

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that TIENG C NGUYEN

Located At 284 BRACKETT ST

Job ID: 2012-11-5431-ALTCOMM

CBL: 063- I-015-001

has permission to pave an existing parking lot (Two Family Residence).

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

12/12/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

### **Zoning and DRC**

1. Pre-Inspection (Site Visit)
2. Final Inspection

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

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

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Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-11-5431-ALTCOMM

Located At: 284 BRACKETT ST

CBL: 063- I-015-001

## **Conditions of Approval:**

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-11-5431- ALTCOMM	Date Applied: 11/19/2012	CBL: 063- I-015-001 & 63-I-003	
Location of Construction: 284 BRACKETT ST	Owner Name: TIENG NGUYEN	Owner Address: 4 ATLANTIC AVE BOOTHBAY HARBOR, MAINE 04538	Phone: 350-9760
Business Name:	Contractor Name: SELF	Contractor Address:	Phone: ( ) -
Lessee/Buyer's Name:	Phone:	Permit Type: PARKING LOT	Zone: R-6
Past Use:  Two family dwelling	Proposed Use:  Same: Two Family Dwelling – to pave existing parking lot	Cost of Work: \$1,000.00 Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A Signature:	CEO District:  Inspection: Use Group: <del>PS</del> Type: <i>Exempt</i> Signature: <i>[Signature]</i>
Proposed Project Description: Concrete parking area		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		<b>Zoning Approval</b>	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland  <input type="checkbox"/> Wetlands  <input type="checkbox"/> Flood Zone  <input type="checkbox"/> Subdivision  <input checked="" type="checkbox"/> Site Plan <i>phul D</i>  <i># 2012-623</i>  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM  Date: <i>OK - S</i>  <i>11/20/12</i></p>	<p><b>Zoning Appeal</b></p> <p><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:</p>	<p><b>Historic Preservation</b> <i>with in</i></p> <p><input type="checkbox"/> Not in Dist or Landmark  <input type="checkbox"/> Does not Require Review  <input type="checkbox"/> Requires Review  <input type="checkbox"/> Approved  <input type="checkbox"/> Approved w/Conditions  <input type="checkbox"/> Denied  Date:</p>
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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 appication 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
------------------------	---------	------	-------

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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
---	------	-------

NOV 19 2012



# General Building Permit Application

Dept of Building Inspections  
City of Portland Maine

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>284 BRACKETT ST. PORTLAND ME 04102</u>		
Total Square Footage of Proposed Structure/Area <u>2039 SF</u>	Square Footage of Lot <u>2196 FT<sup>2</sup></u>	Number of Stories <u>N/A</u>
Tax Assessor's Chart, Block & Lot Chart# <u>map 63</u> Block# <u>063</u> Lot# <u>I 015</u>	Applicant : (must be owner, lessee or buyer) Name <u>Tieng Nguyen</u> Address <u>284 Brackett St.</u> City, State & Zip <u>Portland ME 04102</u>	Telephone: <u>207-350-9760</u>  <u>1000</u>
Lessee/DBA <u>N/A</u>	Owner: (if different from applicant) Name <u>Same</u> Address <u>Same</u> City, State & Zip _____	Cost of Work: \$ <del>3500</del> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>30.00</u>
Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>Legal 2</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Parking Area</u> <u>mit</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>Concrete Parking Area, For parking cars.</u>		
Contractor's name: _____		Email: _____
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Same</u>		Telephone: <u>350-9760</u>
Mailing address: _____		

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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 11-19-2012

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

## Marge Schmuckal - Re: 284 Brackett Street

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**From:** Philip DiPierro  
**To:** Schmuckal, Marge  
**Date:** 11/20/2012 12:11 PM  
**Subject:** Re: 284 Brackett Street

---

Hi Marge, yes, I have pdf's of plans I can stamp and distribute. The site inspection fee has been paid, so all DRC site plan requirements for the issuance of the permit have been met - it's ok to issue the permit.

Thanks.

Phil

>>> Marge Schmuckal 11/20/2012 12:07 PM >>>

Hi Phil,

We received a permit for the parking lot paving at 284 Brackett St - can we issue the permit?

Marge



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , Check Number: 1541\$30.00

**Tender Amount:** 30.00

## Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 11/19/2012

**Receipt Number:** 50381

## Receipt Details:

Referance ID:	8801	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-11-5431-ALTCOMM - Concrete parking area			
Additional Comments: 284 Brackett			

Thank You for your Payment!



# PORTLAND MAINE

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**Planning & Urban Development Department**  
Jeff Levine, AICP, Director

**Planning Division**  
Alexander Jaegerman, FAICP, Director

COPY

November 15, 2012

Tieng Nguyen  
284 Brackett Street  
Portland, ME 04102

Project Name: Parking Area Paving  
Project ID: 2012-623  
Address: 284 Brackett Street  
CBL: 063 I 015 &003  
Applicant: Tieng Nguyen  
Planner: Philip DiPierro

Dear Mr. Nguyen,

On November 15, 2012, the Planning Authority approved with conditions a Level I: Site Alteration site plan for the 2,039 +/- square foot Parking Area Paving project located at 284 Brackett Street. The decision is based upon the application as submitted by Tieng Nguyen, and plans prepared by Robert J. Woodman, P.E., dated 10/29/2012, revised on 11/1/2012. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

## **SITE PLAN REVIEW**

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following condition(s) of approval:

1. The applicant must comply with the City's Basic Standards for Erosion and Sediment Control, ie., installation of silt fence or erosion control mix down gradient of disturbed areas, catch basin protection, dust control, sweeping and cleaning of sidewalk and roadway on Marshall Street.
2. The installation of the proposed landscaping will be coordinated with the City Arborist and Development Review Coordinator prior to installation.

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. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval requires the payment of \$30.00 for a site plan improvement permit, and the minimum site inspection fee of \$300.00.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.
4. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held 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 Development Review Coordinator will confirm that the contractor is working from the approved site plan. 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. **Department of Public Services Permits** 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 the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Philip DiPierro at (207) 874-8632.

Sincerely,

*Alexander Jaegerman*  
(BB)

Alexander Jaegerman, FAICP  
Planning Division Director

Attachments:

CC: Jeff Levine, AICP, Director of Planning and Urban Development  
Alexander Jaegerman, FAICP, Planning Division Director  
Barbara Barhydt, Development Review Services Manager  
Philip DiPiero, Planner/Development Review Coordinator, Planning  
Marge Schmuckal, Zoning Administrator, Inspections Division  
Tammy Munson, Inspection Division Director  
Lannie Dobson, Administration, Inspections Division  
Gayle Guertin, Administration, Inspections Division  
Michael Bobinsky, Public Services Director  
Katherine Earley, Engineering Services Manager, Public Services  
Bill Clark, Project Engineer, Public Services  
David Margolis-Pineo, Deputy City Engineer, Public Services  
Doug Roncarati, Stormwater Coordinator, Public Services  
Greg Vining, Associate Engineer, Public Services  
Michelle Sweeney, Associate Engineer  
John Low, Associate Engineer, Public Services  
Rhonda Zazzara, Field Inspection Coordinator, Public Services  
Mike Farmer, Project Engineer, Public Services  
Jane Ward, Administration, Public Services  
Jeff Tarling, City Arborist, Public Services  
Jeremiah Bartlett, Public Services  
Captain Chris Pirone, Fire Department  
Thomas Errico, P.E., TY Lin Associates  
David Senus, P.E., Woodard and Curran  
Rick Blackburn, Assessor's Department  
Approval Letter File

COPY

NOTES

City of Portland

# RECEIPT

DATE 11-19-12 NO. 355237

RECEIVED FROM Happy Nails

ADDRESS 284 Brackett St.

