

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

20000183
I. D. Number

Heureux Michael L.
Applicant
506 Main St., Lewiston, ME 04240
Applicant's Mailing Address
Heureux Michael L.
Consultant/Agent

Applicant or Agent Daytime Telephone, Fax _____

9/26/00
Application Date
117 Woodlawn Ave
Project Name/Description

121- 123 Woodlawn Ave, Portland, ME
Address of Proposed Site
438 C023-24
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) new 2 unit building
2,016 sf (2 units) .73
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review \$100.00 Date: 9/27/00

DRC Approval Status:

Reviewer _____

Approved Approved w/Conditions see attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released			

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506 Main St., Lewiston, ME 04240

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9/26/00

Application Date

117 Woodlawn Ave

Project Name/Description

121/123

Woodlawn Ave, Portland, ME

Address of Proposed Site

438 C021

Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) new 2 unit building

2,016 sf (2 units)

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Proposed Building square Feet or # of Units

Acreage of Site

Zoning

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Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review \$100.00 Date: 9/27/00

DRC Approval Status:

Reviewer

Chris Gault

- Approved Approved w/Conditions see attached Denied

Approval Date 10/4/00 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

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	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

CITY OF PORTLAND, MAINE
 SITE PLAN REVIEW (ADDENDUM)
 CONDITIONS OF APPROVAL

APPLICANT: Michael L. L'Heureux
 ADDRESS: 506 Main St. Lewiston, Me 04240
 SITE ADDRESS/LOCATION: ^{121/123} ~~121~~ Woodlawn Ave, Portland, Me
 DATE: 10/4/00

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. X All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland Standards prior to issuance of a Certificate of Occupancy.
2. X Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3. X Your new street address is now ^{121/123} ~~121~~ Woodlawn Ave, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. X The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
5. X Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. X A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
7. X 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.)

8. X As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

9. X The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

10. X The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

11. X A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.

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

13. X Applicant shall be responsible to minimize and clean up any mud tracking or other debris from city streets

cc: Katherine Staples, P.E., City Engineer

14. X Applicant shall install and maintain all necessary erosion control devices.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

