

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} ~~506~~ Woodlawn Ave, Portland, Me

DATE: 10/14/00

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} ~~506~~ 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 (FEE), 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.

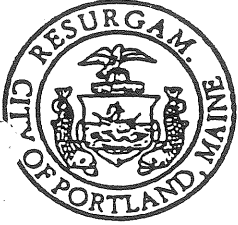
13. X Applicant shall be responsible to minimize and clean up any mud tracking or other debris from city streets

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

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

15. X Applicant shall install rain gutters to structure to direct water to ~~the~~ street.

16. X Applicant shall grade the lot to shed water to the street.



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.



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

October 12, 2000

Mr. Michael L'Heureux
506 Main Street
Lewiston, ME 04240

Dear Sir:

On October 12, 2000 staff from DeLuca-Hoffman Associates, Inc. made a site visit at 121/123 Woodlawn Avenue, Portland, Maine. A detailed review of the site yielded the following:

1. A revised drainage plan must be submitted paying close attention to drainage toward Lot 105 and drainage to the rear of your property.
2. You must show landscaping details.
3. You must show placement and type of erosion control measures.

If you have any questions I can be reached at 207-775-1121.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

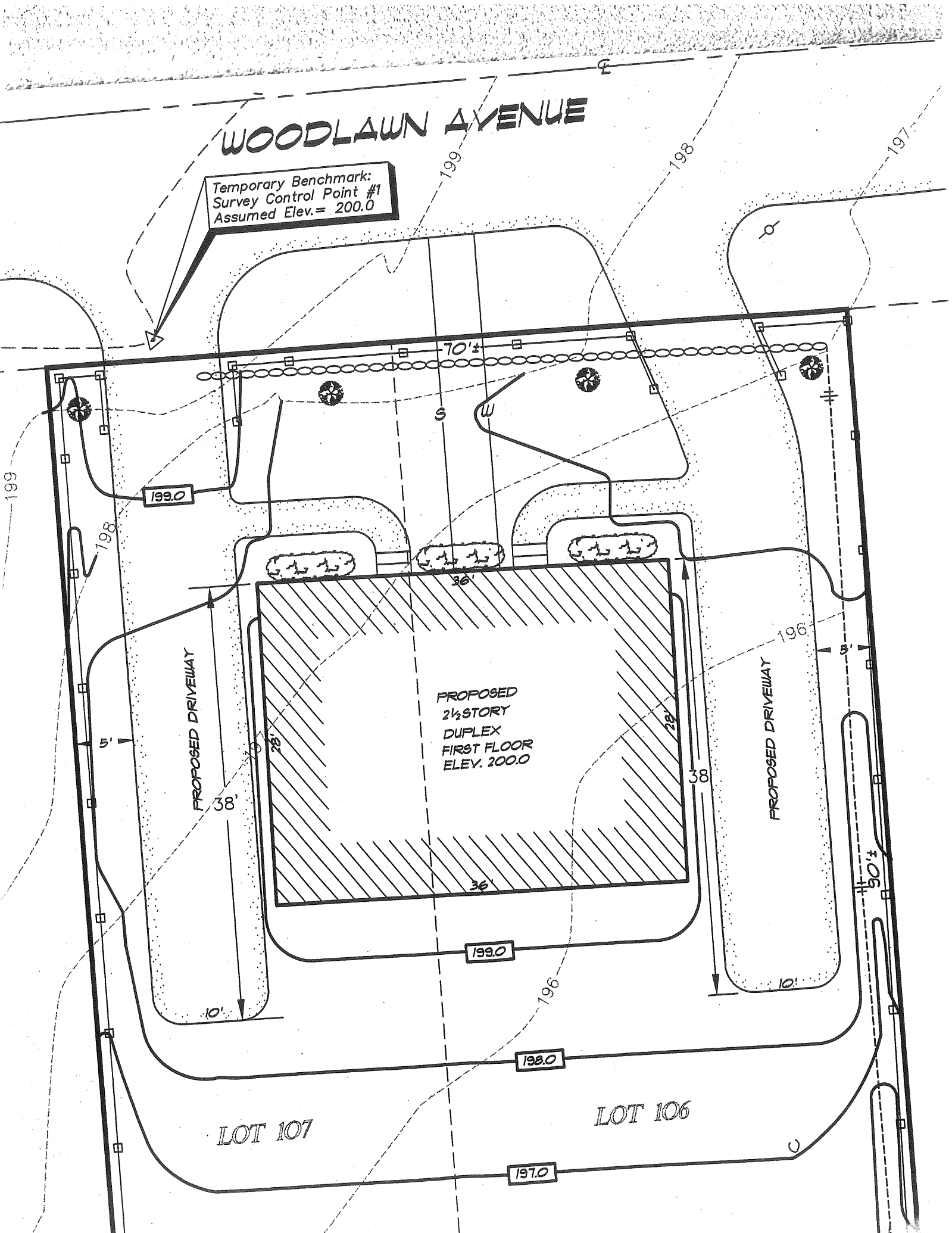
Chris Earle
Assistant Development Review Coordinator

