



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 City of Portland
 389 Congress St.
 Portland, Maine
 04101

Uncle's Estate
 from Minnesota R-5 30-34
 437-A-7, 8, 9, 40
 Garage for
 collect vintage
 cars on all one
 Lot
 2 fam - legal per microfiche

Marge Schmuckal - Re: Moratorium Streets

From: David Margolis-Pineo (David Margolis-Pineo)
To: Gretel Varney
Date: 6/4/2010 1:48 PM
Subject: Re: Moratorium Streets
CC: Barbara Barhydt; Jean Fraser; Marge Schmuckal

Thanks

>>> Gretel Varney 6/4/2010 8:47 AM >>>
neither

>>> David Margolis-Pineo (David Margolis-Pineo) 6/3/10 3:41 PM >>>
Is Cumberland Ave at the intersection of Sheridan St moratorium or
is Maplewood Street moratorium?

Thanks



SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions INCORPORATED

www.northeastcivilsolutions.com

9/11/10

August 5, 2010

Mr. Erick Giles
Planner
Dept of Planning and Urban Development
Portland City Hall
389 Congress Street
Portland, ME 04101

153 U.S. Route 1
Scarborough
Maine 04074

RE: Duplex at 32 Maplewood Street



tel
207.883.1000
800.882.2227

Dear Erick,

Please find responses to comments raised in your July 30, 2010 letter. The responses will be in bold type following each comment.

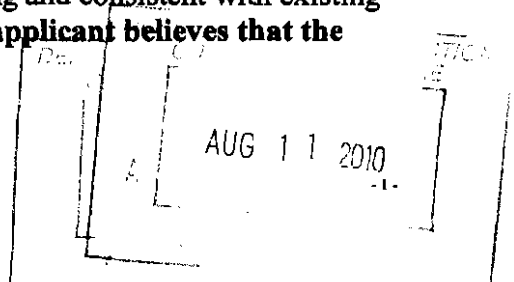
fax
207.883.1001

PLANNING

The applicant is requested but not required to review the following R-5 Design Guidelines and revise the front entrance to include a covered entry.

Public Realm: The public realm of open space, sidewalks and streets shall be reinforced through appropriately scaled entries, porches, fenestration, architectural details and landscaping. The transition space between the street and primary building entrance shall include features such as porches, stoops, covered entries, landscaping or other measures to delineate the space. **The applicant believes that the architectural design as presented is adequate.**

Articulation: Facades shall be articulated with architectural details that create visual interest consistent with the context of the neighborhood. The primary façade and all facades visible from the public ways shall include at least two of the following architectural details: gables or dormers, balconies, bay windows, recessed entries, covered porches (minimum six feet wide), covered entries or stoops. The area of fenestration shall be a minimum of 25% of the total area of street facing facades. Windows shall be included on all sides of a building. The rhythm, size and proportion of door window and other openings shall be proportional to the overall massing of the building and consistent with existing residential buildings in a two block radius. **The applicant believes that the architectural design as presented is adequate.**



PUBLIC SERVICES

1. The applicant is showing a 10-foot driveway at the property line which is permissible. The driveway opening at the granite curb, end of tip down to end of tip down should be 14 feet, two additional feet for each side of the driveway (See enclosed detail). Six-foot tip downs are required on each side for a total granite curb disturbance length of 26 ft. The applicant is asked to reconstruct the existing concrete walk for this same distance (See attached concrete walk detail). **The City minimum driveway width is 12 feet (see comment from Tom Errico) therefore the impact at the curb is slightly greater. Also the detail calls for 8 foot tip downs which are now shown.**
2. Maplewood Street shall be repaired to the standards shown in the attached detail for Local Street Cross Section and not as shown on the plans. Excess granite curbing shall be taken the City stockpile area on Outer Congress Street. **A typical cross section has been added to the plans to indicate how the repairs to Maplewood Street should be completed as well as a note for taking excess granite curb to the City stockpile area.**
3. The applicant shall install two sewer laterals, one for each unit. The pipes shall be installed as shown in the attached typical pipe trench installation detail. City records indicate the existing sewer main on Maplewood Street is an 8" vitrified clay pipe and not 18" brick as shown in the plans. NOTE: Reconstruction Plans for Maplewood Street show a 6" underdrain along the curb face. **A second sewer service has been shown on the plan. The typical pipe trench detail has been added and a note to ensure that any disturbance to the 6" underdrain along the curb face is repaired.**
4. It appears that drainage from the Northeast portion of the site once developed will be directed onto the abutting property. Better drainage definition is required to assure that this does not happen. **The ditch has been extended and better defined to ensure that all runoff is collected in the swale before it flows onto the abutting property.**
5. The applicant is also requested to evaluate the extending the overhead utilities underground to the two-unit complex. The cost of setting a pole may offset going underground. **The cost of moving tel/elec/cable underground does not outweigh the cost of setting a service pole.**

TRAFFIC ENGINEER

1. Spacing between the proposed driveway and the existing driveway to the east meets City Standards. **OK.**
2. The driveway width does not meet City Standards. The required minimum width is 12 feet for single and two family residential units. **The driveway width has been adjusted to 12 feet.**

3. The turnaround pavement area in front of the proposed building should be designed to have the least amount of pavement for vehicle circulation. **An AutoTurn (P-Vehicle) template was used to revise the pavement layout in this area, a slight reduction was realized.**

Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,
Northeast Civil Solutions, Inc.

A handwritten signature in black ink, appearing to read "Lee Allen".

Lee Allen, P.E.
Vice President

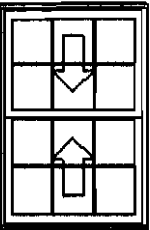
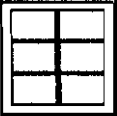


Chick Home Center
 68 North-South Rd
 North Conway, NH 03860
 Phone: 6033566371

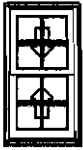
QUOTE BY: Tom Herget
SOLD TO: Chris Lefevre -

QUOTE #: JCH102848
SHIP TO:

PO#: **PROJECT NAME:** Maplewood St.
REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED Price
Line- 1	Rough Opening:38 X 57	VDH3857 Frame Size: 37 1/2 x 56 1/2 Brickmould Vinyl Double Hung Window , Full Unit , Brickmould, White Exterior, White Interior, , Insulated Low-E Clear Annealed Argon Filled, 3/32 in - 3/32 out , 5/8" Flat, All Lite(s) White Colonial (Even Rect Lites), 3 Wide 2 High Pnl1 2 High Pnl2, , Full Heavy Gauge Screen Frame with Fiberglass Mesh, Style Cam Lock(s), 2 Locks, DP-20, Jamb Extension Applied 6 9/16 Primed Jamb Extension on Sill Square Cut PEV 2010.2.0.330/PDV 5.479 (06/04/10) PA			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$221.67	14	\$3,103.38
Line- 2	Rough Opening:30 X 30	VAWN3030 Frame Size: 29 1/2 x 29 1/2 Brickmould Vinyl Awning Window , Full Unit , Brickmould, White Exterior, White Interior, Venting, , Insulated Low-E Clear Annealed Argon Filled, 3/32 in - 3/32 out , 5/8" Flat, All Lite(s) White Colonial (Even Rect Lites), 2 Wide 3 High, No Variable SDL, Heavy Gauge Screen Frame with Fiberglass Mesh, White Int Hardware, DP-50, Jamb Extension Applied 6 9/16 Primed Jamb Extension on Sill Square Cut PEV 2010.2.0.330/PDV 5.479 (06/04/10) PA			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$202.30	2	\$404.60

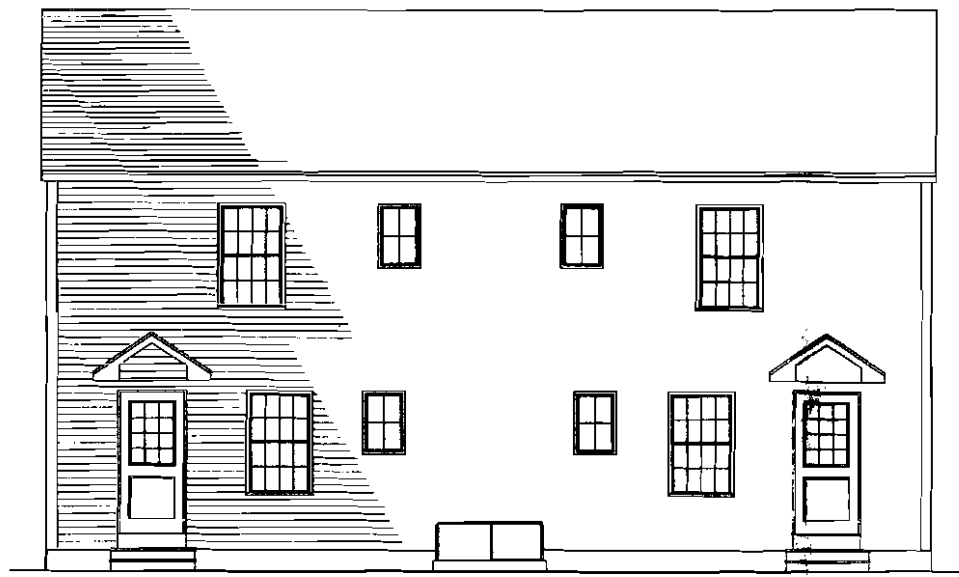
LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED Price
Line- 3	Rough Opening: 20 X 36	VDH2036 Frame Size: 19 1/2 x 35 1/2 Brickmould Vinyl Double Hung Window , Full Unit , Brickmould, White Exterior, White Interior, , Insulated Low-E Clear Annealed Argon Filled, 3/32 in - 3/32 out , 5/8" Flat, All Lite(s) White Colonial (Even Rect Lites), 2 Wide 2 High Pnl1 2 High Pnl2, , Full Heavy Gauge Screen Frame with Fiberglass Mesh, Style Cam Lock(s), DP-20, Jamb Extension Applied 6 9/16 Primed Jamb Extension on Sill Square Cut PEV 2010.2.0.330/PDV 5.479 (06/04/10) PA			
			\$131.62	4	\$526.48



