

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: July 30, 2008

RE: C. of O. for Diamond Shore Road, lot #3 Glickman Family Subdiv.
(Id#2007-0093) (CBL 083C A 001001)

After visiting the site, I have the following comments:

Site work complete

At this time, I recommend issuing a permanent Certificate of Occupancy.

Cc: Barbara Barhydt, Development Review Services Manager
Jeanie Bourke, Inspection Services Manager
File: Urban Insight

From: Lannie Dobson
To: C of O; Chris Hanson; Suzanne Hunt; tmm; Tom Markley
Date: 7/24/2008 8:19:31 AM
Subject: Certificate of OccupancyGDI Property Addr: 0 DIAMOND SHORE RD Parcel ID: 083C
A00100

Date: 7/29/2008 Time: 6:00:00 AM

Note: Rodney will pick-up 207-831-0591 Property Addr: 0 DIAMOND SHORE RD Parcel ID: 083C
A001001

Application Type: Prmt
Application ID: 70626

Contact:
Phone1: Phone2:

Owner Name: GLICKMAN ALBERT B &
Owner Addr: 9864 WILSHIRE BLVD
BEVERLY HILLS , CA 90210

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

2007-0093
Application I. D. Number

5/29/2007
Application Date

Glickman Lot#3 GDI
Project Name/Description

Glickman Albert B &
Applicant

Phil DiPierro

9864 Wilshire Blvd, Beverly Hills, CA 90210
Applicant's Mailing Address

Rodney Booth
Consultant/Agent

Diamond Shore Rd , Portland, Maine
Address of Proposed Site

Agent Ph: (207)831-0591 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

083C A001001
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 Apt 0 Condo 0 Other (specify)

Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Other _____
- After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 5/29/2007

DRC Approval Status:

Reviewer Philip DiPierro

- Approved
- Approved w/Conditions
See Attached
- Denied

Approval Date _____ Approval Expiration 7/19/07 Extension to _____ Additional Sheets Attached

Philip DiPierro signature date

Performance Guarantee Required* Not Required

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

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date
- Inspection Fee Paid _____ date _____ amount
- Building Permit Issue _____ date
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature
- Temporary Certificate of Occupancy _____ date Conditions (See Attached) _____ expiration date
- Final Inspection _____ date _____ signature
- Certificate Of Occupancy _____ date
- Performance Guarantee Released _____ date _____ signature
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date
- Defect Guarantee Released _____ date _____ signature

From: Molly Casto
To: Philip DiPierro
Date: 6/19/2007 10:22:41 AM
Subject: contact on GDI

Rodney Booth (831-0591)
he works for the Glickman's and can pick you up and let the caretaker for the property know you will be out there.

have fun- if you need an extra set of hands, let me know (only if it's sunny outside!)

Molly

meet at 1:00 pm 6/27/07
Casco Bay Line
Water Taxi

Grady White or Aqua Sport
Black dog - puppy

From: Molly Casto
To: Barbara Barhydt
Date: 6/5/2007 9:01:44 AM
Subject: Minor site plan review- Glickman Family Subdivision

Hello Ryan and Scott:

I receive confirmation from Penny Littell this morning that we may proceed with our review of the Glickman project as a family subdivision. She appears to have gotten the information she needed from Mr. Glickman's attorneys.

Therefore- we are all set for the Public Hearing for the proposed extension of Nicholas Street on June 12th.

For the family subdivision, I am still waiting for:

1. A letter from the Portland Water District saying that the proposed utilities are acceptable.
2. A letter from ME Historic Preservation saying that project does not impact areas of archeological significance
3. A letter from Judy O'Brien (abutter) letting the City know that she is aware of the proposed Diamond Shore Access and Utility Easement.

Pending receipt of these items, I can complete my review of the project and will then be able to issue an approval letter with the conditions that you'll need to submit a performance guarantee and will need to have the Portland City Council approve the street dedication prior to construction of two houses with frontage along the Nicholas Street extension.

My goal is to get the Nicholas Street Extension on the June 18th City Council Agenda. It only appears to require one reading by the Council.

Please feel free to contact me with any questions.

Molly Casto
Planner

CC: tst@tfharchitects.com, RJS@TFHArchitects.com

Conditions Section:

Add New Condition
From Default List

Add New Condition

Delete Condition

Close

All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.



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.



The Development Review Coordinator (874-8632) 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.



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.



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



All Site Work will conform to the City of Portland ordinance on Shoreland Regulations (Division 26).