CE/ajs/JN1350.10/L'Heureux10-12

c: Planning

WOODLAWN AVENUE

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



**RESIDENTIAL DUPLEX
VICINITY OF 121-123 WOODLAWN AVE.
APPEAL OF REQUIREMENT FOR CURB AND SIDEWALK
MICHAEL L'HEUREUX, APPLICANT**

Submitted to:

Portland Planning Board
Portland, Maine

June 12, 2001

I. INTRODUCTION

Last fall, Michael L'Heureux applied for minor site plan review to construct a residential duplex at 121-123 Woodlawn Avenue. As originally submitted, the applicant's site plan did not propose the construction of curb and sidewalk. In keeping with the standing City policy of requiring granite curb and sidewalks along all new development adjacent to public rights-of-way, both Public Works and the Planning Staff required granite curb and sidewalk along the property frontage. The Planning Authority recently granted conditional approval. Since the conditional approval, the applicant decided to start construction with the intention of requesting a waiver from the Planning Board for an appeal of the Planning Staff and Public Works requirement for granite curb and sidewalk associated with this project prior to completion of construction.

64 notices were sent to area residents. A notice also appeared in the June 4 and 5th editions of the *Portland Press Herald*.

II. SUMMARY OF FINDINGS

Zoning:	R-5
Parcel Size:	.73 acre
Dwelling Units:	2
Parking Spaces:	4
Building Floor Area:	2,016 sq. ft.
Uses:	Residential

III. PROPOSED DEVELOPMENT

The proposed two-unit structure sits midblock on Woodlawn Avenue, between Morrill Street and the dead end. The structure faces toward Woodlawn Avenue. Driveways are proposed on either side of the duplex, providing stacked parking for the two units. Four street trees are shown along the property line along Woodlawn Avenue.

Currently, there is sporadic bituminous sidewalk and bituminous curb along the western end of Woodlawn (before the jog in the road) and neither sidewalk nor curb along the east end of Woodlawn, where Mr. L'Heureux's duplex is located.

Mr. L'Heureux has argued that requiring granite curb and sidewalk will alter the drainage of the site and cause drainage to run toward the duplex.

IV. STAFF REVIEW

The proposed development has been reviewed by staff for conformance with the relevant review standards of the site plan ordinance and conditional approval has been granted. The requirement for sidewalk and curb is based on standing Public Works policy regarding construction in the public right-of-way and Site Plan standards for adequate pedestrian circulation and adequate storm water management.

V. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report #23-01, the Board finds:

- a. Extraordinary conditions do/do not exist (if yes, please specify those conditions); or
- b. Undue hardship will/will not result (if yes, please specify the hardship).

The Board further finds that the granting of the waiver will/will not create potentially hazardous vehicle and pedestrian conflict or that it will/will not nullify the intent and purpose of the land development plan and the City ordinances.

As a result, the Board does/does not grant the request for a waiver of the granite curb and sidewalk (for the entire frontage along Woodlawn Avenue.

Attachments:

- 1. Applicant's Waiver Request
- 2. Public Works Comments
- 3. Minor Site Plan Approval Letter
- 4. Vicinity Tax Map
- 5. Site Plan

Ms. Sarah Hopkins
City of Portland Dept. of Planning
389 Congress Street
Portland Me. 04101

Dear Sarah

I am requesting a waiver of the ordinance requiring sidewalks at 121-123 Woodlawn Avenue for the following reasons:

There are no sidewalks in that entire section of Woodlawn Avenue. To put one on my property would make it stand out and it would not be aesthetically pleasing.

In building up the grade as required to accommodate curbing and sidewalks the run off of surface water would be toward the structure which could create water problems for the subject property as well as the abutting properties.\

Though I understand the intent behind this ordinance ,I firmly believe that it would enhance this property as well as the surrounding properties to have the lawn up to the street.

I would appreciate your favorable consideration of my waiver request.

Thanking you in advance

Sincerely



Michael L. Heureux

Attachment 2

From: William Bray
To: Anthony Lombardo
Date: Thu, Jun 7, 2001 12:16 PM
Subject: Re: Sidewalk Waiver Request

Tony, I fully support your position. Go ahead and inform Sarah accordingly.
Thanks, Bill

>>> Anthony Lombardo 06/07 11:13 AM >>>

Bill,

I've placed in your mailbox a sidewalk waiver request for sidewalk and curb on Woodlawn Ave. My recommendation is not to grant a waiver, unless the applicant can show, through a grading plan, that the curb will cause drainage problems on his property and the abutting property.

Planning & Urban Development

Joseph E. Gray Jr.
Director



CITY OF PORTLAND

February 20, 2001

Michael L'Heureux
506 Main Street
Lewiston, ME

RE: 121-123 Woodlawn Ave Duplex

Dear Mr. L'Heureux:

On February 20, 2001, the Portland Planning Authority granted minor site plan approval for the proposed duplex at 117 Woodlawn Avenue.

The approval is subject to the following conditions:

That prior to issuance of a building permit, the applicant will revise proposed elevation drawings to include a front entry porch or design feature over the doorway, to be reviewed and approved by the Planning Department. (Examples of similar features on duplexes recently approved duplexes are attached.)