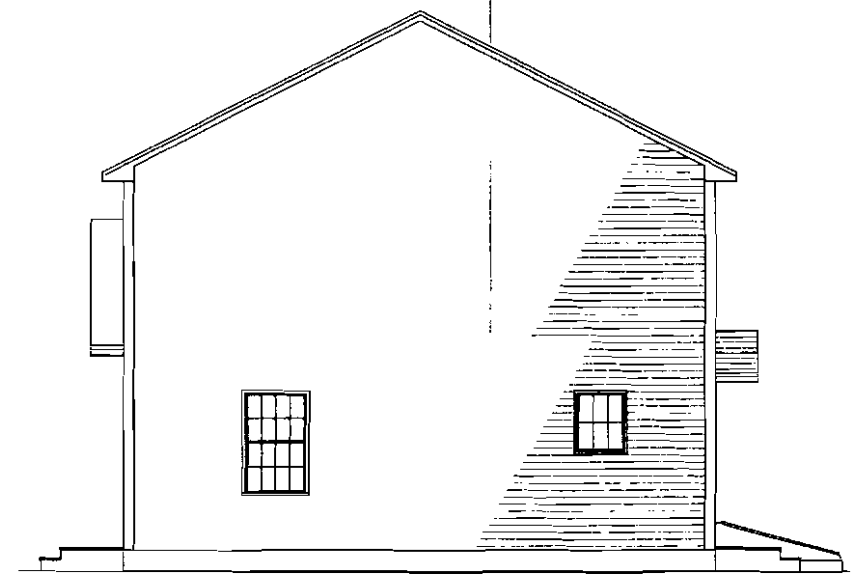
Viewed from Exterior. Scale: 1/4" = 1'

Total: \$4,034.46
Sub Total: \$4,034.46
NET TOTAL: \$4,034.46
Total Units: 20

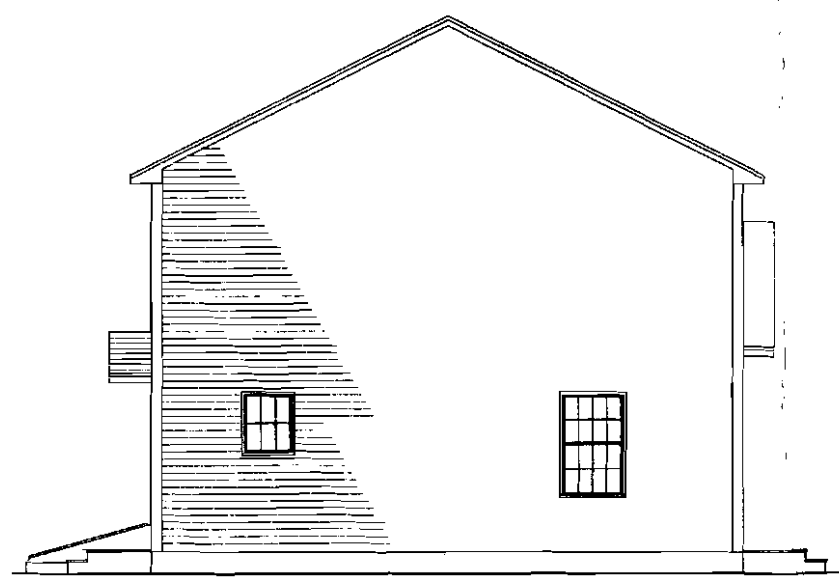
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



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J. Call

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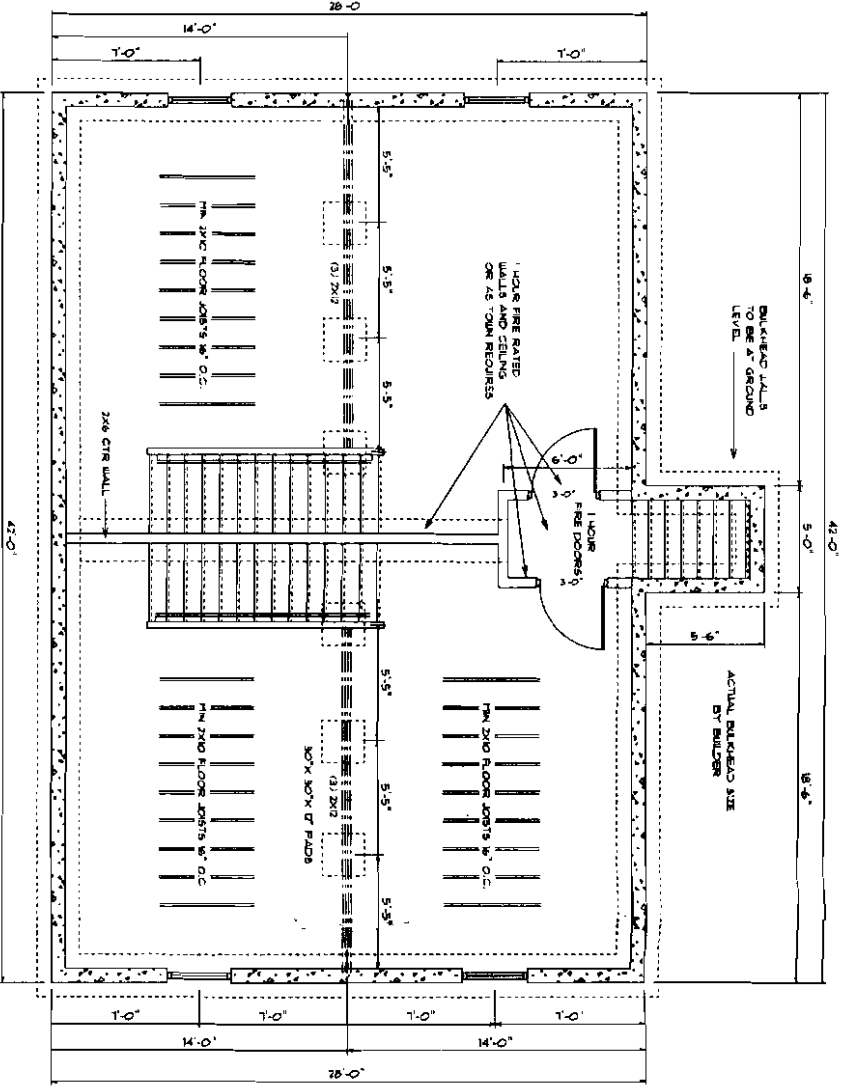
j call design
 207-892-2810
 PLANNING AND DESIGN SERVICES FOR RESIDENTIAL AND COMMERCIAL
 151 ROOSEVELT TRAIL, WINDHAM, ME

32 MAPLEWOOD ST.
 PORTLAND, ME.
 ELEVATIONS

SCALE	DRAWN BY
1/4" = 1'	J. CALL
5/2010	1 OF 3
DATE	PAGE

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 207-892-2810
 151 ROOSEVELT TRAIL, WINDHAM, ME
 04092



WINDOW SIZES SHOWN ON PLAN
 (A) 3'-0" x 4'-0" CASSEMENT
 (B) 3'-0" x 3'-0" CASSEMENT (TYPED)
 (C) 2'-0" x 3'-0" CASSEMENT (TYPED)