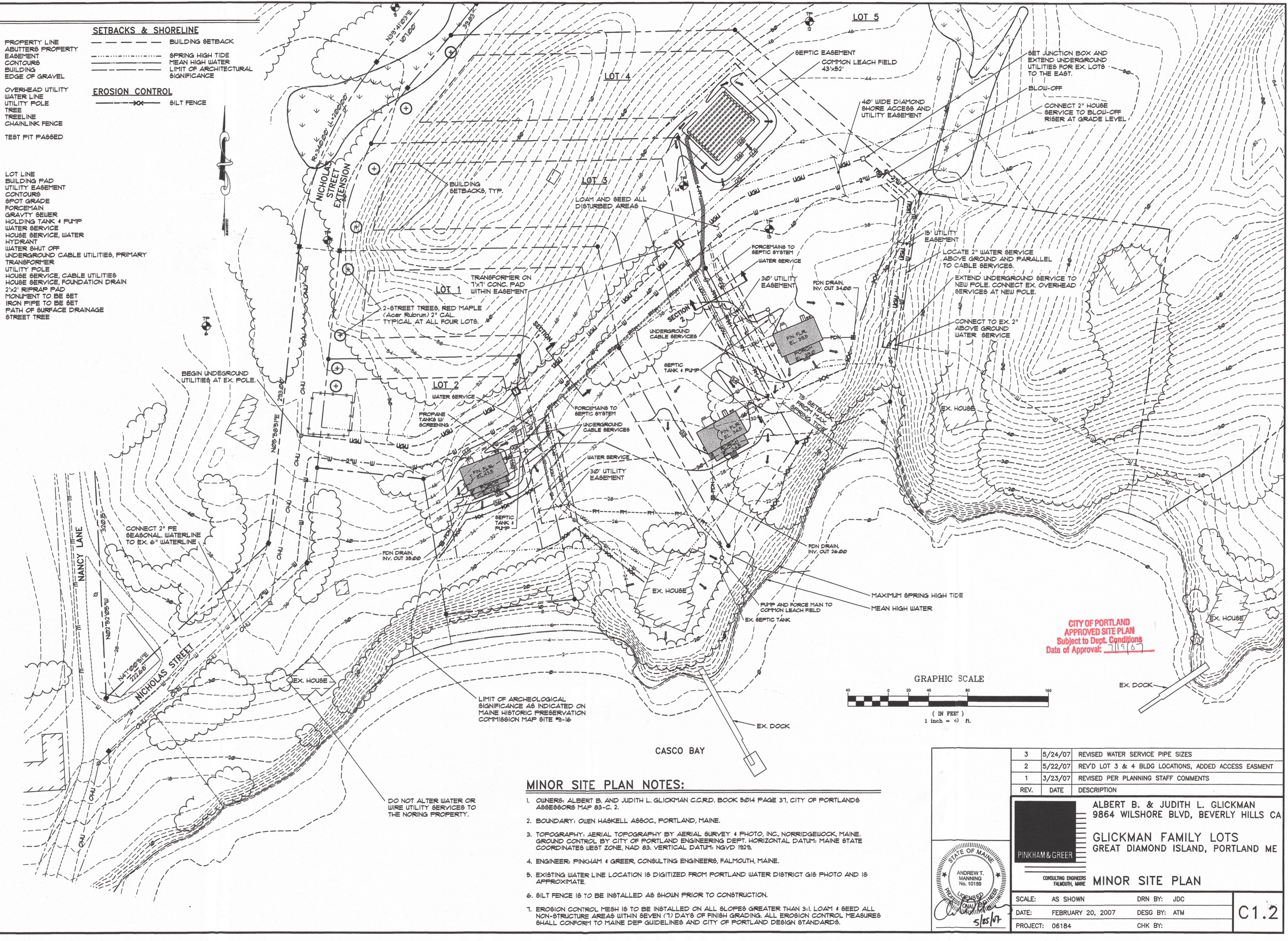


Erosion and Sedimentation control shall be established prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.

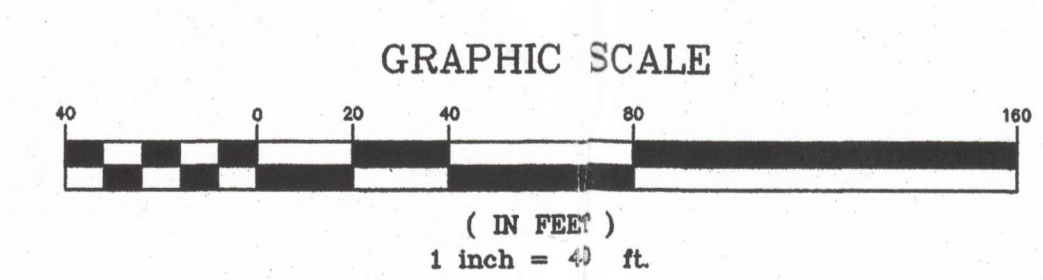


LEGEND

| EXISTING | | SETBACKS & SHORELINE | |
|-----------------|--------------------------------------|------------------------|-------------------------------------|
| | PROPERTY LINE | | BUILDING SETBACK |
| | ABUTTERS PROPERTY EASEMENT | | SPRING HIGH TIDE |
| | CONTOURS | | MEAN HIGH WATER |
| | BUILDING | | LIMIT OF ARCHITECTURAL SIGNIFICANCE |
| | EDGE OF GRAVEL | EROSION CONTROL | |
| | OVERHEAD UTILITY | | SILT FENCE |
| | WATER LINE | | |
| | UTILITY POLE | | |
| | TREE | | |
| | TREELINE | | |
| | CHAINLINK FENCE | | |
| | TEST PIT PASSED | | |
| PROPOSED | | | |
| | LOT LINE | | |
| | BUILDING PAD | | |
| | UTILITY EASEMENT | | |
| | CONTOURS | | |
| | SPOT GRADE | | |
| | FORCE MAIN | | |
| | GRAVITY SEWER | | |
| | HOLDING TANK & PUMP | | |
| | WATER SERVICE | | |
| | HOUSE SERVICE, WATER | | |
| | HYDRANT | | |
| | WATER SHUT OFF | | |
| | UNDERGROUND CABLE UTILITIES, PRIMARY | | |
| | TRANSFORMER | | |
| | UTILITY POLE | | |
| | HOUSE SERVICE, CABLE UTILITIES | | |
| | HOUSE SERVICE, FOUNDATION DRAIN | | |
| | 2'x2' RIPRAP PAD | | |
| | MONUMENT TO BE SET | | |
| | IRON PIPE TO BE SET | | |
| | PATH OF SURFACE DRAINAGE | | |
| | STREET TREE | | |



CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 7/19/07



MINOR SITE PLAN NOTES:

- OWNERS: ALBERT B. AND JUDITH L. GLICKMAN C.C.R.D. BOOK 5014 PAGE 31, CITY OF PORTLAND'S ASSESSORS MAP 83-C. 2.
- BOUNDARY: OLEN HASKELL ASSOC, PORTLAND, MAINE.
- TOPOGRAPHY: AERIAL TOPOGRAPHY BY AERIAL SURVEY & PHOTO, INC, NORRIDGEWOOD, MAINE. GROUND CONTROL BY CITY OF PORTLAND ENGINEERING DEPT. HORIZONTAL DATUM: MAINE STATE COORDINATES WEST ZONE, NAD 83. VERTICAL DATUM: NGVD 1929.
- ENGINEER: PINKHAM & GREER, CONSULTING ENGINEERS, FALMOUTH, MAINE.
- EXISTING WATER LINE LOCATION IS DIGITIZED FROM PORTLAND WATER DISTRICT GIS PHOTO AND IS APPROXIMATE.
- SILT FENCE IS TO BE INSTALLED AS SHOWN PRIOR TO CONSTRUCTION.
- EROSION CONTROL MESH IS TO BE INSTALLED ON ALL SLOPES GREATER THAN 3:1. LOAM & SEED ALL NON-STRUCTURE AREAS WITHIN SEVEN (7) DAYS OF FINISH GRADING. ALL EROSION CONTROL MEASURES SHALL CONFORM TO MAINE DEP GUIDELINES AND CITY OF PORTLAND DESIGN STANDARDS.