That the site plan will be revised to include sidewalk and granite curbing along the entire property frontage, in conformance with the City's Technical and Design Standards

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

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

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (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 Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This 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 there are any questions, please contact the Planning Staff.

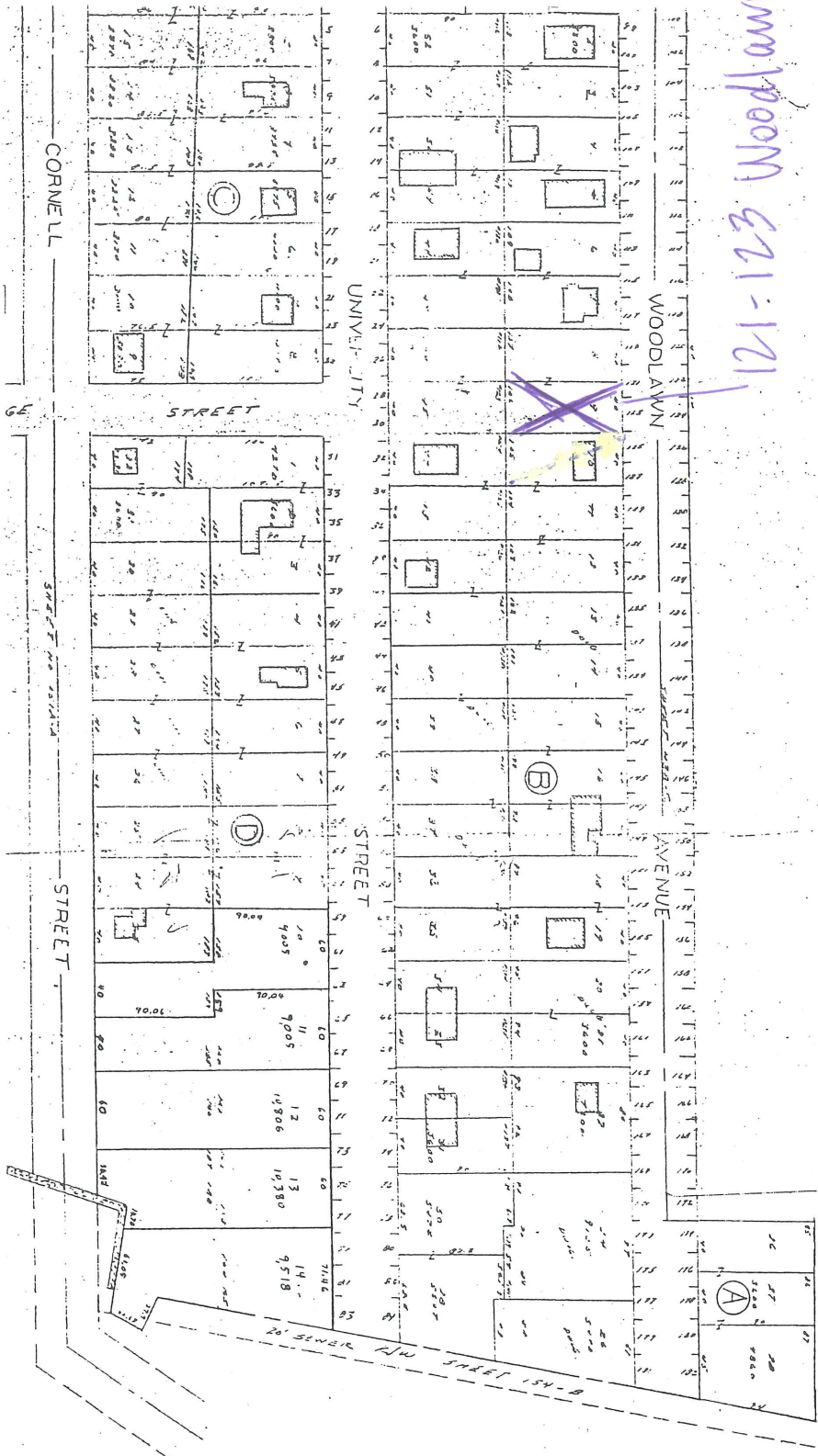
Sincerely,

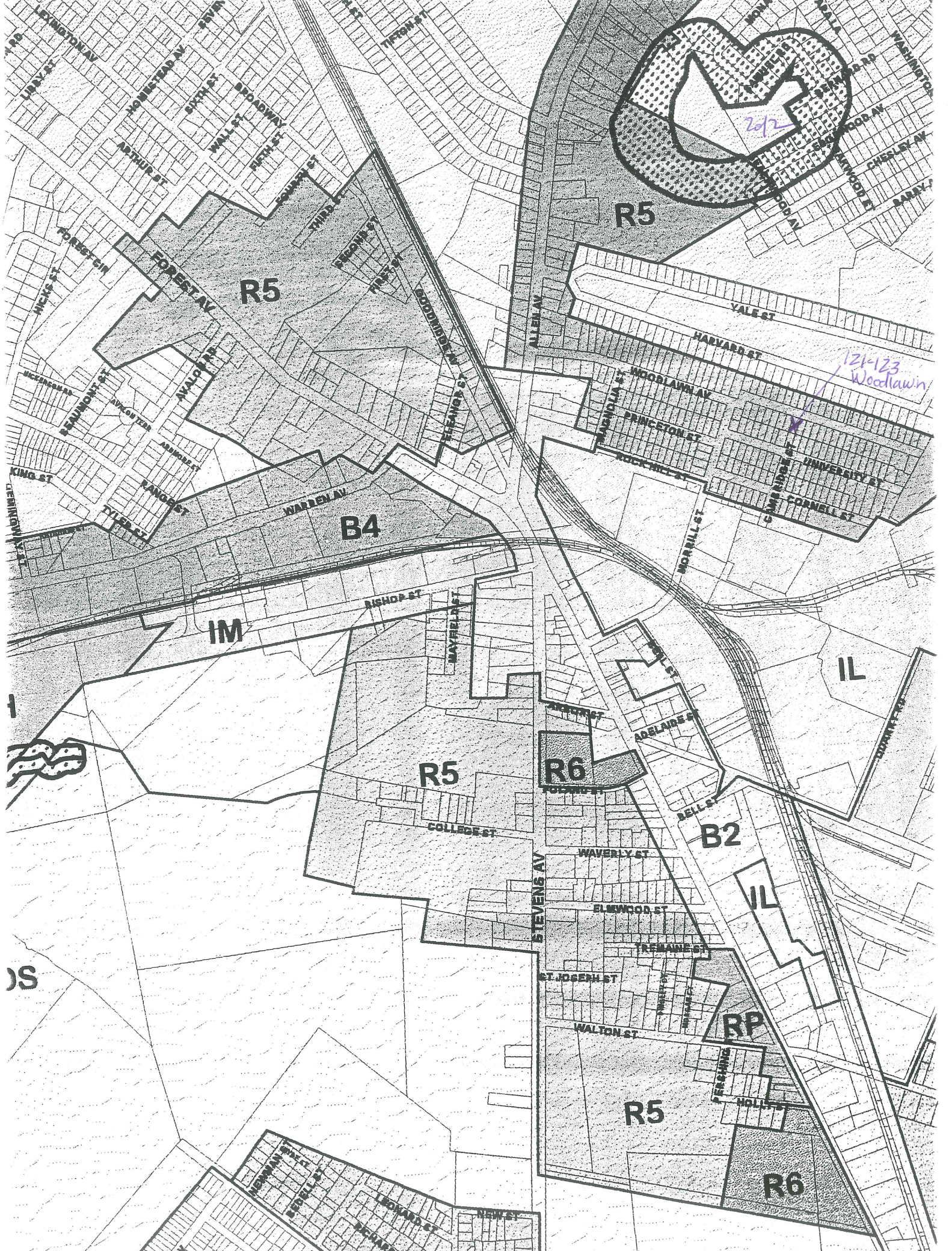


Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Sarah Hopkins, Development Review Services Manager
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Jay Reynolds, Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Nancy Knauber, Associate Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspections Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File

121-123 Woodlawn Ave





Finance Department



Duane G. Kline
Director

CITY OF PORTLAND

September 19, 2002

Scott P. Lalumiere
Pioneer Capital Corporation
P.O. Box 4787
Portland, ME 04112

Re: 494 Maine Street Realty Corp for L'Heureux Duplex @ 121-123 Woodlawn Ave.
Letter of Credit No. 002001

Dear Mr. Lalumiere:

This is to inform you that I am authorizing the release of the above-named letter of credit in the amount of \$3,448. If you require any further information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Kline".

Duane G. Kline
Finance Director

DGK.jlb

pc: Jay Reynolds, Development Review Coordinator

389 Congress Street, 4th Floor
Portland, ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258

**City of Portland
Planning and Development Department
Planning Division**

Fax

To: Patty Company: JANNEY + MCKEE
Fax: 885-0707 Date: 12-13-02
From: Jay Reynolds

Comments: Attached Letter Releasing the Funds
for 121-123 Washburn Ave. Project.

Jay

Finance Department



Duane G. Kline
Director

CITY OF PORTLAND

September 19, 2002

Scott P. Lalumiere
Pioneer Capital Corporation
P.O. Box 4787
Portland, ME 04112

Re: 494 Maine Street Realty Corp for L'Heureux Duplex @ 121-123 Woodlawn Ave.
Letter of Credit No. 002001

Dear Mr. Lalumiere:

This is to inform you that I am authorizing the release of the above-named letter of credit in the amount of \$3,448. If you require any further information, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Kline", is positioned above the typed name.