**CITY OF PORTLAND, MAINE
PUBLIC NOTICE**

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

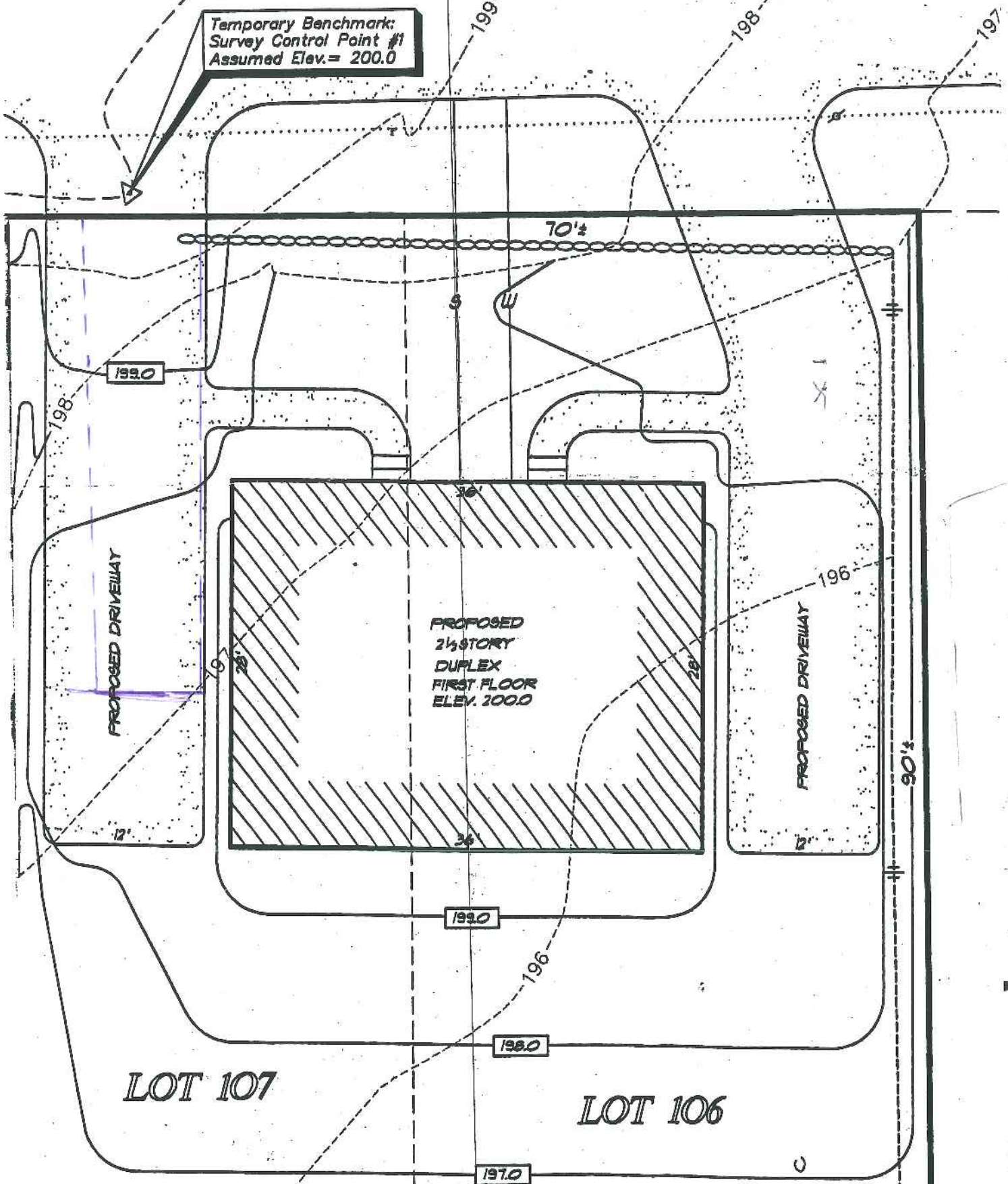
Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

WOODLAWN AVENUE

Temporary Benchmark:
Survey Control Point #1
Assumed Elev. = 200.0





CITY OF PORTLAND

March 19, 2002

Mrs. Heidi Garito
125 Woodlawn Avenue
Portland, ME 04103

Subject: 121-123 Woodlawn Ave. Duplex

Dear Mrs. Garito,

In reply to our conversations pertaining to the issue of the drainage, I offer the following comments:

The existing drainage, according to the topography shown on the site plan, appears to have run in a South-Southeasterly direction (from the once vacant lot towards your property). With the current build out of the duplex, drainage from within the site will run in more of a south-southwesterly direction (towards the rear property line of the duplex). Therefore, I am confident that increased drainage will not flow towards your sideline of your property.

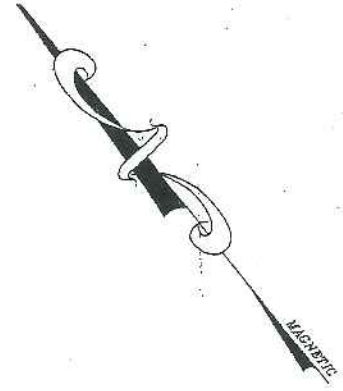
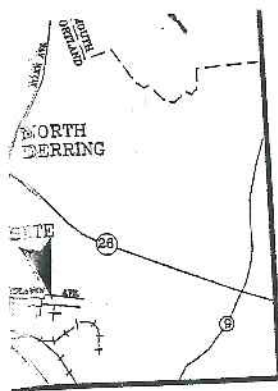
Please contact me if you have any questions or comments.

Thank You for Your Time.