DO NOT ALTER WATER OR WIRE UTILITY SERVICES TO THE NORING PROPERTY.

| | | | |
|---|-------------|---|---|
| | 3 | 5/24/07 | REVISED WATER SERVICE PIPE SIZES |
| | 2 | 5/22/07 | REV'D LOT 3 & 4 BLDG LOCATIONS, ADDED ACCESS EASEMENT |
| | 1 | 3/23/07 | REVISED PER PLANNING STAFF COMMENTS |
| REV. | | DATE | DESCRIPTION |
| | | ALBERT B. & JUDITH L. GLICKMAN 9864 WILSHORE BLVD, BEVERLY HILLS CA GLICKMAN FAMILY LOTS GREAT DIAMOND ISLAND, PORTLAND ME | |
| CONSULTING ENGINEERS FALMOUTH, MAINE | | MINOR SITE PLAN | |
| SCALE: AS SHOWN | DRN BY: JDC | DATE: FEBRUARY 20, 2007 | DESIGN BY: ATM |
| PROJECT: 06184 | CHK BY: | | |

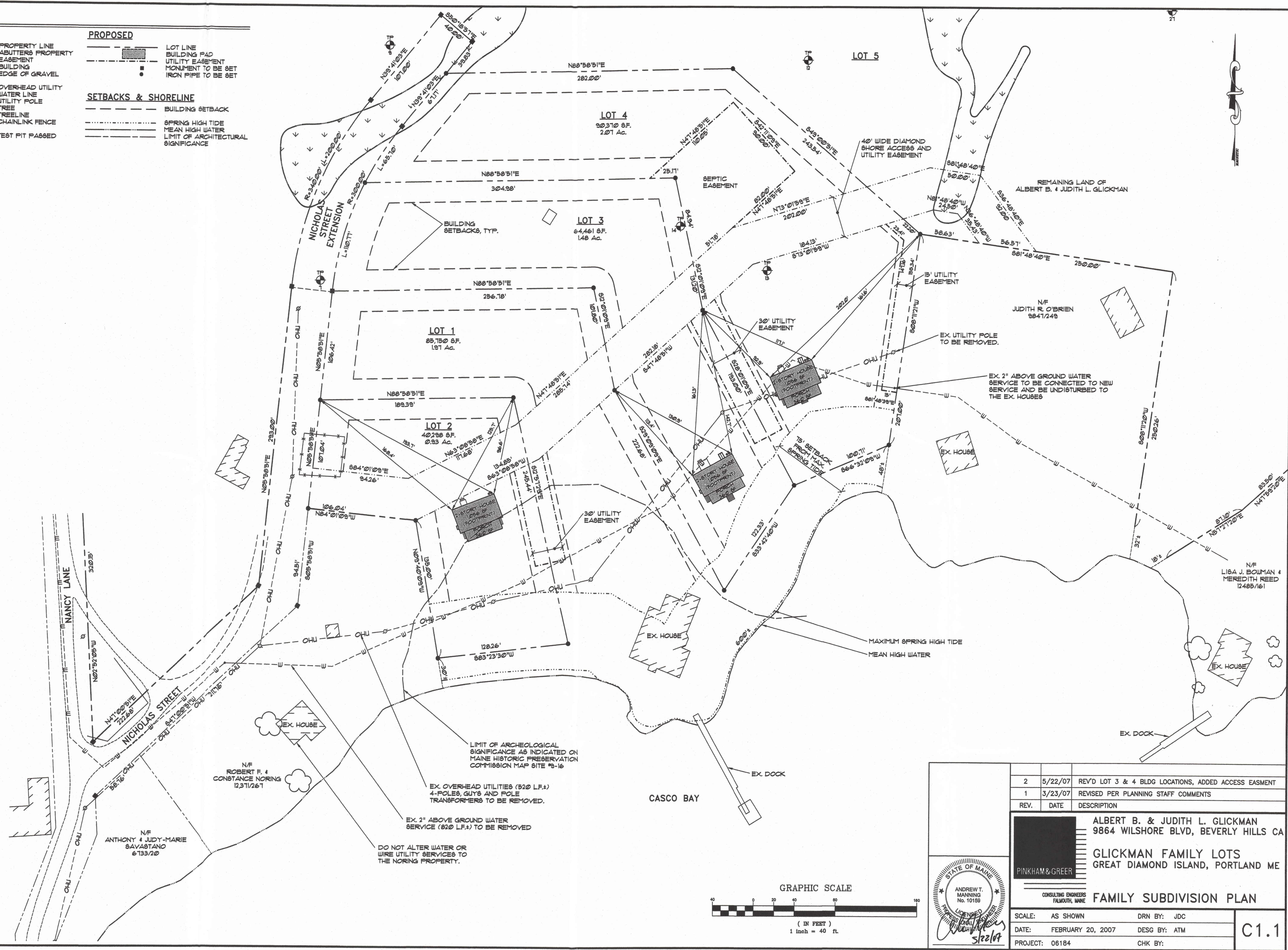
C1.2

LEGEND

| EXISTING | | PROPOSED | |
|----------|-----------------------------|----------|---------------------|
| | PROPERTY LINE | | LOT LINE |
| | ABUTTER'S PROPERTY EASEMENT | | BUILDING PAD |
| | BUILDING | | UTILITY EASEMENT |
| | EDGE OF GRAVEL | | MONUMENT TO BE SET |
| | OHU | | IRON PIPE TO BE SET |
| | OVERHEAD UTILITY | | |
| | WATER LINE | | |
| | UTILITY POLE | | |
| | TREE | | |
| | TREELINE | | |
| | CHAINLINK FENCE | | |
| | TEST PIT PASSED | | |