Duane G. Kline
Finance Director

DGK,jlb

pc: Jay Reynolds, Development Review Coordinator

**Department of Planning and Urban Development
SUBDIVISION/SITE DEVELOPMENT**

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 3/19/04

Name of Project: L'Heureux Duplex

Address/Location: 121-123 Woodlawn Ave

Developer: Michael L'Heureux DBA 494 Main Realty Const

Form of Performance Guarantee: _____

Type of Development: Subdivision NA Site Plan (Major/Minor) _____

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road	<u>NA</u>	_____	_____			
Granite Curbing	<u>NA</u>	_____	_____	<u>40ft</u>	<u>22 lf.</u>	<u>880</u>
Sidewalks	<u>NA</u>	_____	_____	<u>40ft</u>	<u>25/sqyd</u>	<u>550</u>
Esplanades	<u>NA</u>	_____	_____			
Monuments	<u>NA</u>	_____	_____			
Street Lighting	<u>NA</u>	_____	_____			
Street Opening Repairs	<u>NA</u>	_____	_____			
Other	_____	_____	_____			
2. EARTH WORK						
Cut	<u>NA</u>	_____	_____			
Fill	<u>Exc. Cont- Cles W. /son</u>	_____	_____			
3. SANITARY SEWER						
Manholes	<u>NA</u>	_____	_____			
Piping	<u>Exc. Contr.</u>	_____	_____			
Connections	_____	_____	_____			
Main Line Piping	_____	_____	_____			
House Sewer Service Piping	_____	_____	_____			
Pump Stations	_____	_____	_____			
Other	_____	_____	_____			
4. WATER MAINS						
	<u>NA</u>	<u>Exc. Cont</u>	_____			
5. STORM DRAINAGE						
Manholes	<u>NA</u>	_____	_____			
Catchbasins	_____	_____	_____			
Piping	_____	_____	_____			
Detention Basin	_____	_____	_____			
Stormwater Quality Units	_____	_____	_____			
Other	_____	_____	_____			

6. SITE LIGHTING	_____	_____	_____	_____	_____	_____
7. EROSION CONTROL	_____	_____	_____	_____	_____	_____
Silt Fence	_____	_____	_____	_____	_____	_____
Check Dams	_____	_____	_____	_____	_____	_____
Ripe Inlet/Outlet Protection	_____	_____	_____	_____	_____	_____
Level Lip Spreader	_____	_____	_____	_____	_____	_____
Slope Stabilization	_____	_____	_____	_____	_____	_____
Geotextile	_____	_____	_____	_____	_____	_____
Hay Bale Barriers	_____	_____	_____	_____	_____	_____
Catch Basin Inlet Protection	_____	_____	_____	_____	_____	_____
8. RECREATION AND OPEN SPACE AMENITIES	_____	_____	_____	_____	_____	_____
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_____	_____	_____	<u>509</u>	<u>509</u>	<u>1018</u>
10. MISCELLANEOUS <i>Driveways</i>	_____	_____	_____	<u>2</u>	<u>600</u>	<u>1200</u>
TOTAL:	_____	_____	_____	_____	_____	_____
GRAND TOTAL:	<u>0.00</u>	_____	_____	_____	<u>2,018.00</u>	_____

s/w+curb 1,430.00
\$ 3,448.00

INSPECTION FEE (to be filled out by the City)

	<u>PUBLIC</u>	<u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	_____	<u>\$40</u>	<u>40.</u>
<u>or</u>			
B: Alternative Assessment:	_____	_____	<u>\$ 300</u>
Assessed by:	_____	_____	_____
	(name)	(name)	

4. the Developer has failed to notify the City for inspections.

In the event of the [Bank's] dishonor of the City of Portland's sight draft, the [Bank] shall inform the City of Portland in writing of the reason or reasons thereof within three (3) working days of the dishonor.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Urban Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize the [Bank], by written certification, to reduce the available amount of the Letter of Credit by a specified amount.

It is a condition of this Letter of Credit that it is deemed to be automatically extended without amendment for period(s) of one year each from the current expiration date hereof, or any future expiration date, unless within sixty (60) days prior to any expiration, the [Bank] notifies the City by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Portland, Maine 04101) that the [Bank] elects not to consider this Letter of Credit renewed for any such additional period.

In the event of such notice, the City, in its sole discretion, may draw hereunder by presentation of a sight draft drawn on the Bank, accompanied by the original Letter of Credit and all amendments thereto, and a statement purportedly signed by the Director of Planning and Urban Development, at [Bank's] offices located at [address of the appropriate local office of the bank] stating that:

1. this drawing results from notification that the [Bank] has elected not to renew its Letter of Credit No. _____; or
2. the Developer has failed to satisfactorily complete by [date: within two years] the work on the improvements contained within the [insert: subdivision and/ or site improvements (as applicable)] approval, dated [insert date]; or
3. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
4. the Developer has failed to post the ten percent (10%) Defect Guarantee required by Portland Code of Ordinances Chapter 14 §§501 and 525; or
5. the Developer has failed to notify the City for inspections.

This Letter of Credit will automatically expire upon the earlier of:

1. the [**Bank's**] receipt of written notification from the City of Portland that said work contained within the [**insert: subdivision and/ or site improvements (as applicable)**] approval and as required by Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 has been completed in accordance with the City of Portland's specifications and the [**Bank's**] Letter of Credit No. _____ may be cancelled; or
2. the expiration date of [**date may not fall between October 30 through April 15**] or any automatically extended date as specified herein.