\$ 300.00

FOR Inspection fee

ACCOUNT		HOW PAID	
AMT. OF ACCOUNT		CASH	
AMT. PAID		CHECK	<u>1600 X</u>
BALANCE DUE		MONEY ORDER	

BY Jmey



# PORTLAND MAINE

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**Planning & Urban Development Department**  
Jeff Levine, AICP, Director

**Planning Division**  
Alexander Jaegerman, FAICP, Director

November 15, 2012

Tieng Nguyen  
284 Brackett Street  
Portland, ME 04102

Project Name: Parking Area Paving  
Project ID: 2012-623  
Address: 284 Brackett Street  
CBL: 063 I 015 & 003  
Applicant: Tieng Nguyen  
Planner: Philip DiPierro

NOV 19 2012

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If there are any questions, please contact Philip DiPierro at (207) 874-8632.

Sincerely,

Alexander Jaegerman  
(BB)

Alexander Jaegerman, FAICP  
Planning Division Director

Comment Submitted 11/13/12

**Marge Schmuckal - 284 Bracket Street-2012-623**

---

**From:** Marge Schmuckal  
**To:** Philip DiPierro  
**Date:** 11/13/2012 2:24 PM  
**Subject:** 284 Bracket Street-2012-623

---

Hi Phil,

I was able to go by. It looks like the previous surface was gravel (well used gravel). So the paving or concreting of the surface does not kick in any zoning requirements. the approved use of the property is a legal two unit building.

Marge Schmuckal

## Marge Schmuckal - 284 Brackett Str. Parking Area Paving - Site Plan Review

---

**From:** Philip DiPierro  
**To:** Andrews, Deb; Barhydt, Barbara; Margolis-Pineo, David; Schmuckal, Mar...  
**Date:** 11/8/2012 12:46 PM  
**Subject:** 284 Brackett Str. Parking Area Paving - Site Plan Review  
**Attachments:** 284 Brackett Final Stamped IFP.pdf 11-8-12.pdf; 284 Brackett Str. Parking Layout.pdf; 284 Brackett Str. Photos.pdf; 284 Brackett Str. Site Plan Application.pdf; 284 Brackett Str. Survey 11-8-12.pdf

---

Hi guys, please find attached the application and supporting documentation for the proposed Level I Site Alteration project at 284 Brackett Street. I don't believe this was uploaded into e-plan. This project was discussed briefly at yesterdays Development Review Meeting. The applicant wants to finish placing concrete in order to complete the parking area.

I would appreciate any review comments you can provide so that I can move this forward.

Deb, I believe this is in a historic district. You and I talked about this a couple weeks ago. Let me know if you have any questions or comments.

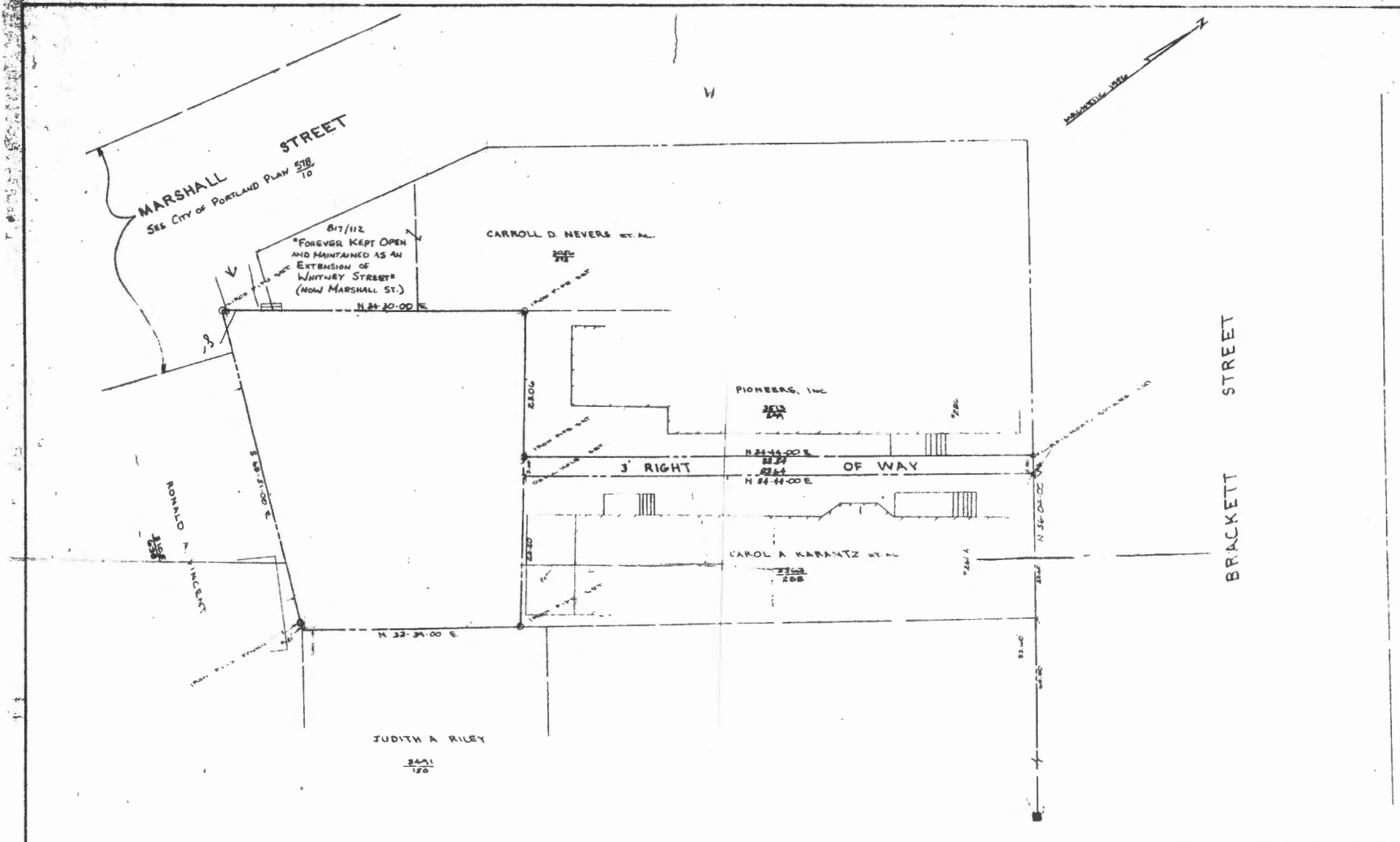
Please contact me with any questions. Thanks.