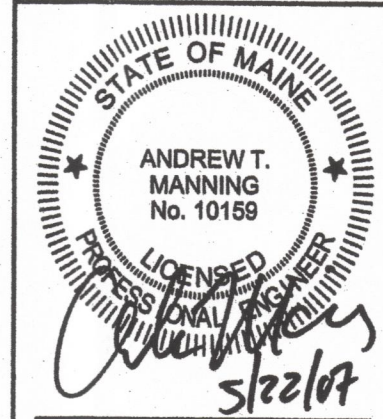
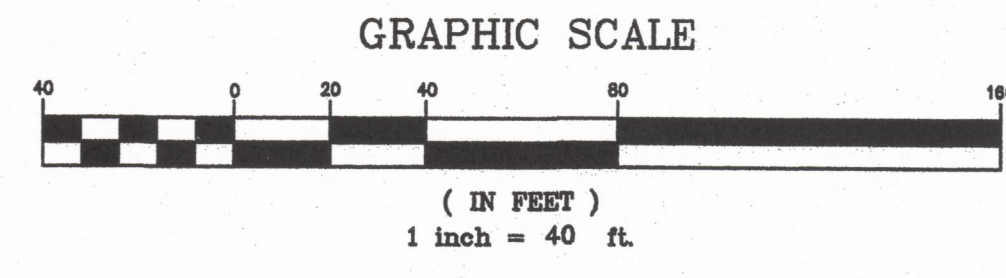
SETBACKS & SHORELINE

| | |
|--|-------------------------------------|
| | BUILDING SETBACK |
| | SPRING HIGH TIDE |
| | MEAN HIGH WATER |
| | LIMIT OF ARCHITECTURAL SIGNIFICANCE |

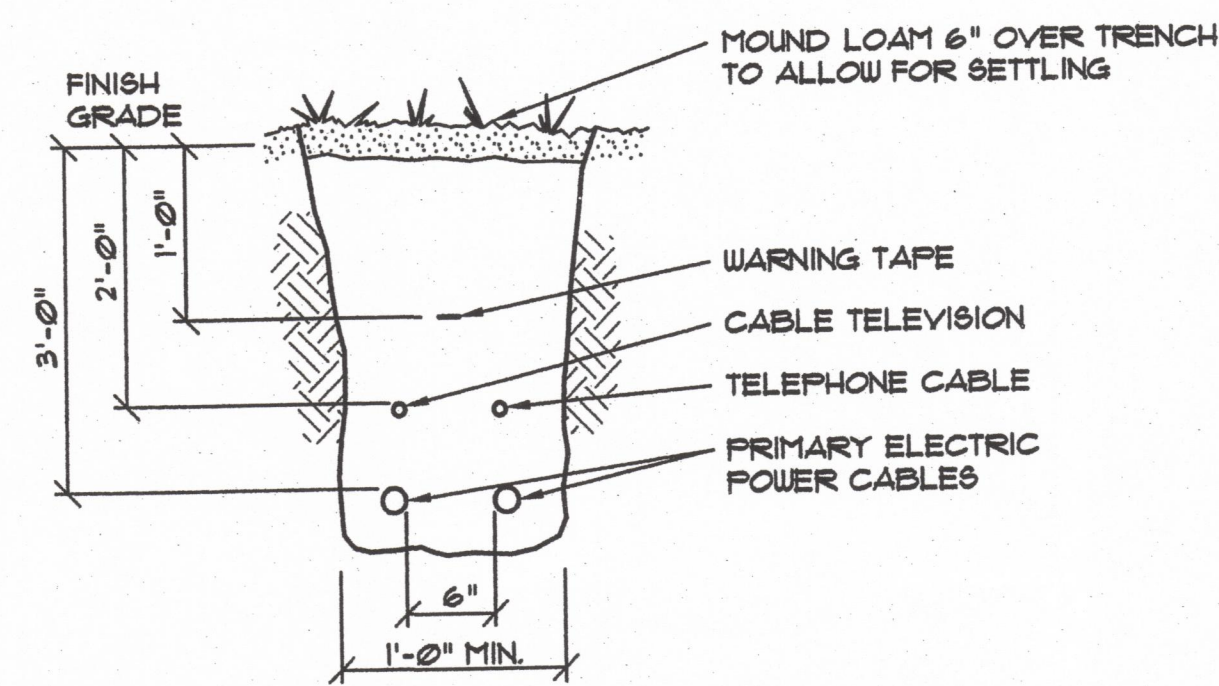


| REV. | DATE | DESCRIPTION |
|------|---------|--|
| 2 | 5/22/07 | REV'D LOT 3 & 4 BLDG LOCATIONS, ADDED ACCESS EASMENT |
| 1 | 3/23/07 | REVISED PER PLANNING STAFF COMMENTS |

| | |
|--|--------------|
| ALBERT B. & JUDITH L. GLICKMAN 9864 WILSHORE BLVD, BEVERLY HILLS CA | |
| GLICKMAN FAMILY LOTS GREAT DIAMOND ISLAND, PORTLAND ME | |
| PINKHAM & GREER CONSULTING ENGINEERS FALMOUTH, MAINE | |
| FAMILY SUBDIVISION PLAN | |
| SCALE: AS SHOWN | DRN BY: JDC |
| DATE: FEBRUARY 20, 2007 | DESG BY: ATM |
| PROJECT: 06184 | CHK BY: |