Sincerely,

Jay Reynolds
Development Review Coordinator

Cc: Alexander Jaegerman, Planning Director
Sarah Hopkins, Development Review Services Manager
Penny Littell, Corporation Counsel
Michael L'Heureux, Builder/Developer



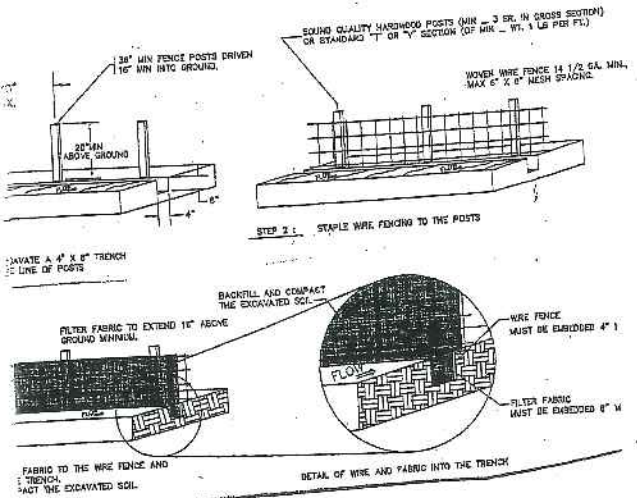
LOCATION MAP

PROPOSED SITE PLAN
OF THE
L' HEUREUX PARCEL
117 WOODLAWN AVENUE PORTLAND, MAINE
CUMBERLAND COUNTY
PREPARED FOR
MICHAEL L' HEUREUX
506 MAIN STREET LEWISTON, MAINE

- LEGEND:**
- ○ ○ ○ ○ ○ ○ ○ ○ ○ STONEWALL
 - — — — — EDGE OF PAVEMENT
 - - - - - WOODEN STOCKADE FENCE
 - UTILITY POLE WITH OVERHEAD WIRES
 - — — — — CENTER LINE OF ROAD
 - — — — — PROPOSED UNDERGROUND SEWER SERVICE

- ⊙ PROPOSED IRKEE
- ⊙ PROPOSED HEDGE (LOW PROFILE SHRUB)