Phil

# 284 Brackett St







REV. 1	4-17-85	REVISED MARSHALL STREET
REV. 1	2-23-77	Block from 12 main survey
PLAN OF LAND IN PORTLAND, MAINE FOR <b>ROBERT C. KENNEDY</b> <b>Owen Haskell, Inc.</b> <small>Land Engineers South Portland, Maine Land Surveyors</small>		
Drawn By	J. B. Wood	Job No.
Trace By	J. B. Wood	1-24-1973
Check By	J. B. Wood	7684 P
BL. NO.	174 P	Draw No.
		1



*James B. Williams*



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , BusinessName: Tieng Nguyen, Check Number: 3213

**Tender Amount:** 200.00

## Receipt Header:

**Cashier Id:** Idobson

**Receipt Date:** 11/2/2012

**Receipt Number:** 49900

## Receipt Details:

Reference ID:	1834	Fee Type:	PEZ-LEV1 SASP
Receipt Number:	0	Payment Date:	
Transaction Amount:	200.00	Charge Amount:	200.00
Job ID: Project ID: 2012-623 - Brackett Street 284; Parking Space			
Additional Comments: 284 Brackett			

**Thank You for your Payment!**



2012-625

## Level I - Site Alteration Development Review Application Portland, Maine

Planning and Urban Development Department  
Planning Division

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

### Level I: Site Alteration Development includes:

- Alteration of a watercourse or wetland as defined in Section 14-47 of the City Code.
- Alteration of a site. The disturbance of land areas of less than one (1) acre that are stripped, graded, grubbed, filled or excavated. The Planning Authority shall exempt from review the loam and seeding of lawns and the cumulative placement of less than fifteen (15) cubic yards of fill on any lot provided such loaming or placement does not alter a drainage course, swale, wetland or redirect water onto adjoining property and does not violate any other provision of the Portland City Code or state or federal law. "Disturbed area" does not include routine maintenance, but does include re-development and new impervious areas.
- The construction of any temporary or permanent parking area, paving of existing unpaved surface parking areas between 1,000 and 7,500 square feet, or creation of other impervious surface areas between 1,000 and 7,500 square feet.
- The rehabilitation or reconstruction, but not new construction, of piers, docks, wharves, bridges, retaining walls, and other structures located within the shoreland zone.
- A site alteration in which vehicle access is proposed from more than one (1) street;

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

**Planning Division**  
Fourth Floor, City Hall  
389 Congress Street  
(207) 874-8721 or (207) 874-8719

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

PROJECT NAME: Parking Space

PROPOSED DEVELOPMENT ADDRESS:  
284 BRACKETT ST, Portland ME 04102

PROJECT DESCRIPTION:  
making Concrete parking Space

CHART/BLOCK/LOT: 63/1/1, 15

**CONTACT INFORMATION:**

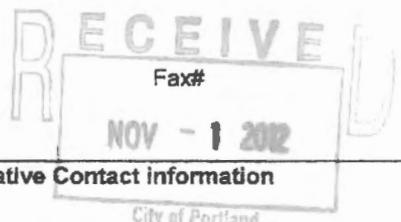
Applicant's Contact for electronic plans  
Name: TIENG C. NGUYEN  
e-mail:  
work #: (207) 350-9760

**Applicant – must be owner, Lessee or Buyer**  
Name: TIENG C. NGUYEN  
Business Name, if applicable:  
Address: 284 BRACKETT ST.  
City/State: Portland, ME Zip Code: 04102

**Applicant Contact Information**  
Work #  
Home#  
Cell # (207) 350-9760 Fax#  
e-mail:

**Owner – (if different from Applicant)**  
Name:  
Address:  
City/State : Zip Code:

**Owner Contact Information**  
Work #  
Home#  
Cell #  
e-mail:



**Agent/ Representative**  
Name:  
Address:  
City/State : Zip Code:

**Agent/Representative Contact information**  
Work #  
Cell #  
e-mail:

**Billing Information**  
Name: TIENG C. NGUYEN  
Address: 284 BRACKETT ST. Portland  
City/State: ME 04102 Zip Code: 04102  
Portland ME

**Billing Information**  
Work #  
Cell # (207) 350-9760 Fax#  
e-mail:

<b>Engineer</b> Name: <i>Robert J. Woodman</i> Address: <i>423 South Street <del>Portland</del></i> City/State: <i>Gorham ME</i> Zip Code: <i>04038</i>	<b>Engineer Contact Information</b> Work # Cell # <i>(207) 272-4431</i> Fax# e-mail:
<b>Surveyor Professional Engineer</b> Name: <i>Robert J. Woodman</i> Address: <i>423 South Street</i> City/State: <i>Gorham ME</i> Zip Code: <i>04038</i>	<b>Surveyor Contact Information</b> Work # Cell # <i>(207) 272-4431</i> Fax# e-mail:

**APPLICATION FEES:**

Check all reviews that apply. Payment may be made by Check or Cash addressed to the City of Portland.

<b>Level I Site Alteration Site Plan</b> ___ Application Fee (\$200.00)  The City invoices separately for the following: <ul style="list-style-type: none"> <li>• Notices (\$.75 each)</li> <li>• Legal Ad (% of total Ad)</li> <li>• Planning Review (\$40.00 hour)</li> <li>• Legal Review (\$75.00 hour)</li> </ul> Third party review is assessed separately.	<b>Fees Paid (office use)</b> ___
<b>Performance Guarantee:</b> A performance guarantee is required to cover all public and private site improvements.	Required
<b>Inspection Fee:</b> An inspection fee of 2% of the performance guarantee is due prior to the release of permits	2% of the performance guarantee

**Application Check List**

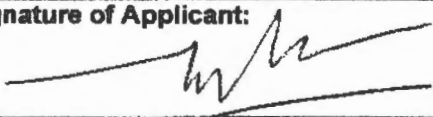
Refer to the application checklist for a detailed list of submittal requirements.

All site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

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).

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 a Site Plan review only, a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.**

Signature of Applicant: 	Date: 11/01/2012
---	------------------

Please refer to Article V, Site Plan of the City of Portland Land Use Code for detailed information concerning the City's site plan review process, thresholds and standards. Should you have any questions regarding the submittal requirements or any other aspect of the site plan review process, please contact the Planning Division.

### PROJECT DATA

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

Total Site Area	0.05 Acres?	sq. ft.
Proposed Total Disturbed Area of the Site	2,039	sq. ft.
<b>IMPERVIOUS SURFACE AREA</b>		
• Proposed Total Paved Area	2039	sq. ft.
• Existing Total Impervious Area	955	sq. ft.
• Proposed Total Impervious Area	2039	sq. ft.
• Proposed Impervious Net Change	1084	sq. ft.
<b>PARKING SPACES</b>		
• Existing Number of Parking Spaces	4	
• Proposed Number of Parking Spaces	4	
TOTAL Number of Parking Spaces	4	

#### General Submittal Requirements – Level I Site Alteration

Applicant Checklist	Planner Checklist	Number of Paper Copies	Submittal Requirement
<input type="checkbox"/>	<input type="checkbox"/>	1	Completed application form.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	Application fees.
<input type="checkbox"/>	<input type="checkbox"/>	1	Written description of project.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	Evidence of right, title and interest.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	Copies of required state and/or federal permits. N/A
<input type="checkbox"/>	<input type="checkbox"/>	1	Written assessment of proposed project's compliance with applicable zoning requirements.
<input type="checkbox"/>	<input type="checkbox"/>	1	Written description of existing and proposed easements or other burdens.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	Written requests for waivers from individual site plan and/or technical standards.
<input type="checkbox"/>	<input type="checkbox"/>	1	Evidence of financial and technical capacity.