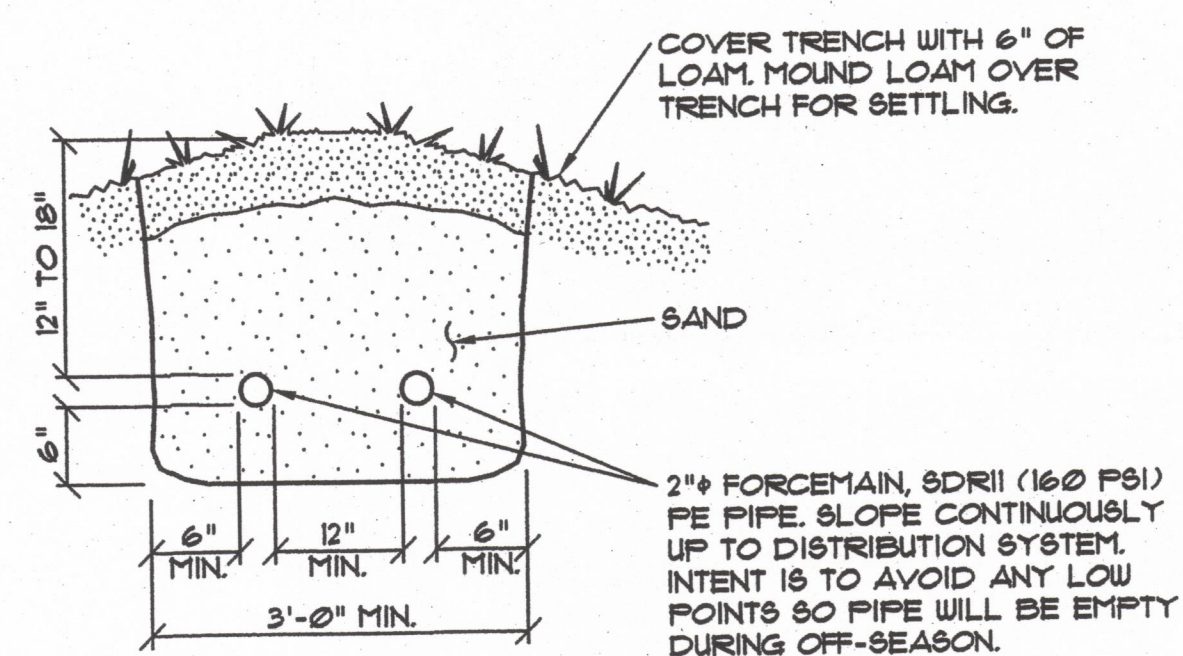


C1.1

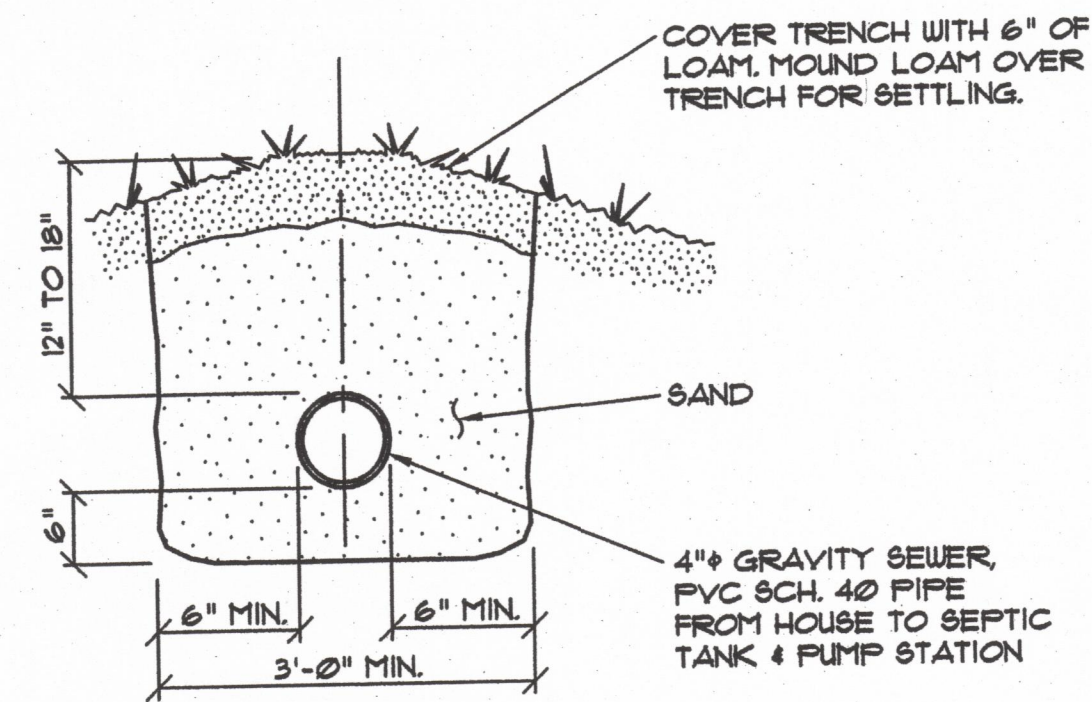


NOTES:
 1. SEE CHP CO. STANDARD TRENCH FOR BACKFILL MATERIAL REQUIREMENTS.
 2. DIRECT BURY CABLES EXCEPT UNDER PAVED AREAS. PROVIDE SCH. 40 PVC CONDUIT UNDER PAVED AREAS, EXTEND CONDUIT 5' BEYOND EDGE OF PAVEMENT.