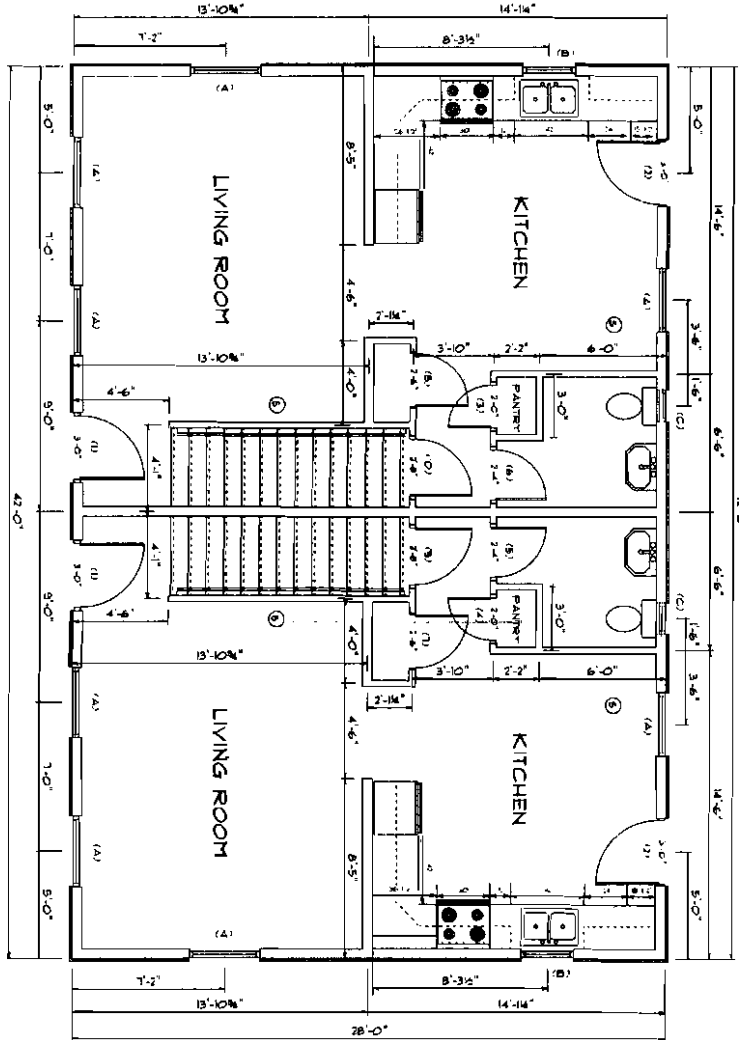
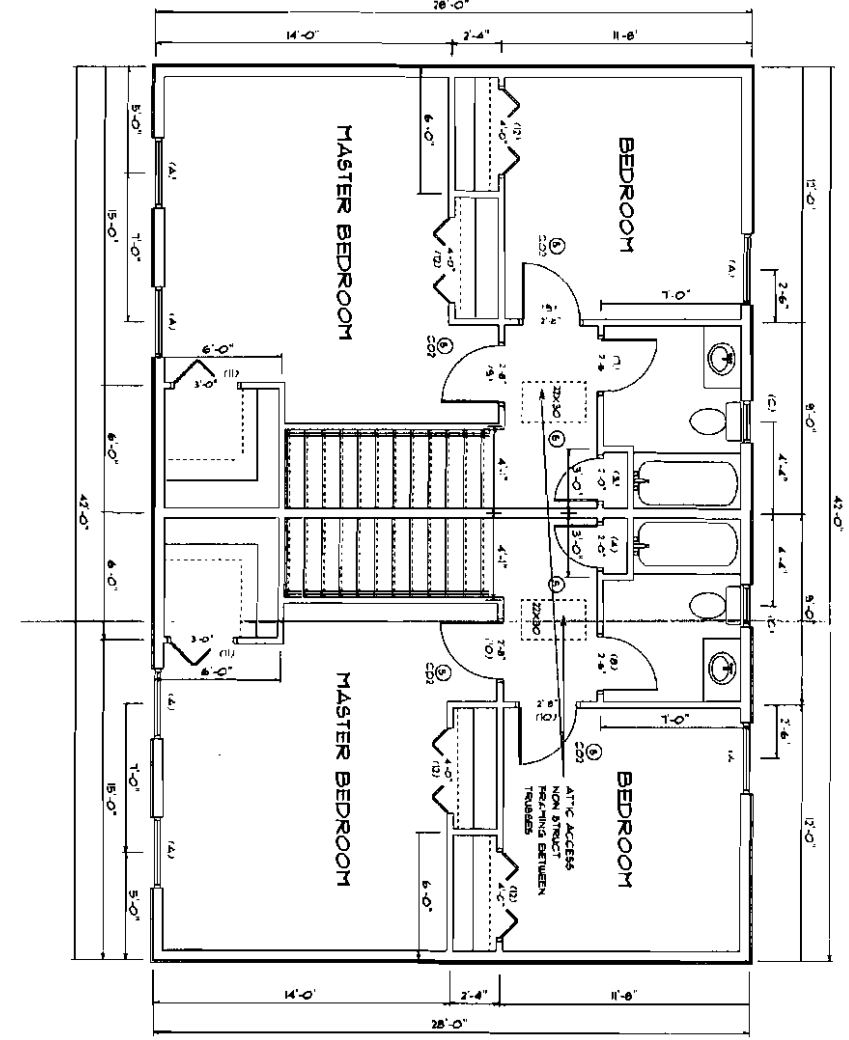
SIZE AND STYLE	ROUGH OPENING	QUANTITY
(A)		4
(B)		2
(C)		4

EXTERIOR DOOR SCHEDULE	ROUGH OPENING	QUANTITY
(1) 3 FRONT ENTRY L		1
(2) 3 REAR ENTRY L		1
(3) REAR ENTRY R		1

INTERIOR DOOR SCHEDULE

SIZE AND STYLE	ROUGH OPENING	QUANTITY
(1) 3'-0" L		2
(2) 3'-0" R		1
(3) 2'-4" L		1
(4) 2'-4" R		1
(5) 2'-4" L		2
(6) 2'-4" R		3
(7) 3'-4" L		2
(8) 3'-4" R		3
(9) 3'-4" L		2
(10) 3'-4" R		2
(11) 3'-0" SW		2
(12) 4'-0" DBL		4

VERIFY ALL WINDOW AND DOOR SIZES, STYLES AND QUANTITIES BEFORE CONSTRUCTION. SOME DOORS ARE IN 3/4" WALLS AND SOME ARE IN 1/2" WALLS - BUILDER TO VERIFY.



VERIFY FOUNDATION REQUIREMENTS ARE WHAT YOU WANT BEFORE CONSTRUCTION. ALL EXTERIOR WINDOW LOCATIONS ARE TO BE VERIFIED BY THE BUILDER ON THE GROUND. ALL WINDOW SIZES, STYLES OR LOCATIONS SHOWN ON PLAN ARE RECOMMENDATIONS ONLY. THE ACTUAL LOCATION OF THE KITCHEN WINDOW WILL BE DICTATED BY THE FINAL CABINET LAYOUT. RECOMMENDING ANY WINDOW IN THE KITCHEN. ALL EXTERIOR DOORS TO HAVE AT LEAST ONE STAINLESS STEEL DOOR HANDLE. ALL WINDOWS AND DOOR LOCATIONS SHOWN BEFORE CONSTRUCTION. ALL HEADERS ARE TO BE "BUILT UP" AND ALL PARTITION STUDS AND CORNER STUDS ARE TO BE INSULATED. CONCRETE WALL TO BE 16" WIDE PERIODIC WALL AS TYPED. STAIRS TO COMPLY WITH IBC 2003 - MIN OF TREAD 1 1/4" RISE HANDRAIL AT 36". FINAL KITCHEN DESIGN TO BE DONE BY OTHERS. PLEASE GO OVER ALL REQUIREMENTS BEFORE CONSTRUCTION AND VERIFY THAT THEY ARE BUILT TO YOU WANT.

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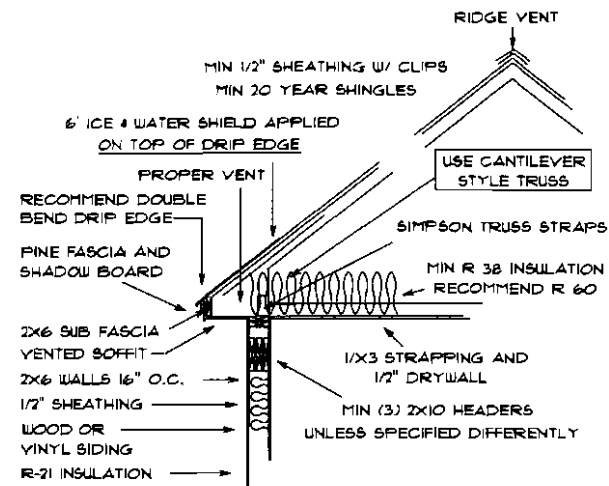
J call design
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 207-892-2810
 151 ROOSEVELT TRAIL, WINDHAM, ME

**32 MAPLEWOOD ST.
 PORTLAND, ME,
 FLOOR PLANS**

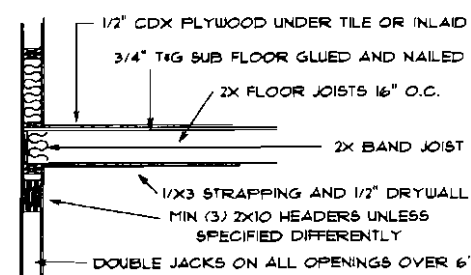
SCALE: 1/4" = 1'
 DATE: 5/20/10
 DRAWN BY: J. CALL
 PAGE: 2 OF 3

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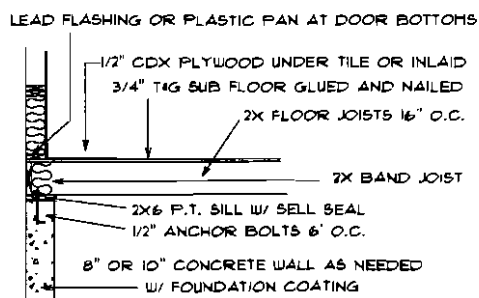
EAVE & WALL SECTION - FACTORY TRUSSES