**Site Plans and Boundary Survey Requirements – Level I Site Alteration**

Applicant Checklist	Planner Checklist	Number of Copies	Submittal Requirement
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	Boundary Survey meeting the requirements of Section 13 of the City of Portland Technical Manual. <i>Waived per DM-6</i>
<input type="checkbox"/>	<input type="checkbox"/>	1	<del>Site plan including the following:</del>
<input type="checkbox"/>	<input checked="" type="checkbox"/>		▪ Existing structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone)
<input type="checkbox"/>	<input checked="" type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas.
<input type="checkbox"/>	<input checked="" type="checkbox"/>		▪ Location and details of proposed infrastructure improvements (e.g. - curb and sidewalk improvements, utility connections, roadway improvements). <i>None</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>		▪ Identification of and proposed protection measures for any significant natural features on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code. <i>None</i>
<input type="checkbox"/>	<input checked="" type="checkbox"/>		▪ Details of proposed pier rehabilitation (Shoreland areas only). <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ Existing utilities.
<input type="checkbox"/>	<input checked="" type="checkbox"/>		▪ Existing and proposed grading and contours. <i>Spot Grades</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed stormwater management and erosion controls.
<input type="checkbox"/>	<input checked="" type="checkbox"/>		▪ Total area and limits of proposed land disturbance. <i>1,054 SF</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ Existing vegetation to be preserved and proposed site landscaping.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed easements or public or private rights of way.

## Site Plan Standards for Review of Level I: Site Alteration

Level I: Site alteration plans shall only be subject to the following site plan standards, as applicable, as contained in section 14-526:

- (a) Transportation standards:
  1. Impact on surrounding street systems, Turn - no impact?
  2. Access and circulation, and - sidewalks?
  4. Parking -  
- bicycle spaces? - waiver - motorcycle parking? - snow storage?
- (b) Environmental quality standards
  1. Preservation of significant natural features, None
  - Jeff - 2. Landscaping and landscape preservation, and No trees on site
  3. Water quality, stormwater management and erosion control.  
Basic standards
- (c) Public infrastructure and community safety standards.
  1. Consistency with city master plans. ?
- (d) Site design standards
  5. Historic resources, ? Note
  6. Exterior lighting, - None proposed
  8. Signage and wayfinding, and - None proposed
  9. Zoning related design standards. ?

Except as provided in article III, or to conditions imposed under section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.



### PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST



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

1. Name, address, telephone number of applicant
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
  - As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
7. Hydrant locations



### QUITCLAIM COVENANT DEED

We, ANGELA WILLIAMS of Hollis, York County, Maine, ALTON H. WILLIAMS of Madbury, Strafford County, New Hampshire, and ALTON P. WILLIAMS of Scarborough, Cumberland County, Maine, for consideration paid **grant** to TIENG C. NGUYEN and HIEP THI NGUYEN whose mailing address is 4 Atlantic Avenue, Boothbay Harbor, ME 04538, as **Joint Tenants with Quitclaim Covenant**,

A certain lot or parcel of land with the buildings thereon, situated on the southerly side of Brackett Street in the City of Portland, in the County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the southerly sideline of Brackett Street distant westerly 58.8 feet from the City Monument at, or near, the most westerly corner of Brackett and Neal Streets; thence South  $31^{\circ} 20'$  West 84.5 feet to an iron pipe at the northeasterly corner of the parcel of land described hereinafter; thence North  $59^{\circ} 47'$  West by said land described hereinafter 24.75 feet to a drill hole; thence North  $32^{\circ} 25'$  East by the easterly side line of a 3-foot right of way 83.94 feet to a railroad spike on said southerly side line of Brackett Street; thence South  $58^{\circ} 23'$  East by said southerly side line of Brackett Street 23.6 feet to the point of beginning.

**Together With** the right in common and undivided with the occupiers of the two adjoining parcels of land, to pass in and to said 3-foot right-of-way.

Being the same premises conveyed to Alton H. Williams and Geraldine K. Williams by Stephen A. Karantz and Carol A. Karantz by deed dated December 16, 1977 and recorded in Cumberland County Registry of Deeds in Book 4150, Page 78. Reference is made to deed from Geraldine K. Williams, also known as Geraldine Williams, to Alton H. Williams, Angela Williams, and Alton P. Williams dated February 19, 1999 and recorded in said Registry of Deeds in Book 14616, Page 237.

**Also Another** certain lot or parcel of land with the buildings thereon situated on the southerly side of Brackett Street, in said City of Portland bounded and described as follows:

Beginning at a drill hole at the southeasterly corner of a 3-foot right-of-way between houses numbered 284 and 286 Brackett Street at the southwest corner of land conveyed by Angelo J. Salamone and Stella Salamone to Carol K. Karantz and Stephen A. Karantz by deed dated February 24, 1973 and recorded in Cumberland County Registry of Deeds in Book 3363, Page 288; thence South  $54^{\circ} 06' 30''$  East by said Karantz land 25.20 feet to an iron pipe on the westerly sideline of land conveyed by Aubigne T. Fogg to Judith A. Riley and Reese A. Riley by deed dated November 13, 1973 and recorded in said Registry of Deeds in Book 3491, Page 150; thence South  $33^{\circ} 39' 00''$  West by said Riley land 35.84 feet to the westerly corner thereof and the northerly sideline of land conveyed by Janet E. Mason and Peter J. Mason, Jr. to Ronald A. Vincent by deed dated September 16, 1969 and recorded in said Registry of Deeds in Book 3105, Page 638, at a point located South  $68^{\circ} 51' 00''$  East 0.21 feet from an iron pipe; thence North  $68^{\circ} 51' 00''$  West by said Vincent land 0.21 feet to said iron pipe; thence continuing North  $68^{\circ} 51' 00''$  West by said Vincent land and by the easterly sideline of Marshall Street 53.01 feet

to an iron pipe at a corner of said Marshall Street; thence North 34° 30' 00" East by the easterly sideline of said Marshall Street and by land conveyed by Belle McCormick to Carrol D. Nevers and Lorraine L. Nevers by deed dated September 10, 1968 and recorded in said Registry of Deeds in Book 3056, Page 572, a portion of which land is subject to the condition in the deed from the City of Portland to Ammi Whitney dated October 23, 1907 and recorded in said Registry of Deeds in Book 817, Page 112 "that no building shall ever be erected on said land hereby conveyed and that it shall be forever kept open and maintained as an extension of Whitney [now Marshall] street", 49.37 feet to an iron pipe at the southwesterly corner of land conveyed by Stella E. Salamone to Pioneers, Inc. by deed dated February 20, 1974 and recorded in said Registry of Deeds in Book 3513, Page 299; thence South 54° 06' 30" East by said Pioneers, Inc. land 23.06 feet to an iron pipe at the southwesterly corner of said 3-foot right-of-way; thence continuing South 54° 06' 30" East by the southerly terminus of said 3-foot right-of-way 3 feet to the point of beginning.