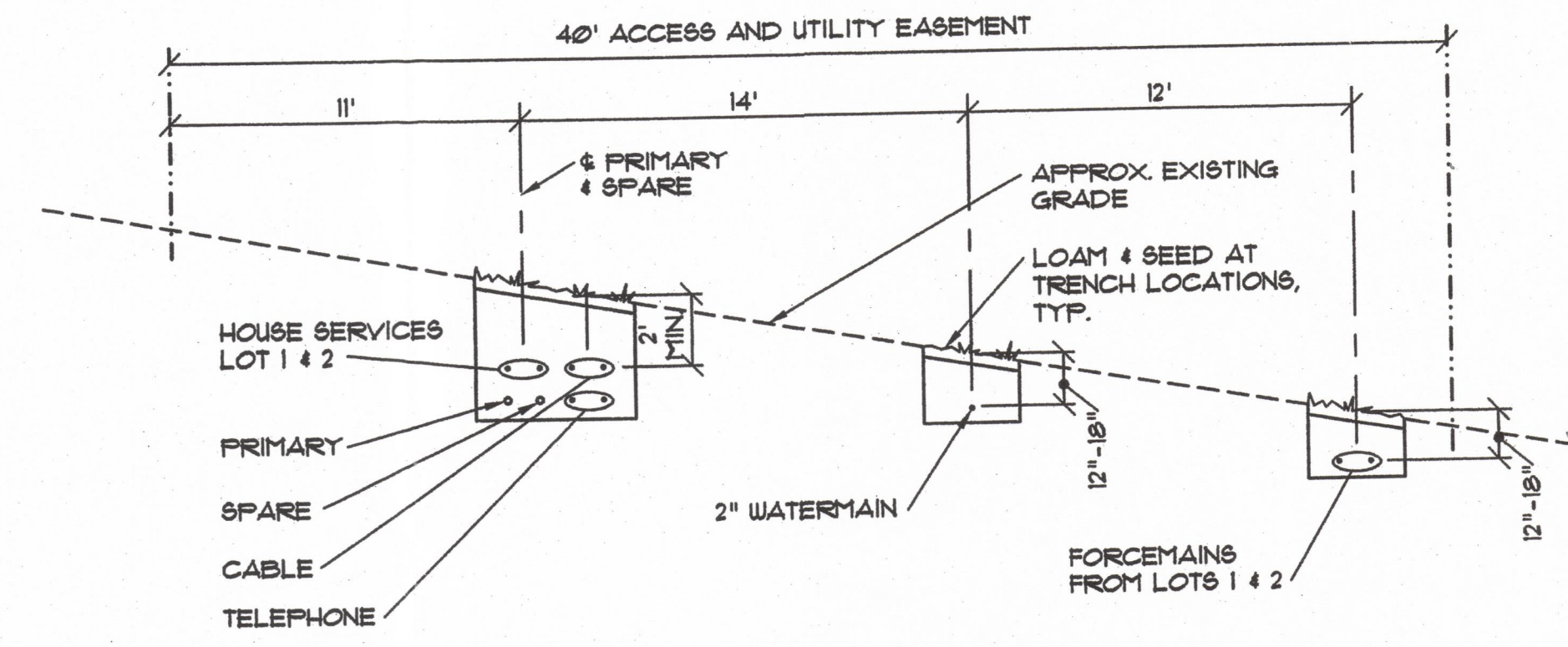
3 CABLE TRENCH SECTION NOT TO SCALE



2 FORCEMAIN TRENCH SECTION NOT TO SCALE

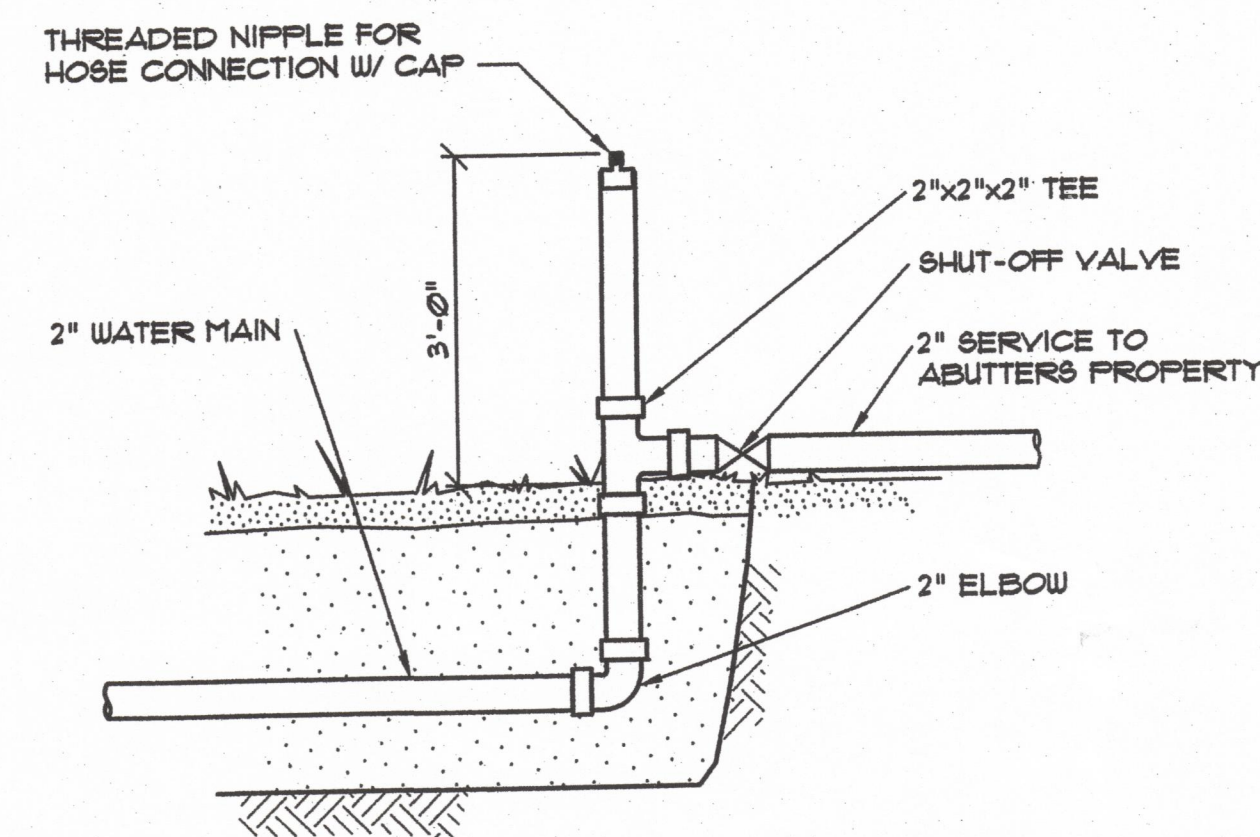