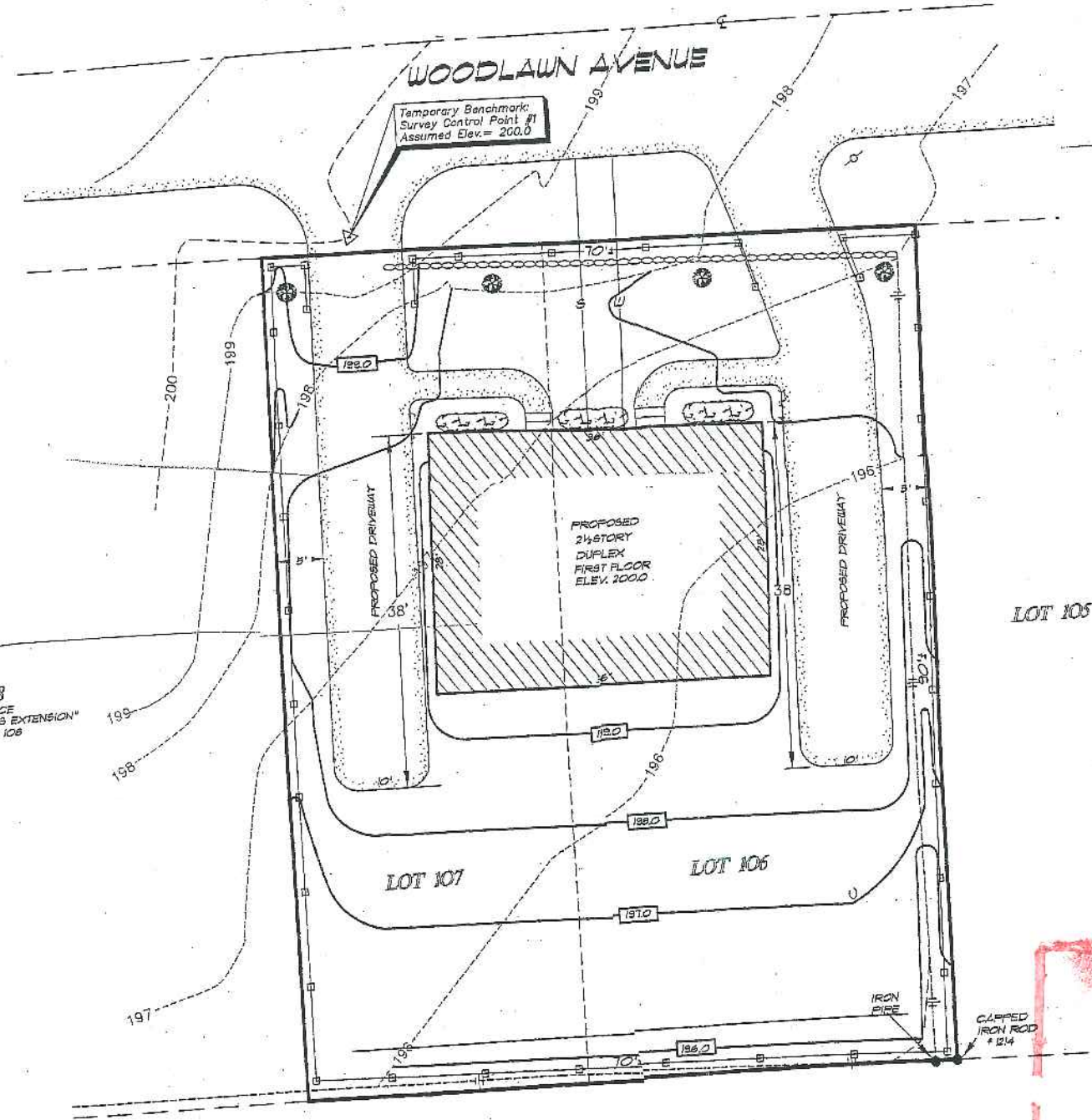
- NOTES:**
- 1.) THIS IS NOT A STANDARD BOUNDARY SURVEY. THE SOLE PURPOSE OF THIS PLAN IS TO FACILITATE REVIEW BY THE CITY OF PORTLAND. THIS PLAN SHOULD NOT BE USED FOR CONVEYANCE OR RECORDING PURPOSE.
 - 2.) ALL BEARINGS REFER TO MAGNETIC NORTH AS OBSERVED JULY, 2000 CALCULATED FROM THE ANGLES OF TRAVERSE PERFORMED BY SurveyWorks, Inc.
 - 3.) ALL BOOK/PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
 - 4.) OWNER OF RECORD: MICHAEL L' HEUREUX
 - 5.) TOPOGRAPHIC INFORMATION, AS DELINEATED ON THIS EXISTING TOPOGRAPHIC SKETCH PLAN IS BASED ON AN ASSUMED ELEVATION.
 - 6.) TEMPORARY BENCHMARK: SURVEY CONTROL POINT #1 ASSUMED ELEVATION = 200.00'
 - 7.) UNDERGROUND UTILITIES AS SHOWN ARE APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITIES.
 - 8.) LOCATION, DEPTH, SIZE, AND/OR EXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES WERE NOT VERIFIED BY THIS SURVEY.
 - 9.) TEMPORARY SILT FENCING SHALL BE PLACED AROUND PROJECT AREA AS SHOWN DURING CONSTRUCTION.
 - 10.) THIS PLAN WAS PREPARED UNDER THE SUPERVISION OF SurveyWorks, Inc. AT THE REQUEST AND DIRECTION OF MICHAEL L' HEUREUX.



- CONSTRUCTION NOTES:**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIERS EVERY 24" AT TOP AND AT MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED 6" AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "MOUNDS" DEVELOP IN THE SILT FENCE.
 5. IF HIGH REINFORCED FENCING IS USED, THEN POSTS SHALL BE SET AT 4' CENTERS.

Silt Fence Detail
NOT TO SCALE

LOT 108
PLAN REFERENCE
"HAWTHORNE HEIGHTS EXTENSION"
BOOK 13 PAGE 108



CITY OF PORTLAND
APPROVED SITE PLAN
SUBJECT TO DEPARTMENTAL
CONDITIONS
DATE OF APPROVAL: 2/20/01

PREPARED BY
SurveyWorks, Inc.
Land Use Consultants
1544 Main Street
Lewiston, Maine 04240
FILE NAME: 00-40398.DWG
DWG. NAME: 0040398.DWG
DATE: OCTOBER 27, 2000