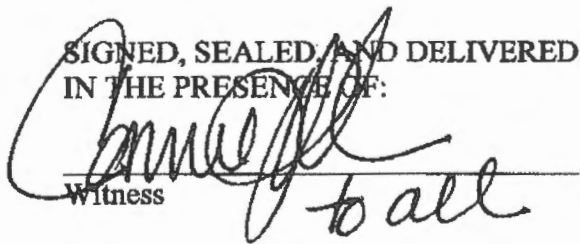
Reference is made to plan entitled "Plan of Land in Portland, Maine for Robert C. Kennedy" by Owen Haskell, Inc. dated January 24, 1977 and last revised April 12, 2005.

Together with a right of way to pass in common and undivided with the occupiers of the other two parcels of land in and to the said 3-foot right-of-way, meaning and intending to grant a right of way in common and undivided with the occupiers of the adjoining premises for the purpose of passing along the said right-of-way.

Being the same premises conveyed to Alton Harry Williams and Geraldine Katherine Williams, by Robert C. Kennedy by deed dated November 8, 1977 and recorded in Cumberland County Registry of Deeds in Book 4129, Page 304. Reference is made to deed from Geraldine Katherine Williams, also known as Geraldine Williams, to Alton H. Williams, also known as Alton Harry Williams, Angela Williams, and Alton P. Williams dated February 19, 1999 and recorded in said Registry of Deeds in Book 14616, Page 235.

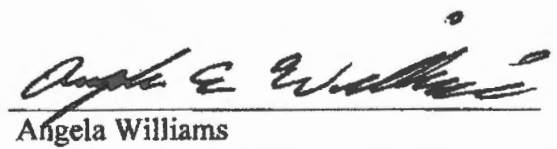
In Witness Whereof, We, ANGELA WILLIAMS, ALTON H. WILLIAMS, and ALTON P. WILLIAMS, have hereunto set our hands and seals this 8<sup>th</sup> day of September, 2006.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

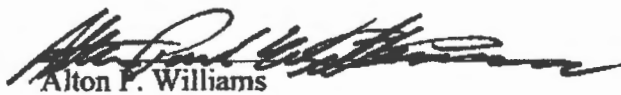
  
Witness

Witness

Witness

  
Angela Williams

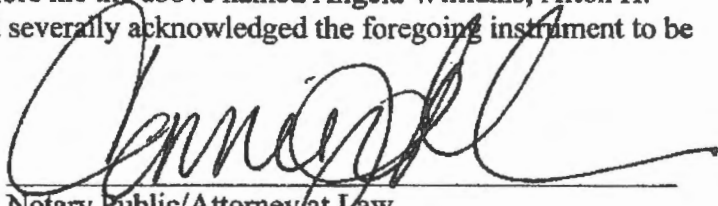
  
Alton H. Williams

  
Alton P. Williams

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

September 8, 2006

Then personally appeared before me the above named Angela Williams, Alton H. Williams, and Alton P. Williams and severally acknowledged the foregoing instrument to be their free act and deed.



Notary Public/Attorney at Law

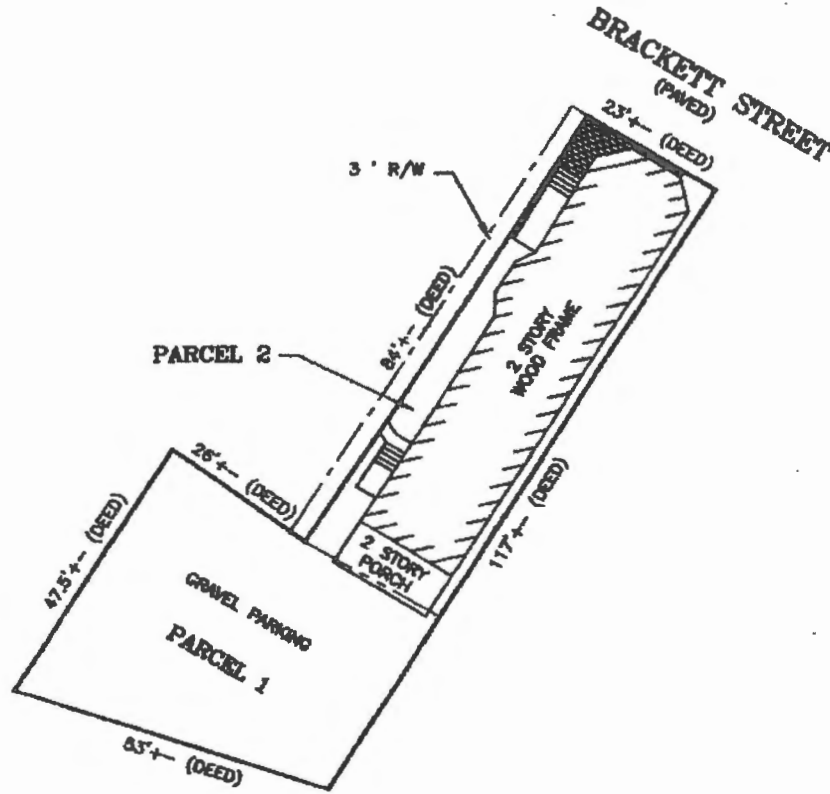
Connie Jo Minervino  
Notary Public, Maine  
My Commission Exp. 12/29/07

(TYPE OR PRINT NAME)

*[Faint handwritten notes and scribbles]*

Received  
Recorded Register of Deeds  
Sep 12 2006 11:41:06A  
Cumberland County  
John B O'Brien

## Mortgage Loan Inspection



NOTE: A FULL BOUNDARY SURVEY IS RECOMMENDED TO VERIFY BOUNDARY AS SHOWN.

SCALE: 1" = 30'

The dwelling **DOES** conform to the local zoning at the time of construction.  
The dwelling **IS NOT** in a special flood hazard zone as shown on the Flood Insurance Rate Map.

**THIS IS NOT A STANDARD BOUNDARY SURVEY.** Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on apparent lines of occupation, current deed information, and Municipal tax maps. **A STANDARD BOUNDARY SURVEY IS RECOMMENDED TO CONFIRM ALL BOUNDARY LINES SHOWN ON THIS PLAN.** Any one using this plan for anything other than mortgage loan purposes does so at their own risk. This plan may not be recorded or used for any land divisions. The property on this plan may be subject to easements, covenants, and restrictions of record, which may or may not be shown on this plan.

Date: 8/30/2006, File No.: 1240459, Job No: M33-19,

Lending Institution: None

Client: Tiang C. Nguyen

Location: 284 Brackett St, Portland, Cumberland County

Deed reference: Bk. 14616, Pg. 235

Plan reference: Bk. , Pg. , Lot :

Tax Map No. 63, Lot No. 3, 15, Block No. 1

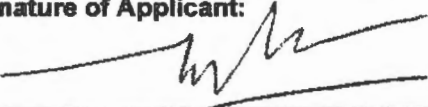
Bruce W. Goodwin, PLS 1118

Tel: 1-207-883-3677

Fax: 1-207-883-3677

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 a Site Plan review only, a Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.**

Signature of Applicant: 	Date: 11/01/2012
---	------------------

Please refer to Article V, Site Plan of the City of Portland Land Use Code for detailed information concerning the City's site plan review process, thresholds and standards. Should you have any questions regarding the submittal requirements or any other aspect of the site plan review process, please contact the Planning Division.