1 GRAVITY SEWER TRENCH SECTION NOT TO SCALE

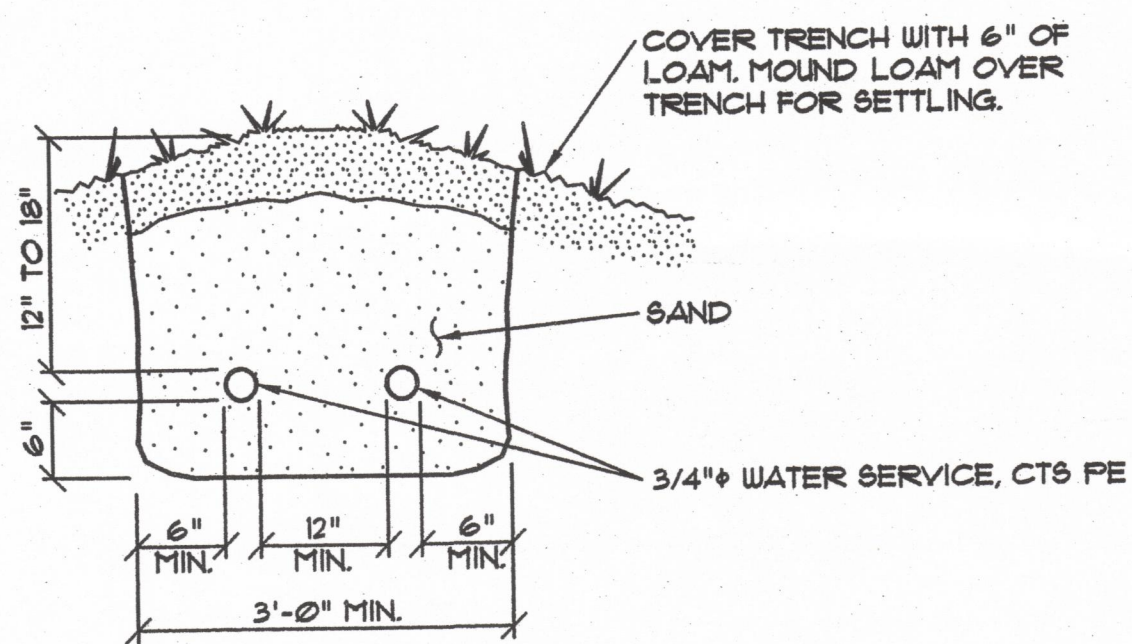


NOTES:
 1. 6" OF LOAM (MIN) AT TRENCH LOCATIONS. SEED AS SOON AS POSSIBLE.