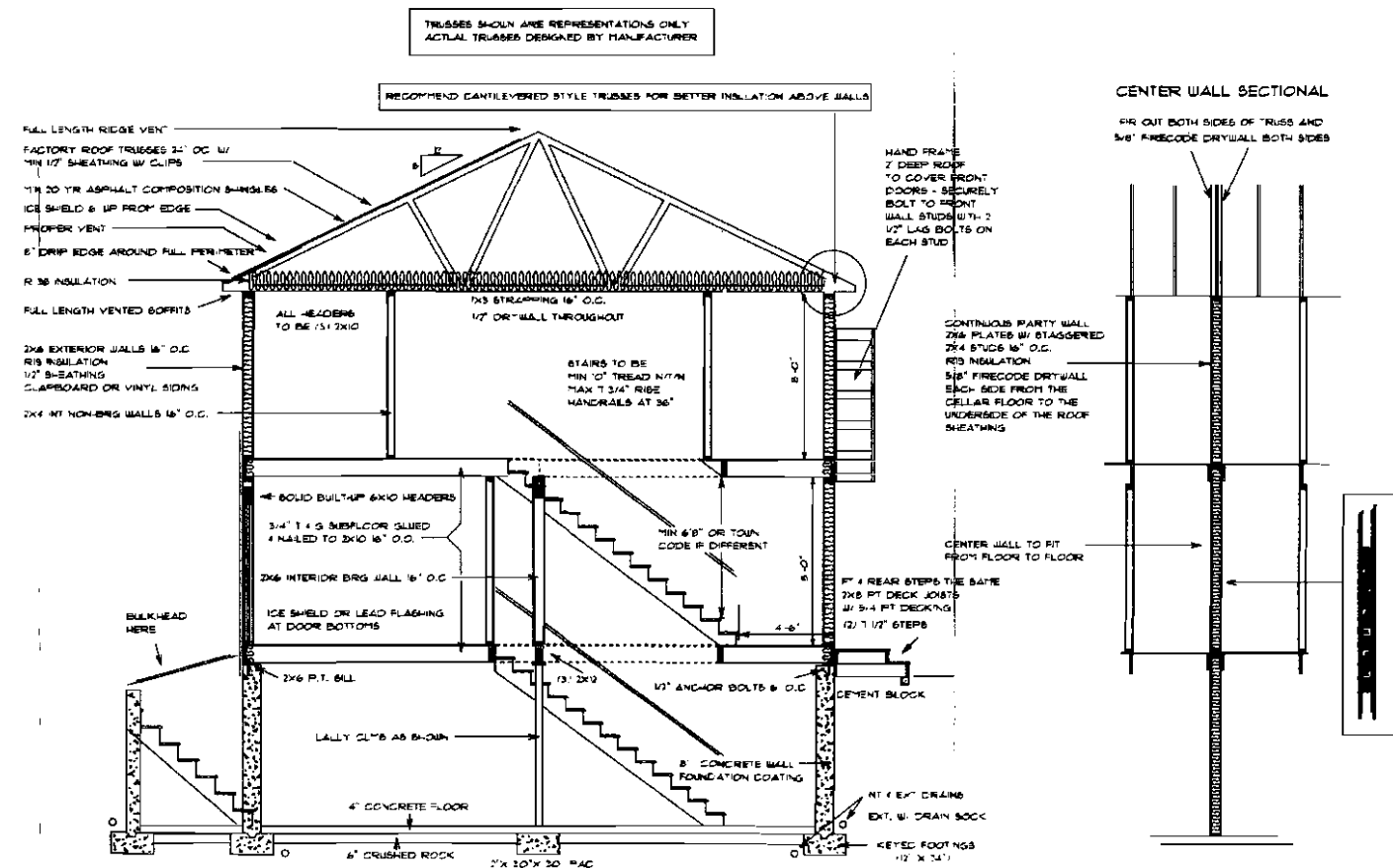
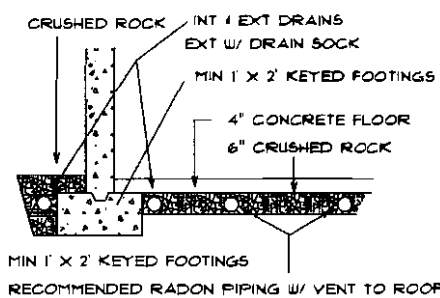
**2ND FLOOR SECTION
2X FLOOR JOISTS**



**1ST FLOOR SECTION
2X FLOOR JOISTS**



FOOTING SECTION



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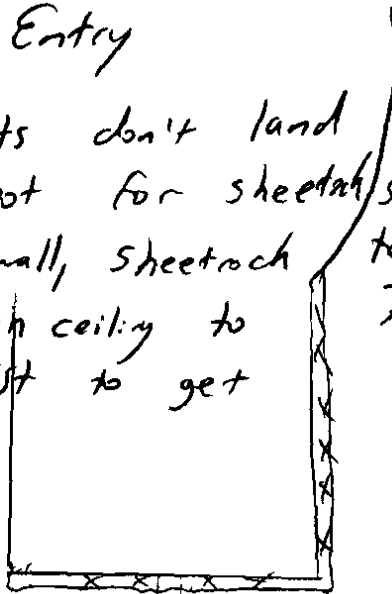
32 MAPLEWOOD ST.
PORTLAND, ME.
STRUCTURALS

SCALE	DRAWN BY
1/4" = 1'	J. CALL
DATE	PAGE
5/2010	3 OF 3

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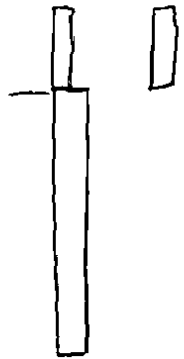
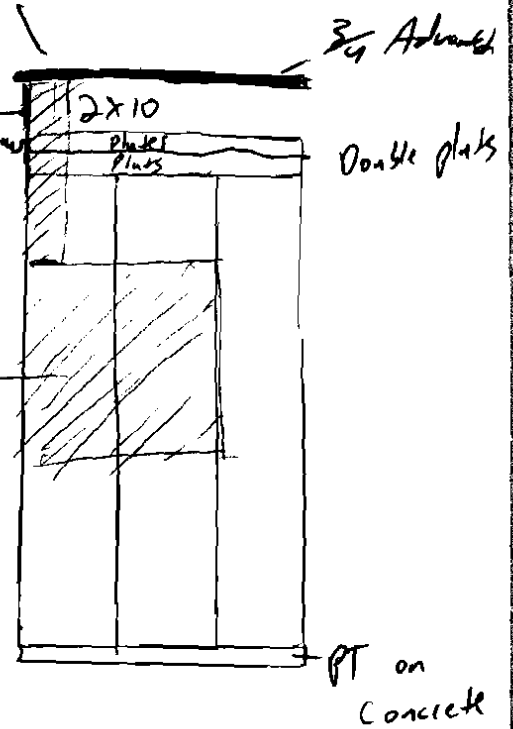
Basement Entry

* If Floor Joists don't land in appropriate spot for sheetrock to continue up wall, sheetrock will be applied on ceiling to next available joist to get to 3/4" sub floor