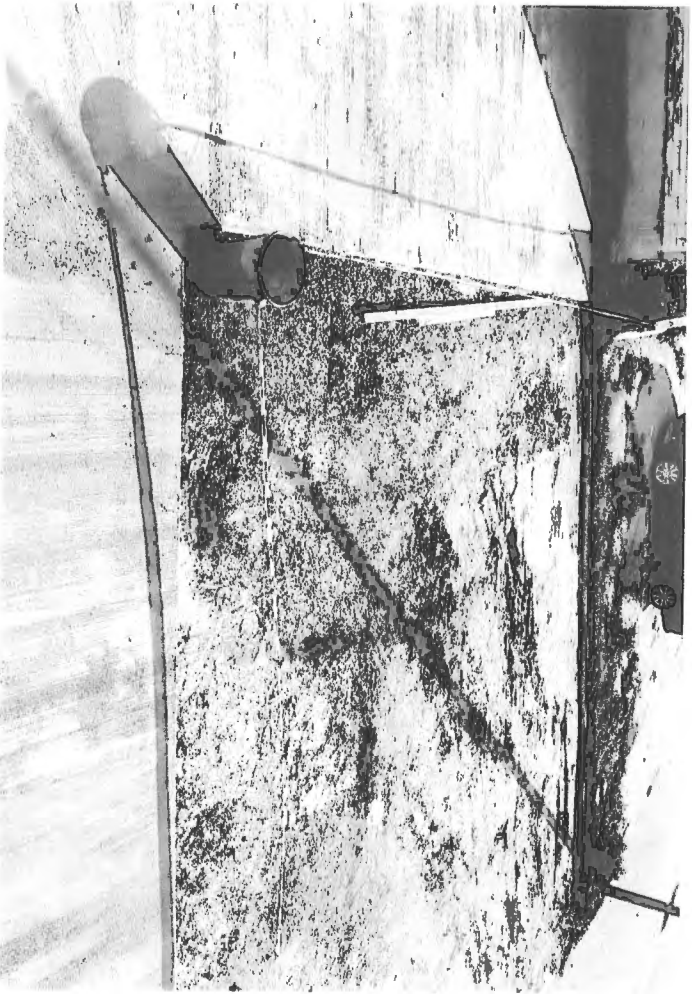
### PROJECT DATA

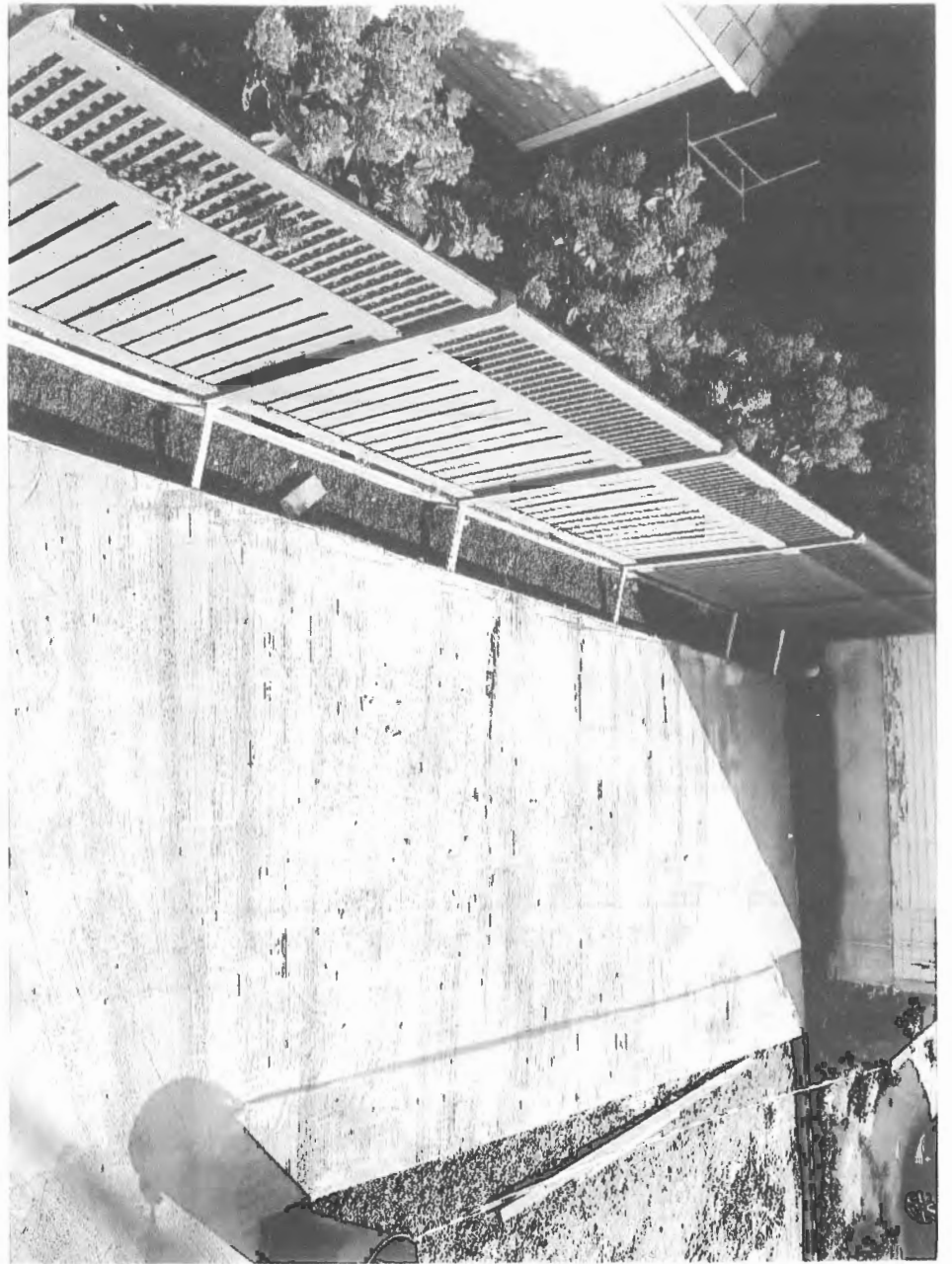
The following information is required where applicable, in order complete the application

Total Site Area	0.05 Acres?	sq. ft.
Proposed Total Disturbed Area of the Site	2,039	sq. ft.
<b>IMPERVIOUS SURFACE AREA</b>		
• Proposed Total Paved Area	2039	sq. ft.
• Existing Total Impervious Area	955	sq. ft.
• Proposed Total Impervious Area	2039	sq. ft.
• Proposed Impervious Net Change	1084	sq. ft.
<b>PARKING SPACES</b>		
• Existing Number of Parking Spaces	4	
• Proposed Number of Parking Spaces	4	
TOTAL Number of Parking Spaces	4	

#### General Submittal Requirements – Level I Site Alteration

Applicant Checklist	Planner Checklist	Number of Paper Copies	Submittal Requirement
<input type="checkbox"/>	<input type="checkbox"/>	1	Completed application form.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	Application fees.
<input type="checkbox"/>	<input type="checkbox"/>	1	Written description of project.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	Evidence of right, title and interest.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	Copies of required state and/or federal permits. N/A
<input type="checkbox"/>	<input type="checkbox"/>	1	Written assessment of proposed project's compliance with applicable zoning requirements.
<input type="checkbox"/>	<input type="checkbox"/>	1	Written description of existing and proposed easements or other burdens.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	Written requests for waivers from individual site plan and/or technical standards.
<input type="checkbox"/>	<input type="checkbox"/>	1	Evidence of financial and technical capacity.