Very truly yours,

[**the Bank**]

Date: _____

By: _____

Its Duly Authorized Agent

Seen and Agreed to: [**Applicant**]

By: _____

Reviewed pursuant to Portland Code of Ordinances, Chapter 14 §§501, 525:

By: _____
Director of Planning and Urban Development

Date: _____

By: _____
Director of Finance

Date: _____

By: _____
Corporation Counsel

Date: _____



CITY OF PORTLAND

February 20, 2001

Michael L'Heureux
506 Main Street
Lewiston, ME

RE: 117 Woodlawn Ave Duplex

Dear Mr. L'Heureux:

On February 20, 2001, the Portland Planning Authority granted minor site plan approval for the proposed duplex at 117 Woodlawn Avenue.

The approval is subject to the following conditions:

That prior to issuance of a building permit, the applicant will revise proposed elevation drawings to include a front entry porch or design feature over the doorway, to be reviewed and approved by the Planning Department. (Examples of similar features on duplexes recently approved duplexes are attached.)

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

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

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

Sincerely,



Joseph E. Gray, Jr.

Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Sarah Hopkins, Development Review Services Manager
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Jay Reynolds, Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Nancy Knauber, Associate Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspections Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File

7848511

494 Main ST. Realty Corp.

506 Main ST.

Lewiston, Me

04240

9/25/00

To Portland Planning Board

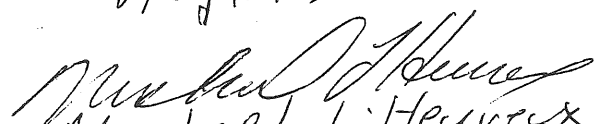
389 Congress ST.

Portland, Me.

Dear Board Members

Enclosed are the site plans for a 28x36 Townhouse style Duplex to be built at 117 Woodlawn Ave., Portland, Me. This structure falls within the zoning uses permitted under R-5. There are several structures which are very similar that have been constructed within the last 5 yrs on the same street. The building is a Colonial style structure and it will conform very well with the homes in the neighborhood.

Regards


Michael L. Heavey



CITY OF PORTLAND

October 12, 2000

Michael L'Heureux
494 Main Street Realty Corp.
506 Main Street
Lewiston ME 04240

Dear Mr. L'Heureux:

Thank you for the site plan submission for the proposed duplex at 117 Woodlawn Avenue.

Staff from the Inspections, Fire, Public Works and Planning Departments have reviewed the plans and have made the following comments and asked for additional information.

- Please submit building elevations for the four sides of the building. Our standard for duplexes require, at a minimum, 7:12 roof pitch and at least four windows per gable end wall.
- The driveway pavement may not be within 5 ft. of the property line.
- No parking (in the driveway) can be located within the front yard of the building.

The driveway can either be extended so that 38 ft. of driveway extends beyond the front plane of the building. Or, the building can be pulled forward of 25 ft. setback, if other buildings nearby have a lesser setback.

- We'll need to review an erosion control plan.
- Please submit a landscaping plan, indicating four trees in the front yard (2 trees per unit) and foundation plantings.
- Our engineer will be visiting the site and providing his comments separately.

still need

ok

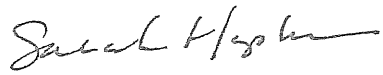
ok.

show on plan

show size spaces detail

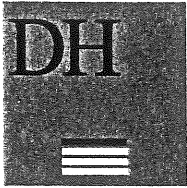
Please call if you have any questions.

Sincerely,



- Sarah Hopkins
Senior Planner

Cc: Marge Schmuckal, Zoning Administrator
Steve Bushey, Development Review Coordinator



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

October 12, 2000

Mr. Michael L'Heureux
506 Main Street
Lewiston, ME 04240

Dear Sir:

On October 12, 2000 staff from DeLuca-Hoffman Associates, Inc. made a site visit at 121/123 Woodlawn Avenue, Portland, Maine. A detailed review of the site yielded the following:

1. A revised drainage plan must be submitted paying close attention to drainage toward Lot 105 and drainage to the rear of your property.
2. You must show landscaping details.
3. You must show placement and type of erosion control measures.

If you have any questions I can be reached at 207-775-1121.

Sincerely,

DeLUCA-HOFFMAN ASSOCIATES, INC.

Chris Earle
Assistant Development Review Coordinator

CE/ajs/JN1350.10/L'Heureux10-12

c: Planning

L'Heureux Real Estate & Development
Michael L'Heureux
506 Main Street
Lewiston, Maine

7848511
16396

7840573
2001 Season

4240

L'Heureux Parcel
117 Woodlawn Avenue
Portland, Maine

Roger Roberge

Supply and install plants and related materials as per plan.

2 - Carpinus betulus Hornbeam tree 2-2.5" cal

2 - Malus 'Sugar Thyme' 1.5-2" cal.

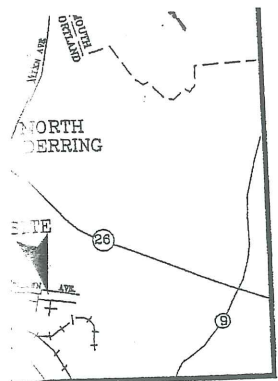
6 - Taxus x media 'Nigra' Dwarf yew 24-30"

Includes tree staking, planting mix, bark mulch.