Blocking at joists

Sheetrock shall run continuous to Bottom of 3/4" Advantech



- Divider will be 2x6 construction
Insulated with Eg on Both sides

RECEIVED

OCT 12 2010

Dept. of Building Inspections
City of Portland Main

36 Maplewood 437-A-008
BP = 10-1067

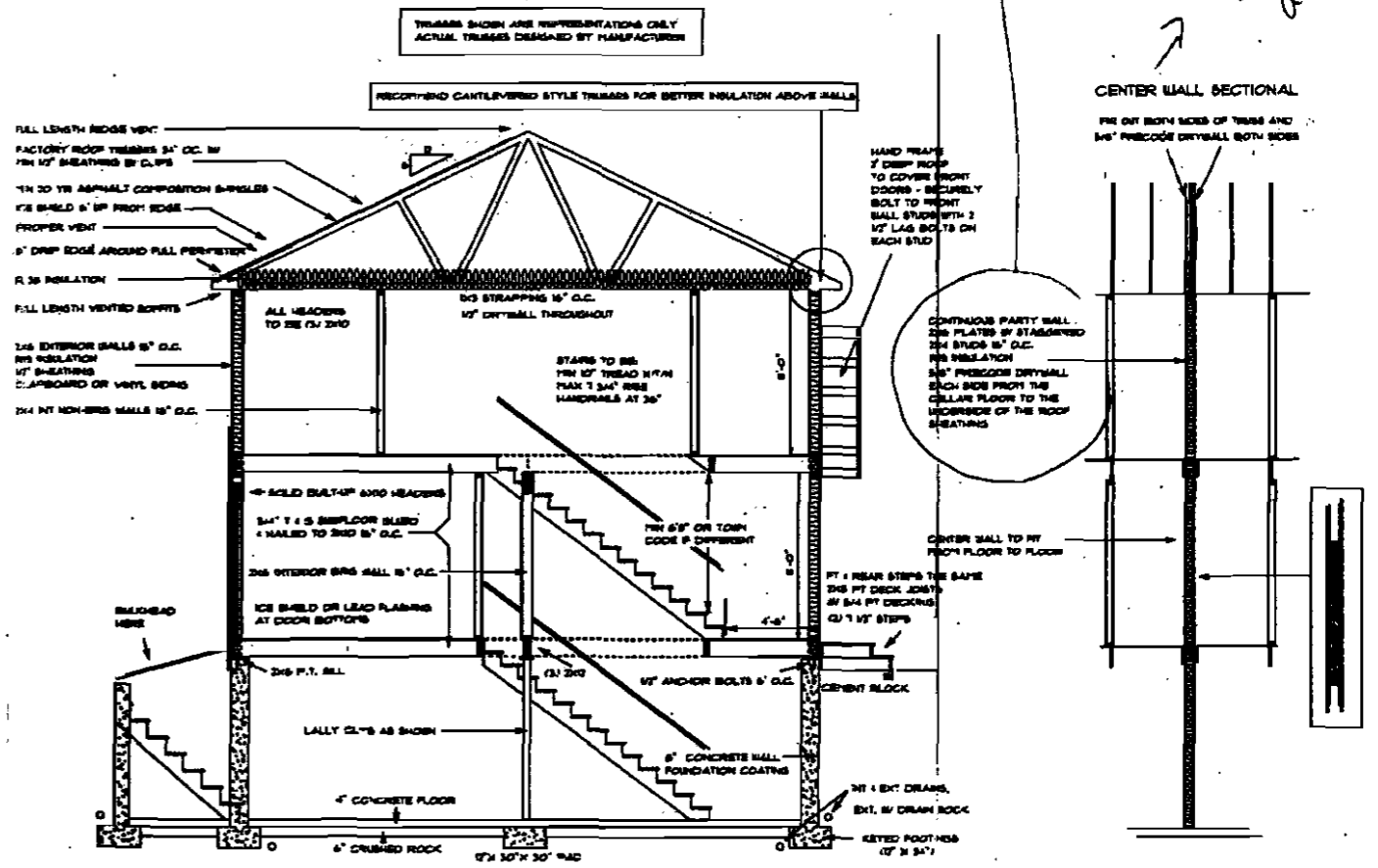
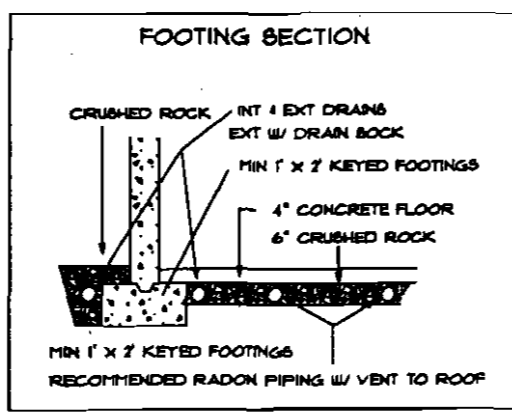
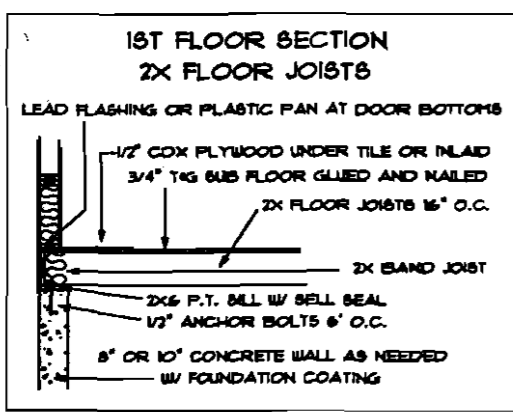
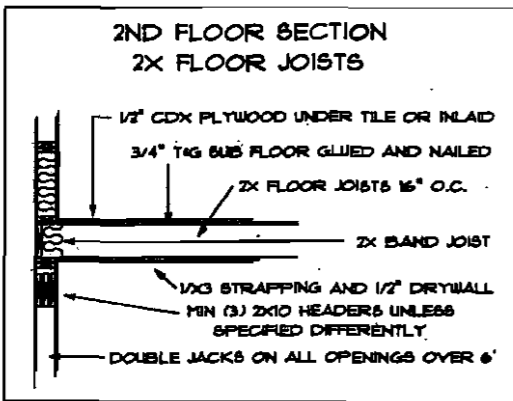
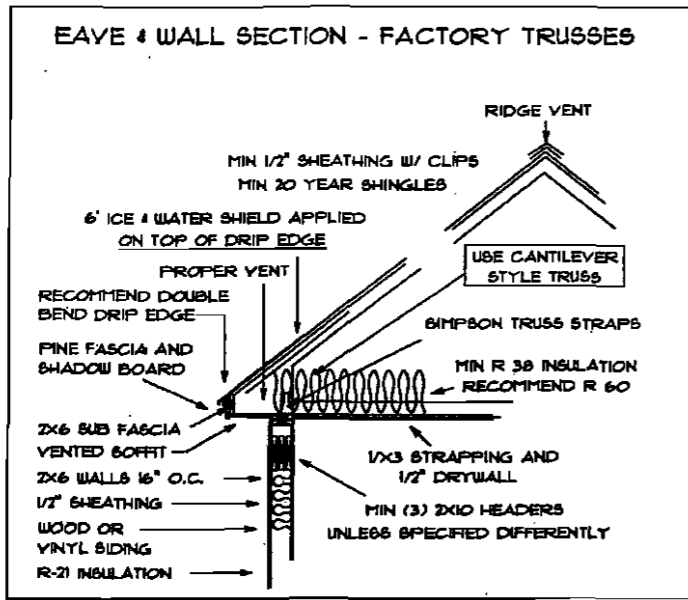
10/5/10

Duplex

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plan	Findings	Revisions	Date
STRUCTURAL				
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	1' x 2' keyed			
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	8 or 10" wall drain, coating, sock			
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A			
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" 6' OC.			
Lally Column Type (Section R407)	Lallys (center wall footing) pads 30" x 30" x 12" bearing			
Girder & Header Spans (Table R 502.5(2))	5'5" shown OK 6'3" max			
Built-Up Wood Center Girder Dimension/Type	3-2x12			
Sill/Band Joist Type & Dimensions	2x6 PT 2x10			
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" OC OK 15'5" max			
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" OC OK			
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Trusses N/A			

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	6:12 cantikwastruss for insulation Trusses 24" OC.	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4 T&G, 1/2", 1/2	min 5/8" @ 24" OC. w/clips OK per 10/5/10 Chris L
Fastener Schedule (Table R602.3(1) & (2))	per inspection	
Private Garage (Section R309) Living Space? (Above or beside) Fire separation (Section R309.2) Opening Protection (Section R309.1)	N/A	
Emergency Escape and Rescue Openings (Section R310)	Window "A" OK	
Roof Covering (Chapter 9)	Asphalt shingle	
Safety Glazing (Section R308)	N/A	
Attic Access (Section R807)	22x30" hallway	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	Notes 6x10 (19022)	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19, (19022), R-38 ? w/factor min	R-21 walls U-35 max R-21 F/c basement 10/5/10 Perchise OK

Type of Heating System	? Propane FHW base style	direct vent	OK per Chris L. 3
Means of Egress (Sec R311 & R312) Basement	Yes		
Number of Stairways	7+		
Interior	4 + bulhead		
Exterior	3		
Treads and Risers (Section R311.5.3)	7 3/4 max 10" tread rise		
Width (Section R311.5.1)	3'+		
Headroom (Section R311.5.2)	6'8"		
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	H Rail 36"		
Smoke Detectors (Section R313) Location and type/Interconnected	Smokes & CO shown per code		
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)			OK 10/12/10
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	Rated wall ? stc, no listing, verify extend to also tag in basement of	Ext wall	2x6 wall, insulated continuous at JOG 4
Deck Construction (Section R502.2.1)	No details on entry steps (both)	continuity detail at Front Gable (False Gable) OK	5
		wood built, frost protected 2x6 min, stair code	OK per Chris L. 10/5/10



Continuous sheetrock at stairs
Divider wall will be 2x6 and 16\"/>

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J. Call

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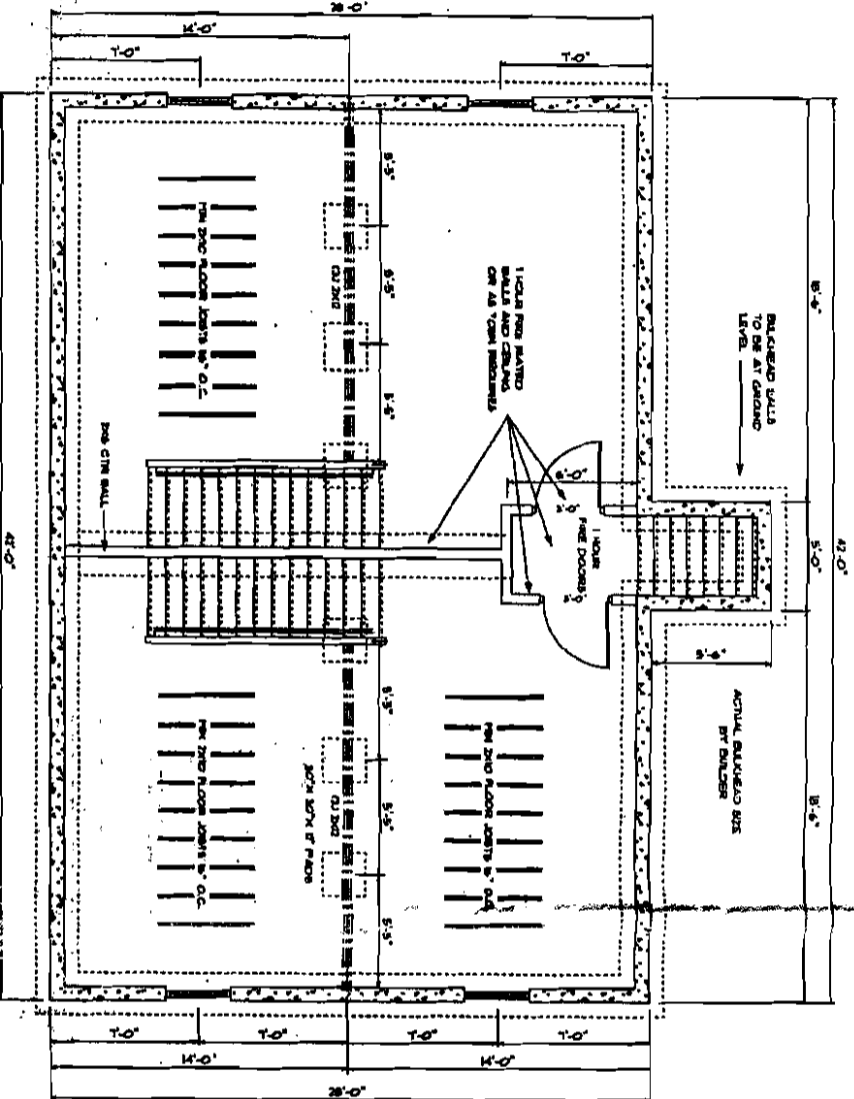
32 MAPLEWOOD ST.
 PORTLAND, ME.
 STRUCTURALS