Memorandum  
Department of Planning and Urban Development  
Planning Division

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**To:** Phil DiPierro- Development Review Coordinator  
Assessor's Office  
Capt. Chris Pirone- Fire Department  
Rhonda Zazzara - Public Services-  
Marge Schmuckal- Zoning Administrator  
Bill Clark- Public Services- Site Plans and CD

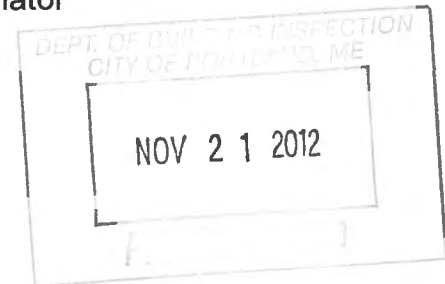
**From:** Philip DiPierro, Development Review Coordinator

**Date:** November 19, 2012

**RE:** Final Site Plans for **284 Brackett Street**

**CBL:** 063 - I - 015 & 013 001  
**App #:** #2012-623  
**Project Address:** 284 Brackett Street

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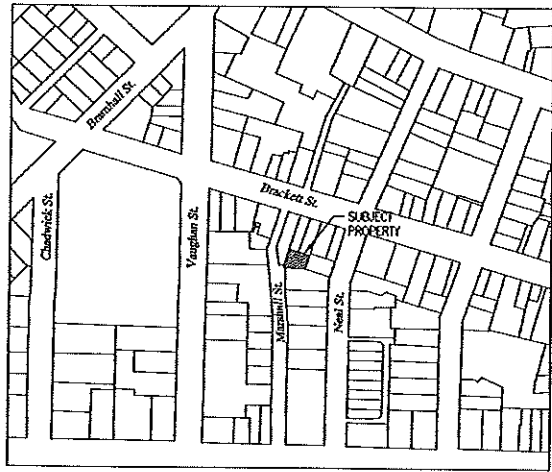


Attached are the final site plans for the Parking Area Paving Project, which was approved by the Planning Authority on November 15, 2012 as Level I site plan application.

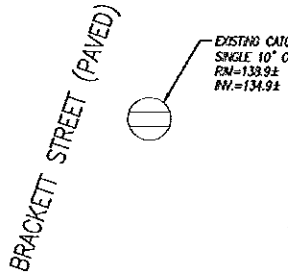
If you have any questions, please contact me.

Thanks.





LOCUS MAP  
SCALE: 1" = 200'



EXISTING	PROPOSED

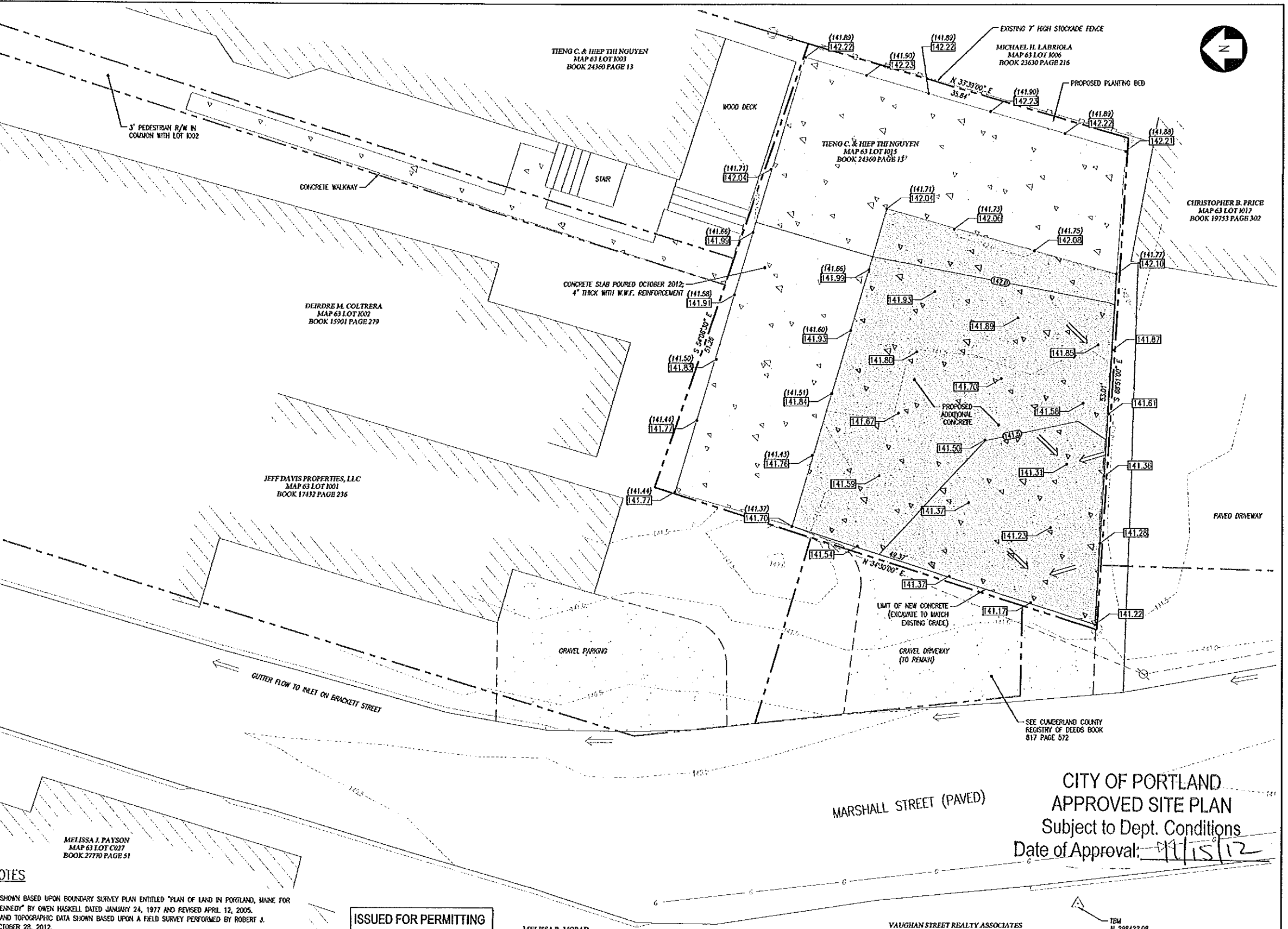
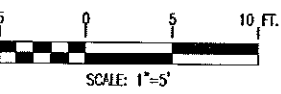
GENERAL NOTES

- BOUNDARIES SHOWN BASED UPON BOUNDARY SURVEY PLAN ENTITLED "PLAN OF LAND IN PORTLAND, MAINE FOR ROBERT C. KENNEDY" BY OWEN HASKELL DATED JANUARY 24, 1977 AND REVISED APRIL 12, 2005.
- PLANIMETRIC AND TOPOGRAPHIC DATA SHOWN BASED UPON A FIELD SURVEY PERFORMED BY ROBERT J. WOODMAN, OCTOBER 28, 2012.
- PLAN IS PROJECTED IN MAINE STATE PLANE, NAD83, AND MEASURED IN U.S. SURVEY FEET. ELEVATIONS SHOWN REFERENCE MOND29. TEMPORARY SURVEY BENCHMARK WAS SET VIA RTK GPS WITH REFERENCE TO CITY OF PORTLAND BENCHMARKS:  

T117-45-128 N 298222.21 E 2925903.49 EL. 139.18	T104-48-128* (AZ N38°51'55"E) N 297694.15 E 2926558.73 EL. 132.45
--	--
- DEED REFERENCES AND MAP/LOT NUMBERS OBTAINED FROM CITY ASSESSOR'S DATABASE AS OF OCTOBER 2012. PROPERTY IS IN THE R-6 ZONE AND CONTAINS 0.05 ACRES.