Total materials, tax and labor 2,350.00

Net upon completion of work

\$2,350.00



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

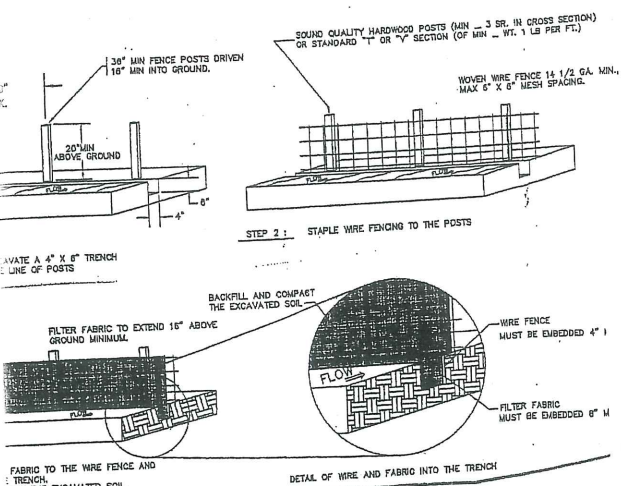
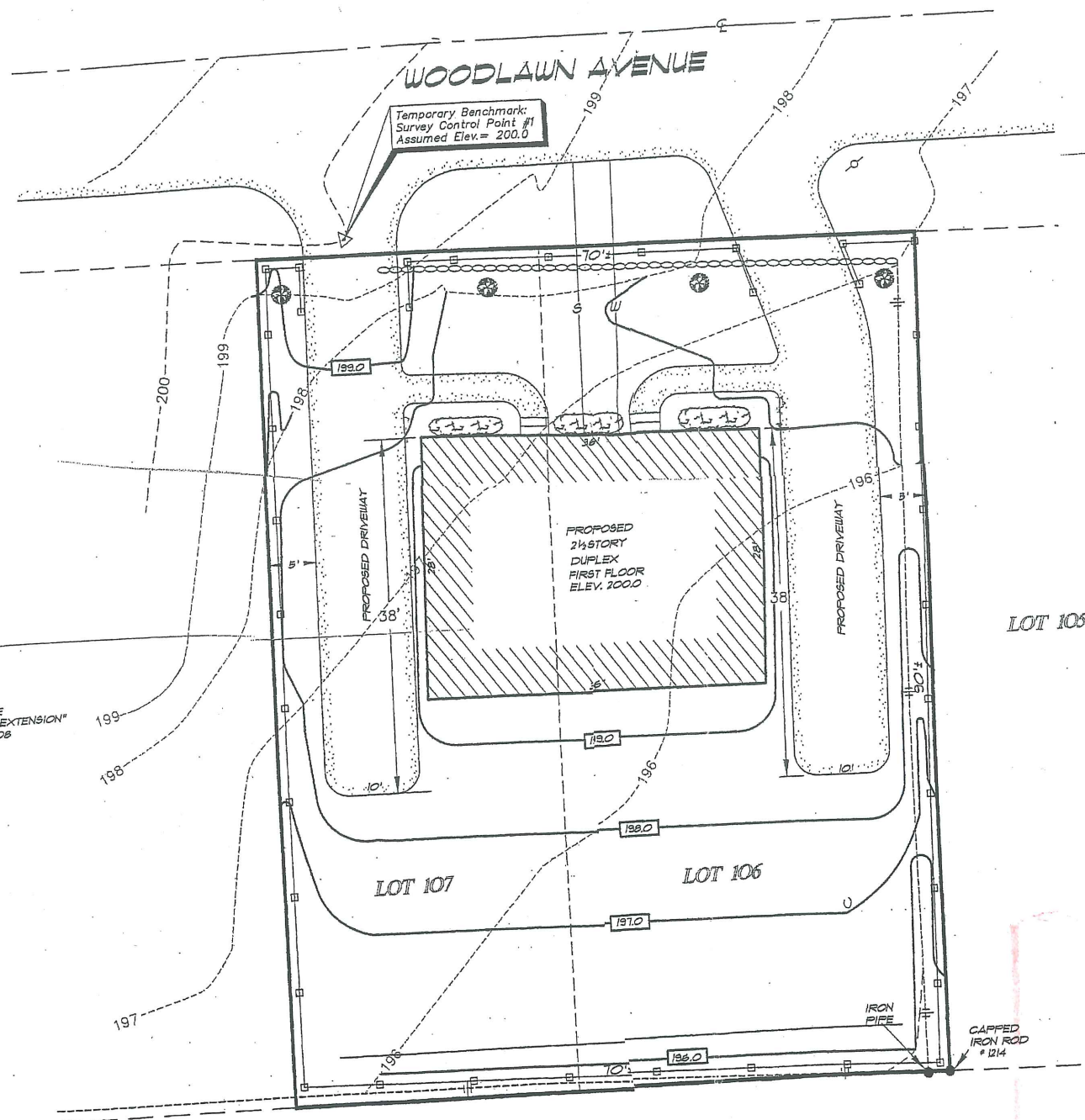
LEGEND:

- ○ ○ ○ ○ ○ ○ ○ ○ ○ STONEWALL
- EDGE OF PAVEMENT
- - - - - WOODEN STOCKADE FENCE
- UTILITY POLE WITH OVERHEAD WIRES
- +— CENTER LINE OF ROAD
- S— 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 = 200.0'
- 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.