SCALE	DRAWN BY
1/4" = 1'	J. CALL
5/2010	3 OF 3
DATE	PAGE

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SECTION FROM NORTH TO SOUTH:
 (A) 3'-0" x 5'-0" ON CENTER
 (B) 3'-0" x 5'-0" ON CENTER
 (C) 3'-0" x 5'-0" ON CENTER (TYPICAL)

SECTION SCHEDULE:

NO.	SECTION	NO.	SECTION
1	1st FLOOR ENTRY	1	1st FLOOR ENTRY
2	2nd FLOOR ENTRY	2	2nd FLOOR ENTRY
3	3rd FLOOR ENTRY	3	3rd FLOOR ENTRY
4	4th FLOOR ENTRY	4	4th FLOOR ENTRY

SECTION FROM EAST TO WEST:
 (1) 3'-0" x 5'-0" ON CENTER
 (2) 3'-0" x 5'-0" ON CENTER
 (3) 3'-0" x 5'-0" ON CENTER (TYPICAL)

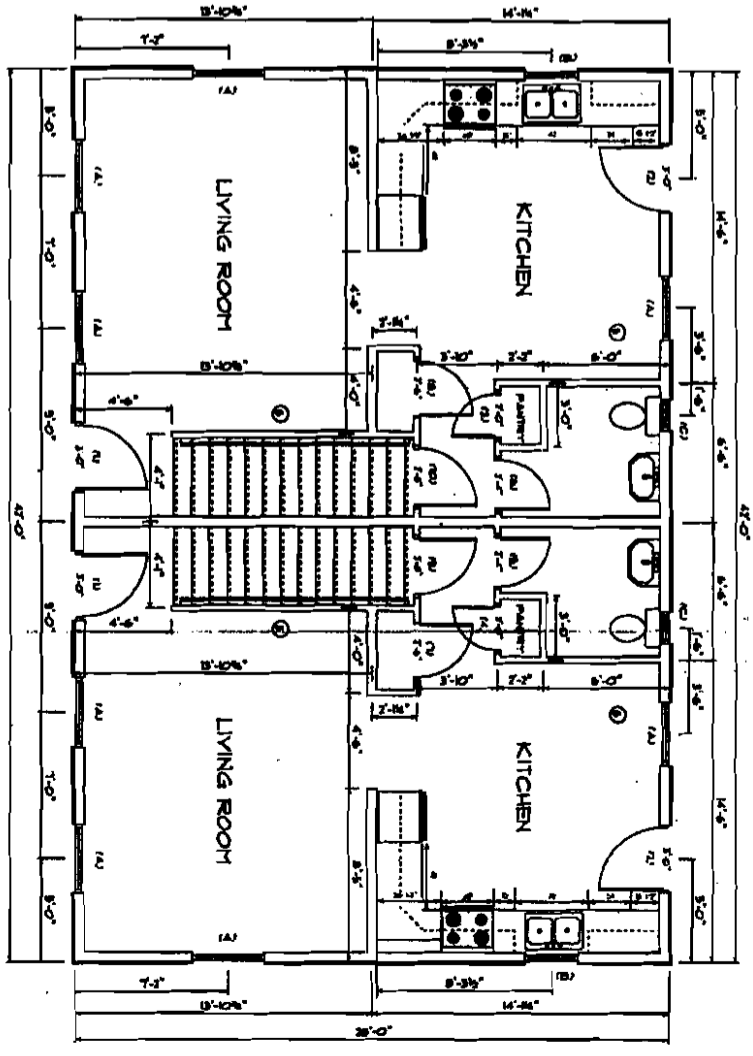
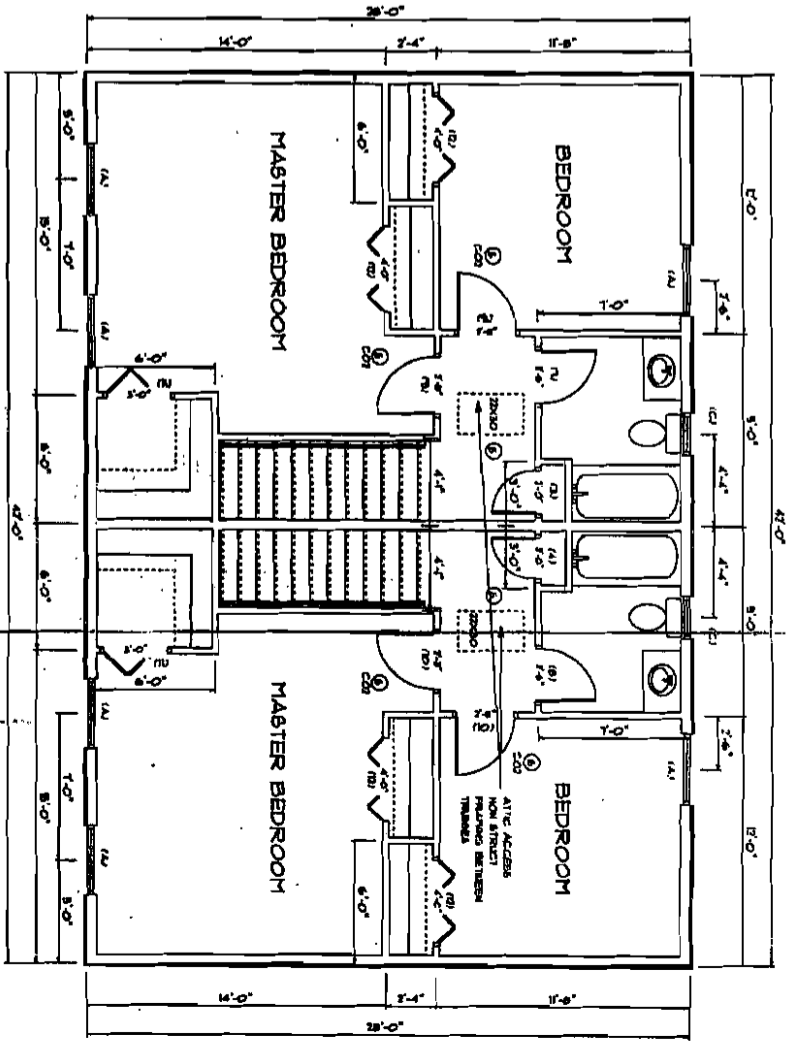
SECTION SCHEDULE:

NO.	SECTION	NO.	SECTION
1	1st FLOOR ENTRY	1	1st FLOOR ENTRY
2	2nd FLOOR ENTRY	2	2nd FLOOR ENTRY
3	3rd FLOOR ENTRY	3	3rd FLOOR ENTRY
4	4th FLOOR ENTRY	4	4th FLOOR ENTRY

VERIFY ALL WINDOW AND DOOR SIZES WITH MANUFACTURER AND OBTAINING SPECIFIC DIMENSIONS. DOOR SIZES ARE IN 3' 0" SIZES AND WINDOW SIZES ARE IN 6' 0" SIZES. WINDOW TO WINDOW.

VERIFY FOUNDATION REQUIREMENTS AND SHALT YOU WANT BEFORE CONSTRUCTION. ALL EXISTING FOUNDATION LOCATIONS ARE TO BE VERIFIED BY THE OWNER. THE EXISTING FOUNDATION LOCATIONS ARE TO BE VERIFIED BY THE OWNER. THE EXISTING FOUNDATION LOCATIONS ARE TO BE VERIFIED BY THE OWNER. THE EXISTING FOUNDATION LOCATIONS ARE TO BE VERIFIED BY THE OWNER.