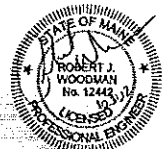
ISSUED FOR PERMITTING  
NOT FOR CONSTRUCTION

CONCRETE PLACED OCTOBER 2012  
PROPOSED ADDITIONAL CONCRETE  
TOTAL CONCRETE AREA 655± S.F.  
1084± S.F.  
2039± S.F.



CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 11/15/12

NO.	REVISION	DATE	BY	CK	P.E. No.	P.E. No.
A	ISSUED FOR PERMITTING	11/01/12	R/J	CM1	R/J	12442

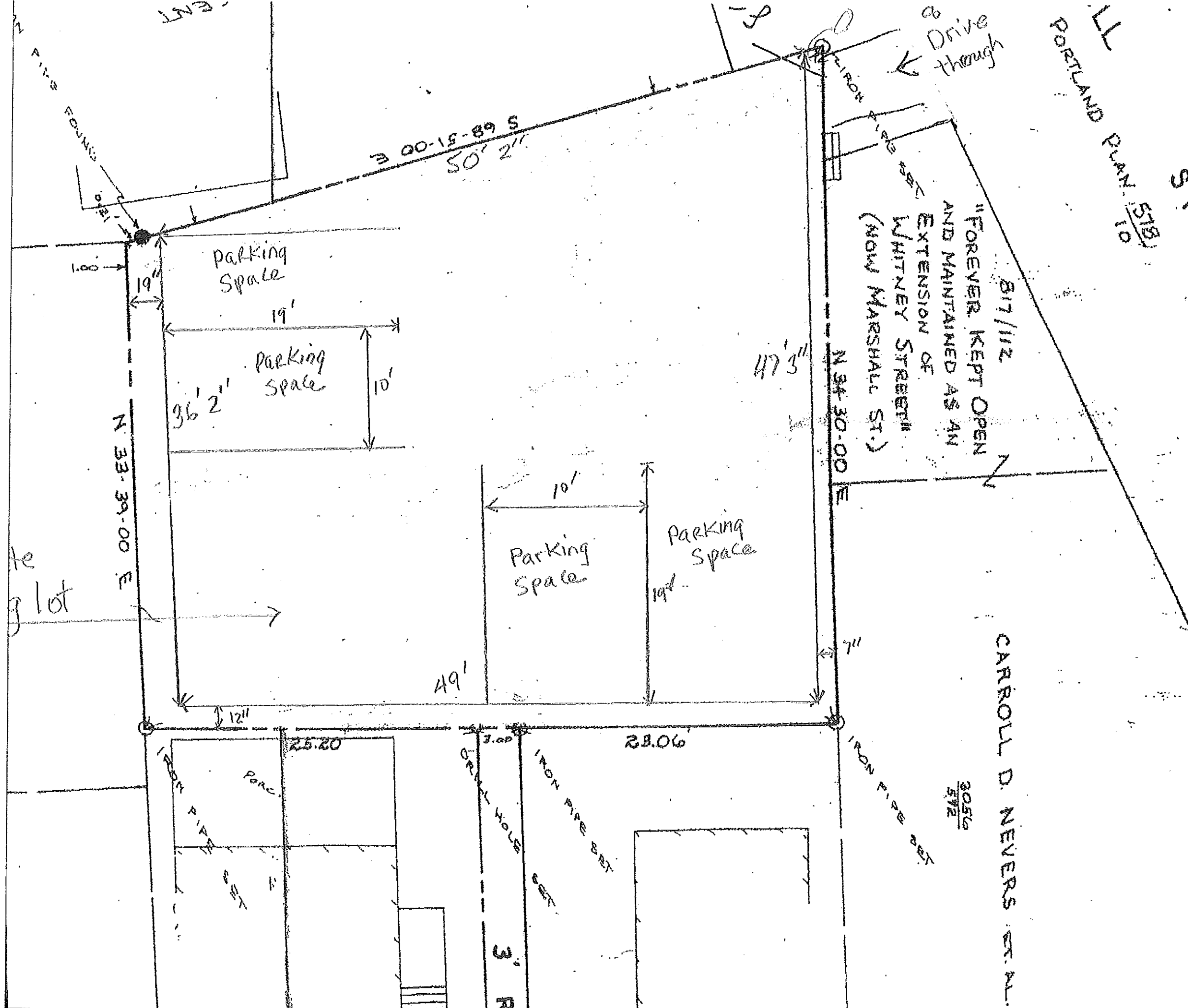


CLIENT APPROVAL	DESIGNED	CHECKED	APPROVED	DATE
APPROVED BY				
REVIEWED				

LEVEL 1 SITE ALTERATION PLAN  
FOR  
TIENG C & HIEP THI NGUYEN  
284 BRACKETT STREET  
PORTLAND MAINE

BasePoint  
433 SUNDY STREET  
CORVALLIS, ME 04938  
PROJECT NO:  
DATE: 10/29/12

REV. A



CITY OF PORTLAND  
 APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval: 11/15/12

MARSHALL STREET  
SEE CITY OF PORTLAND PLAN 578 TO

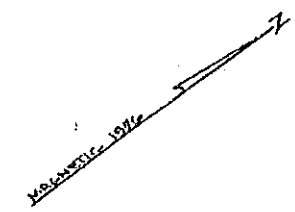
817/112  
"FOREVER KEPT OPEN  
AND MAINTAINED AS AN  
EXTENSION OF  
WHITNEY STREET"  
(NOW MARSHALL ST.)

CARROLL D. NEVERS ET AL.  
2056  
212

PIONEERS, INC.  
2512  
249

CAROL A. KARANTZ ET AL.  
2363  
288

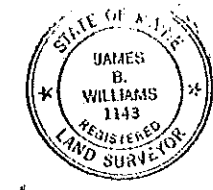
JUDITH A. RILEY  
3491  
150



BRACKETT STREET

NEAL STREET

3' RIGHT OF WAY



CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 4/15/12

REV. 2	4-12-05	REVISED MARSHALL STREET
REV. 1	2-23-77	Added Neal & Brackett Street
PLAN OF LAND III PORTLAND, MAINE FOR ROBERT C. KENNEDY Owen Haskell, Inc. <i>Civil Engineers South Portland, Maine Land Surveyors</i>		
Drawn By	Date	Job No.
Trace By	1-24-1977	7684 P
Check By	Scale	Draw. No.
BK No 174 P	1" = 10'	1