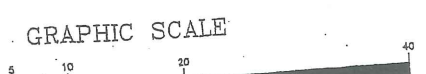
- CONSTRUCTION NOTES:
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIES OR STAPLES
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES EVERY 24" AT TOP AND AT MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED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

Silt Fence Detail
 Not to Scale

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

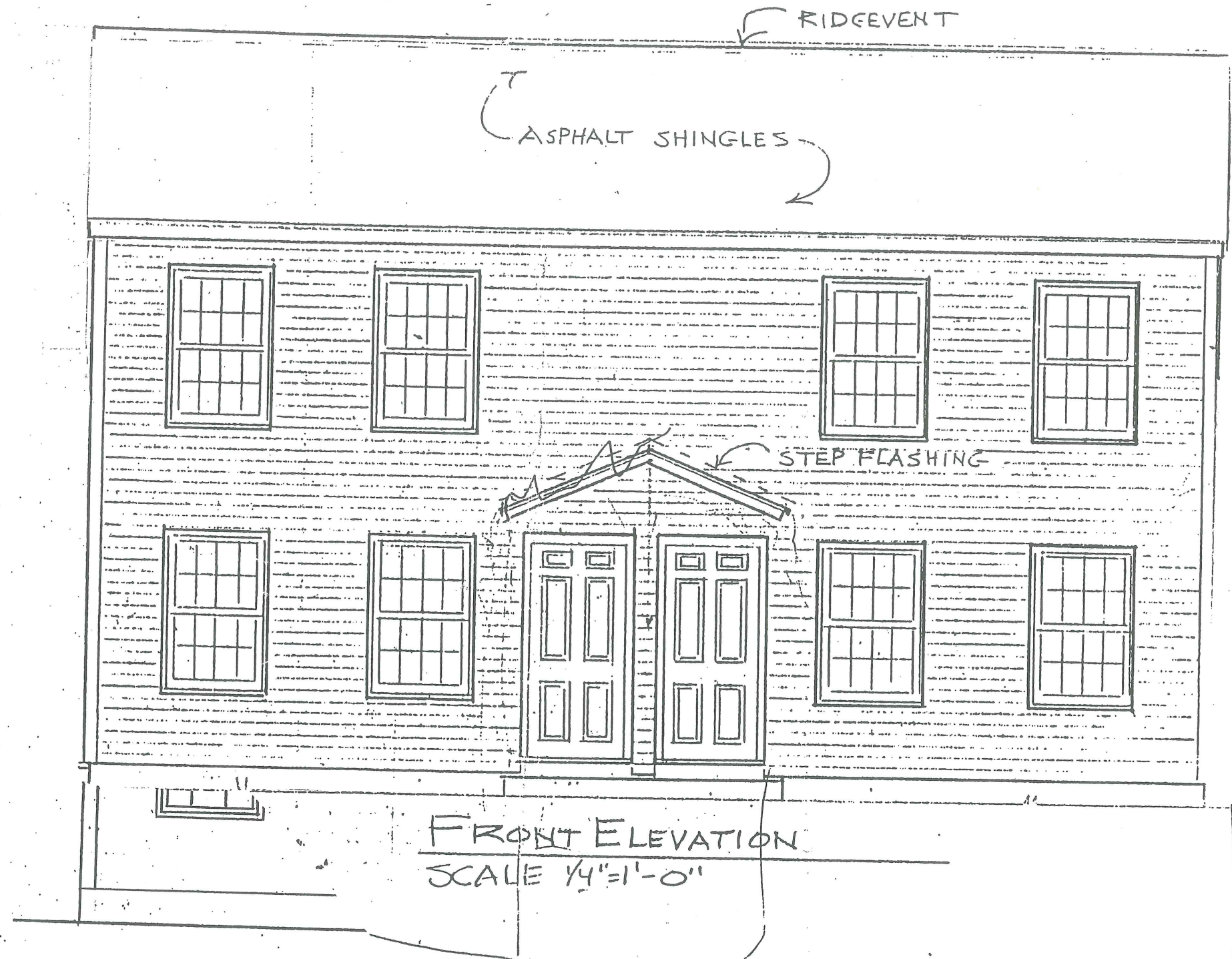
CITY OF PORTLAND
 APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL 2/20/01

PREPARED BY
SurveyWorks, Inc.
 Land Use Consultants
 1544 Main Street
 Lewiston, Maine 04240
 FILE NAME 00-4039B.DWG
 DWG. NAME = 004039Y.DWG
 DVIEWT=36'
 DATE: OCTOBER 27, 2000



121-123 Woodlawn Ave

Portland



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

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