VERIFY ALL WINDOW AND DOOR LOCATIONS WITH MANUFACTURER BEFORE CONSTRUCTION. ALL WINDOW AND DOOR LOCATIONS WITH MANUFACTURER BEFORE CONSTRUCTION. ALL WINDOW AND DOOR LOCATIONS WITH MANUFACTURER BEFORE CONSTRUCTION. ALL WINDOW AND DOOR LOCATIONS WITH MANUFACTURER BEFORE CONSTRUCTION.



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 PORTLAND, ME.
 FLOOR PLANS**

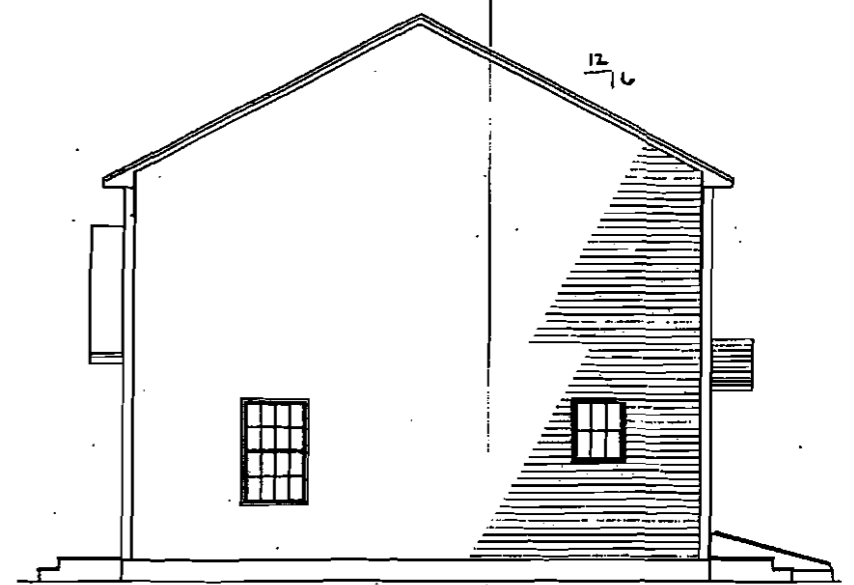
SCALE: 1/4" = 1' J. CALL
 5/2010 2 OF 3

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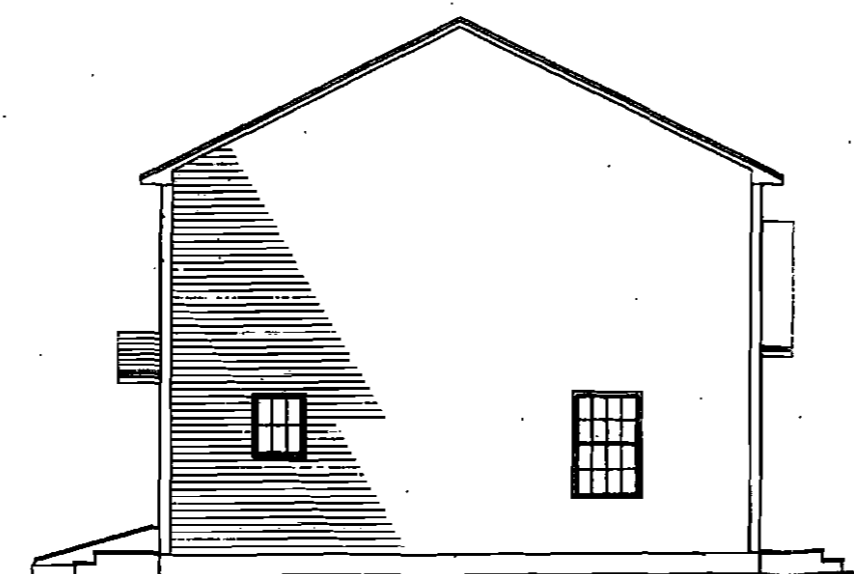
REAR ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



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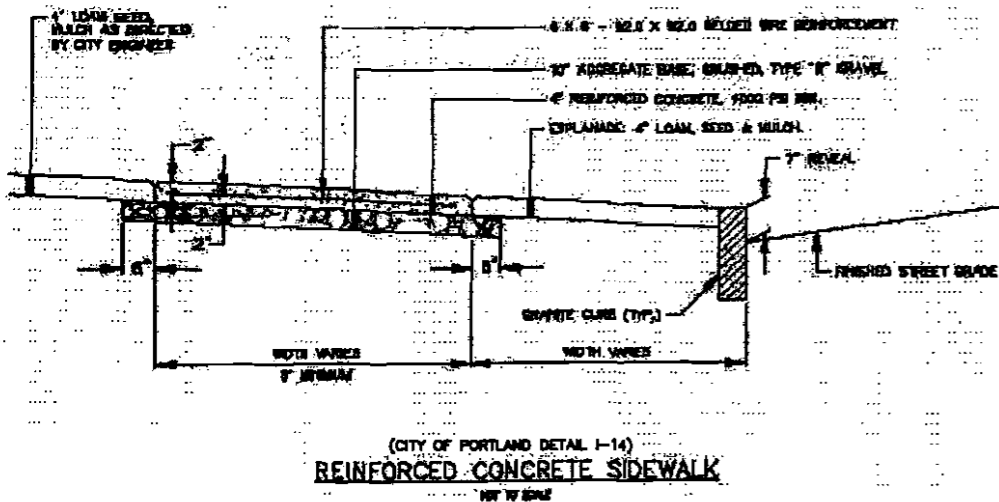
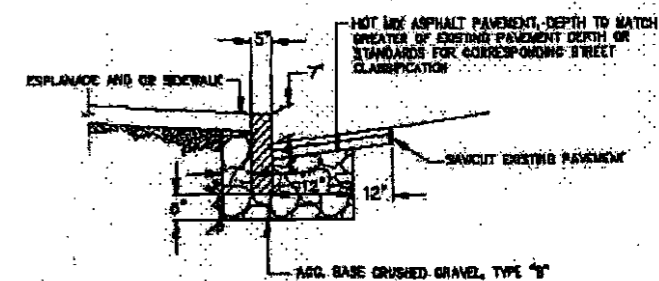
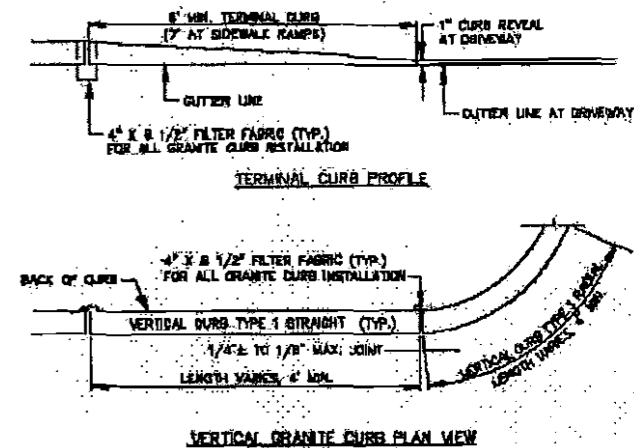
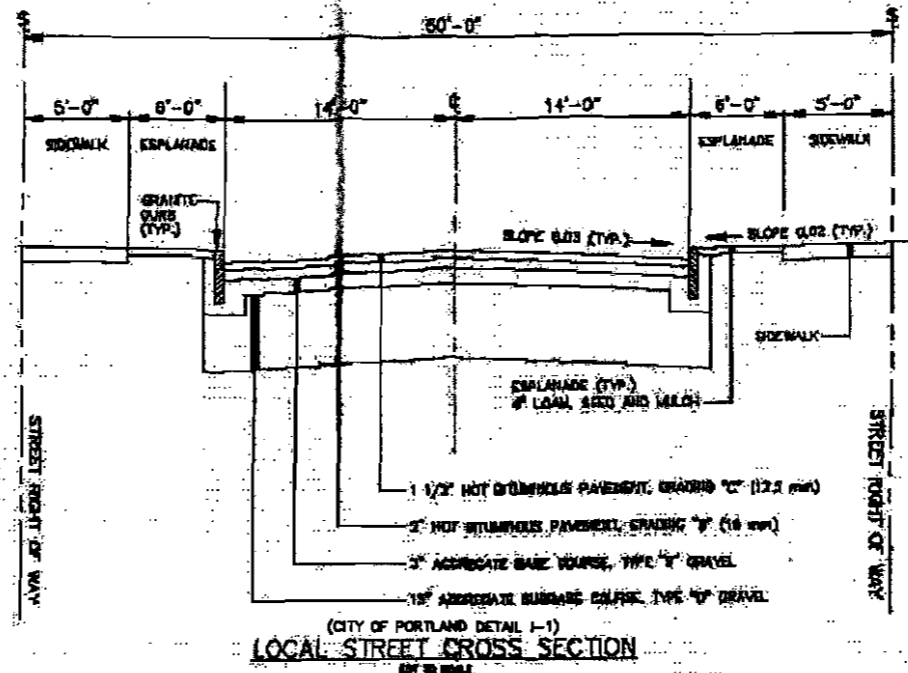
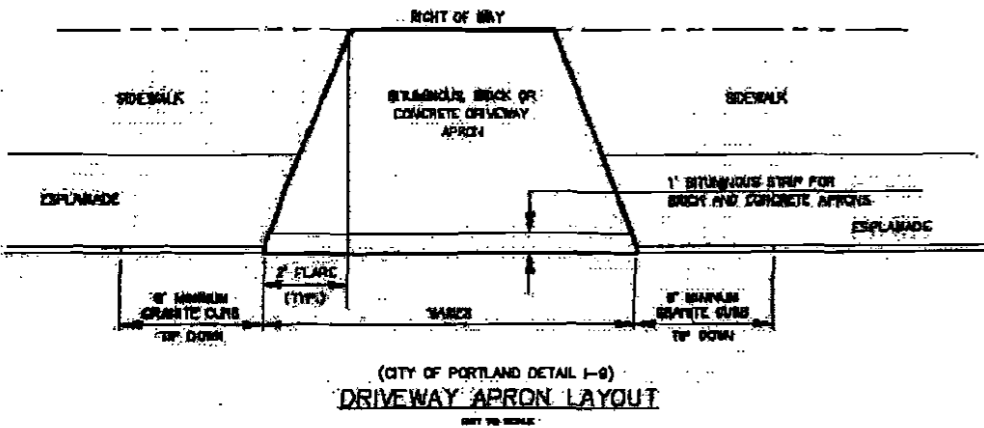
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PORTLAND, ME.
ELEVATIONS

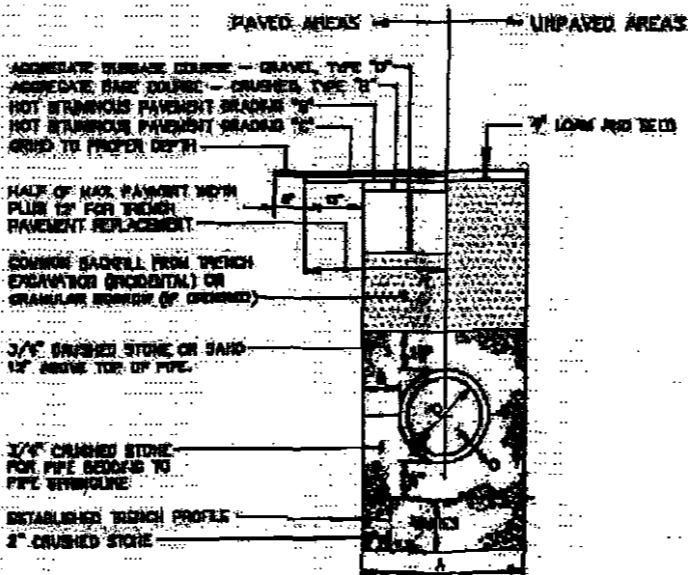
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NOTE:
MATCH GRADE OF EXISTING DRIVEWAY
AT R. O. W. LINE, EXCEPT WHEN
DIRECTED OTHERWISE BY CITY ENGINEER.



DEPTH OF BITUMINOUS PAVEMENT AND AGRICULTURE COURSE SHALL BE DETERMINED BY STREET CLASSIFICATION.
ANY ALTERNATE TYPING OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY OF PORTLAND, DEPARTMENT OF PUBLIC SERVICES.



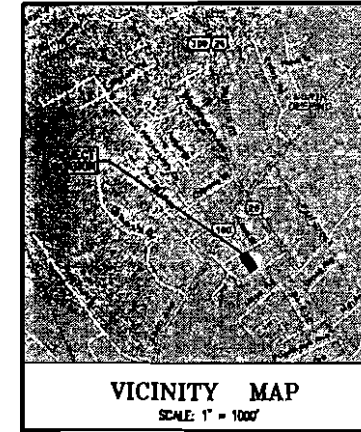
ALTERNATE CONSTRUCTION METHODS OR PAYMENT METHODS SHALL BE APPROVED IN ADVANCE BY THE CITY.
IN PAVED AREAS, DEPTH OF GRAVEL AND HOT MIX ASPHALT PAVEMENT SHALL MATCH THE GREATER OF EXISTING CONDITIONS OR THE REQUIREMENTS FOR THE CORRESPONDING STREET CLASSIFICATION.
DITCHES SHALL BE SUFFICIENT TO ALLOW DRAINAGE FROM EXISTING TO BE PLACED AND COMPACTED UNDER THE PARALLEL OF THE PIPE, BUT IN ALL CASES DITCHES SHALL BE AT LEAST 6" DEEPER THAN THE MAXIMUM WIDTH ALLOWED FOR CALCULATING FLOW CAPACITY UNDER SPECIAL ALLOWANCE DRAINAGE FROM STRUCTURAL MATCH EXISTENCE AND EXISTING HIGH EXHAUSTION. DITCHES SHALL BE SIZED ON PIPE SPACING AS SET FORTH IN THE FOLLOWING TABLE.

PIPE DIAMETER, D (INCHES)	MAX. TRENCH WIDTH, A (FEET)
6	14
8	16
10	18
12	20
14	22
16	24
18	26
20	28
22	30
24	32
26	34
28	36
30	38
32	40
34	42
36	44
38	46
40	48
42	50
44	52
46	54
48	56
50	58
52	60
54	62
56	64
58	66
60	68
62	70
64	72

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

PROJECT NUMBER: 21406	ACAD FILE: 21406-DETAILS.DWG	SCALE: NTS	DATE: JUL 8, 2018
<p>2 SMA 8/4/18 REVISED PER CITY COMMENTS</p> <p>CONSTRUCTION DETAILS</p> <p>DUPLEX RESIDENCE 32 MAPLEWOOD STREET, PORTLAND, MAINE 04103</p> <p>32 MAPLEWOOD, LLC 208 WINDSOR INDUSTRIAL PARKWAY, PORTLAND, MAINE 04103</p>			
		<p>Northeast Civil Solutions 153 US ROUTE 1, SCARBOROUGH, MAINE 04076</p>	

32 MAPLEWOOD STREET PORTLAND, MAINE



SHEET INDEX

1. SITE, GRADING, DRAINAGE & EROSION AND SEDIMENTATION CONTROL PLAN
2. EXISTING CONDITIONS PLAN
3. EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS
4. CONSTRUCTION DETAILS
- A1 ELEVATIONS
- A2 FLOOR PLANS
- A3 STRUCTURALS

LEGEND

	BOUNDARY LINE
	EDGE OF PAVEMENT
	RIGHT-OF-WAY LINE
	ABUTTER
	BUILDING SETBACK
	EXISTING CONTOUR
	EXISTING UTILITY POLE
	EXISTING CATCH BASIN
	EXISTING DRAIN MANHOLE
	EXISTING DRAIN LINE
	EXISTING SEWER MANHOLE
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING GATE VALVE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED UNDERGROUND ELEC.
	PROPOSED CONTOUR
	PROPOSED FOUNDATION DRAIN
	SILT FENCE
	Hwy SALE BARRIER
	SOIL BOUNDARY

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF PORTLAND, PORTLAND WATER DISTRICT (P.W.D.), CENTRAL MAINE POWER (CMP), AND MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. ANY CONFLICT BETWEEN SPECIFICATIONS AND PLANS SHALL BE RESOLVED BY THE ENGINEER.

2. THE PARCEL SURVEYED IS LOCATED IN THE R-3 RESIDENTIAL ZONE. PARCEL AREA = 0.44 AC (20,088 SF)

	REQUIRED/ALLOWED	PROVIDED
MIN. LOT SIZE	8,000 SF	20,088 SF
MIN. STREET FRONTAGE	30 FT	30 FT
MIN. FRONT YARD SETBACK	30 FT	150 FT
MIN. REAR YARD SETBACK	30 FT	34 FT
MIN. SIDE YARD SETBACK	2 STORY BLDG = 12'	36 FT @ 30 FT
MAX. BUILDING HEIGHT	30 FT	28.5 FT
PARKING	2 SPACES/UNIT	4 SPACES
MAX. IMPERVIOUS SURFACE RATIO	70%	23%

SOILS LEGEND

SYMBOL	SOIL TYPE	HSG
BuB	ELIXON SILT LOAM, 3% TO 8% SLOPES	D
BuC2	ELIXON SILT LOAM, 8% TO 15% SLOPES, ERODED	C

THE SOURCE OF THE SOIL TYPES AND BOUNDARIES IS THE NATIONAL COOPERATIVE SOIL SURVEY (NCSS).

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Revised	By	Date	Change
2	SM	1/15/16	REVISED PER CITY COMMENTS
1	SM	7/14/16	REVISED PER ENGINEERING SERVICES

PROJECT NUMBER: 31408 ACAP FILE: 31408-SYLOWG SCALE: 1" = 20' DATE: JULY 8, 2010

DRAWING STATUS
 OFFICE REVIEW
 CLIENT REVIEW
 PERMIT REVIEW
 BID SET
 CONTRACT DRAWING
 CONSTRUCTION

Site Name
SITE, GRADING, DRAINAGE & EROSION AND SEDIMENTATION CONTROL PLAN

Project Name
DUPLEX RESIDENCE
 32 MAPLEWOOD STREET, PORTLAND, MAINE 04103

Client
 32 MAPLEWOOD, LLC
 200 BAYVIEW INDUSTRIAL PARKWAY, PORTLAND, MAINE 04103

ROBERT H. JOHNSON
10001
MAINE
REGISTERED PROFESSIONAL ENGINEER

Northeast Civil Solutions
INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

TEL: 207.883.1000
FAX: 207.883.1001
WWW.NECSOLUTIONS.COM

SHEET 1 OF 4