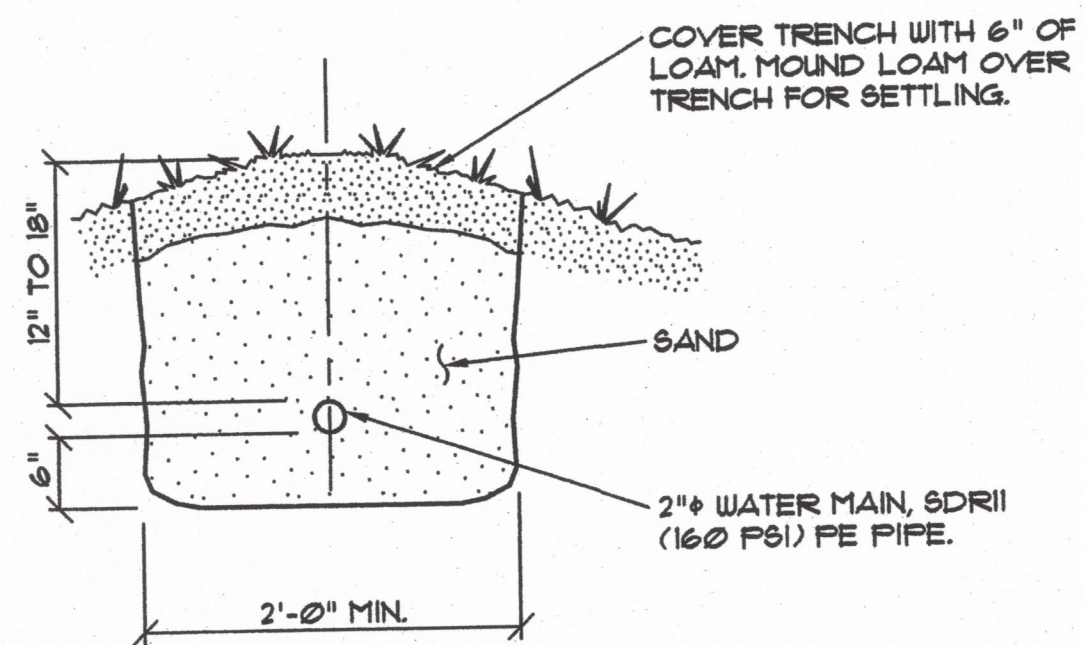
SECTION 1 NOT TO SCALE



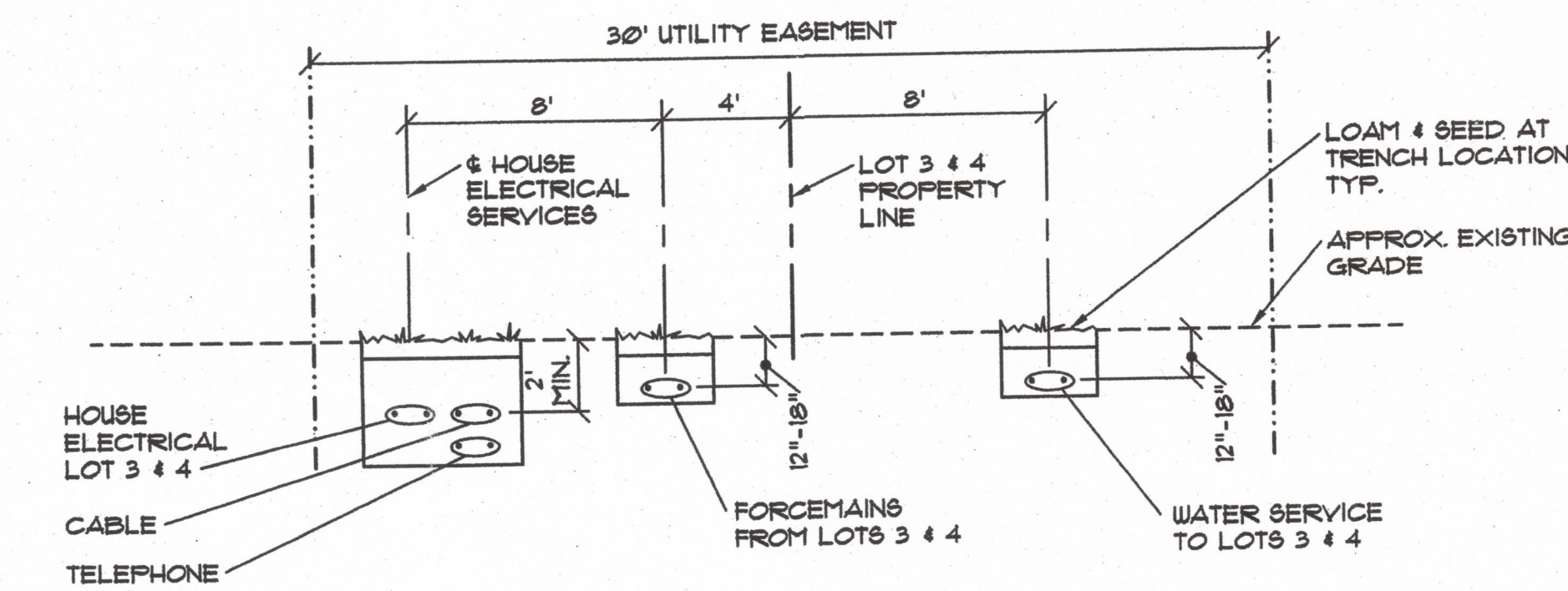
6 BLOW-OFF DETAIL NOT TO SCALE



5 WATER HOUSE SERVICE TRENCH SECTION NOT TO SCALE



4 WATER MAIN TRENCH SECTION NOT TO SCALE



NOTES:
 1. 6" OF LOAM (MIN) AT TRENCH LOCATIONS. SEED AS SOON AS POSSIBLE.

SECTION 2 NOT TO SCALE

| REV. | DATE | DESCRIPTION |
|------|---------|---|
| 1 | 5/25/07 | REVISED UTILITY SIZES AND TRENCH DEPTHS |

ALBERT B. & JUDITH L. GLICKMAN
 9864 WILSHORE BLVD, BEVERLY HILLS CA

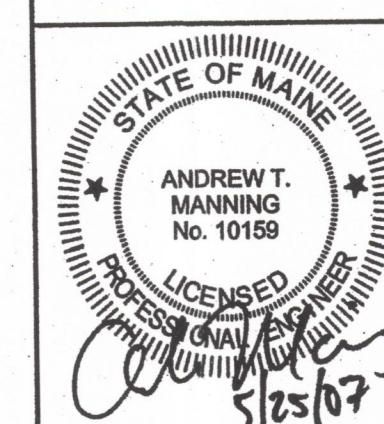
GLICKMAN FAMILY LOTS
 GREAT DIAMOND ISLAND, PORTLAND ME

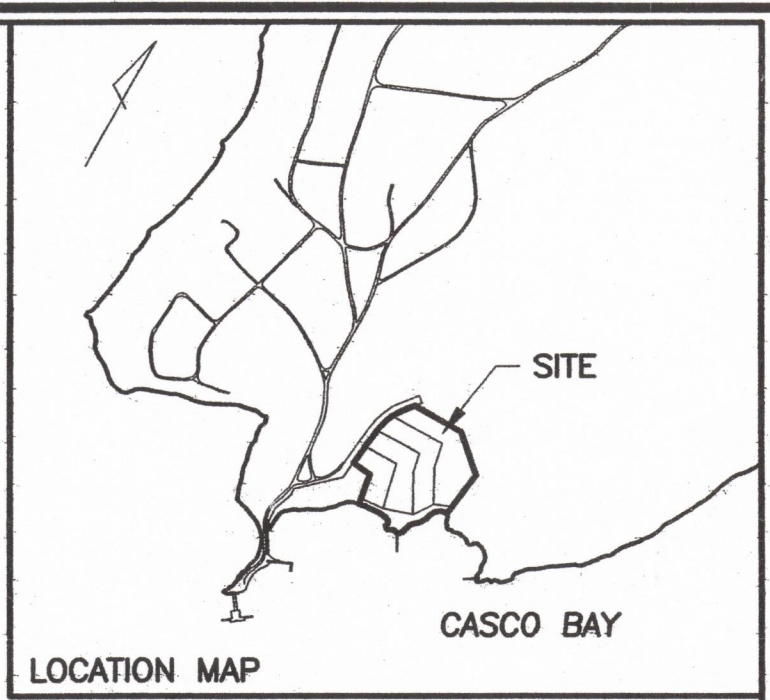
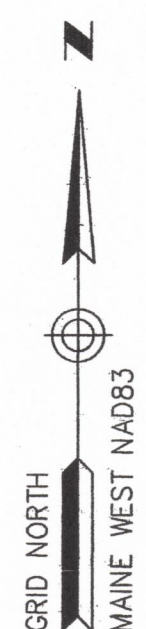
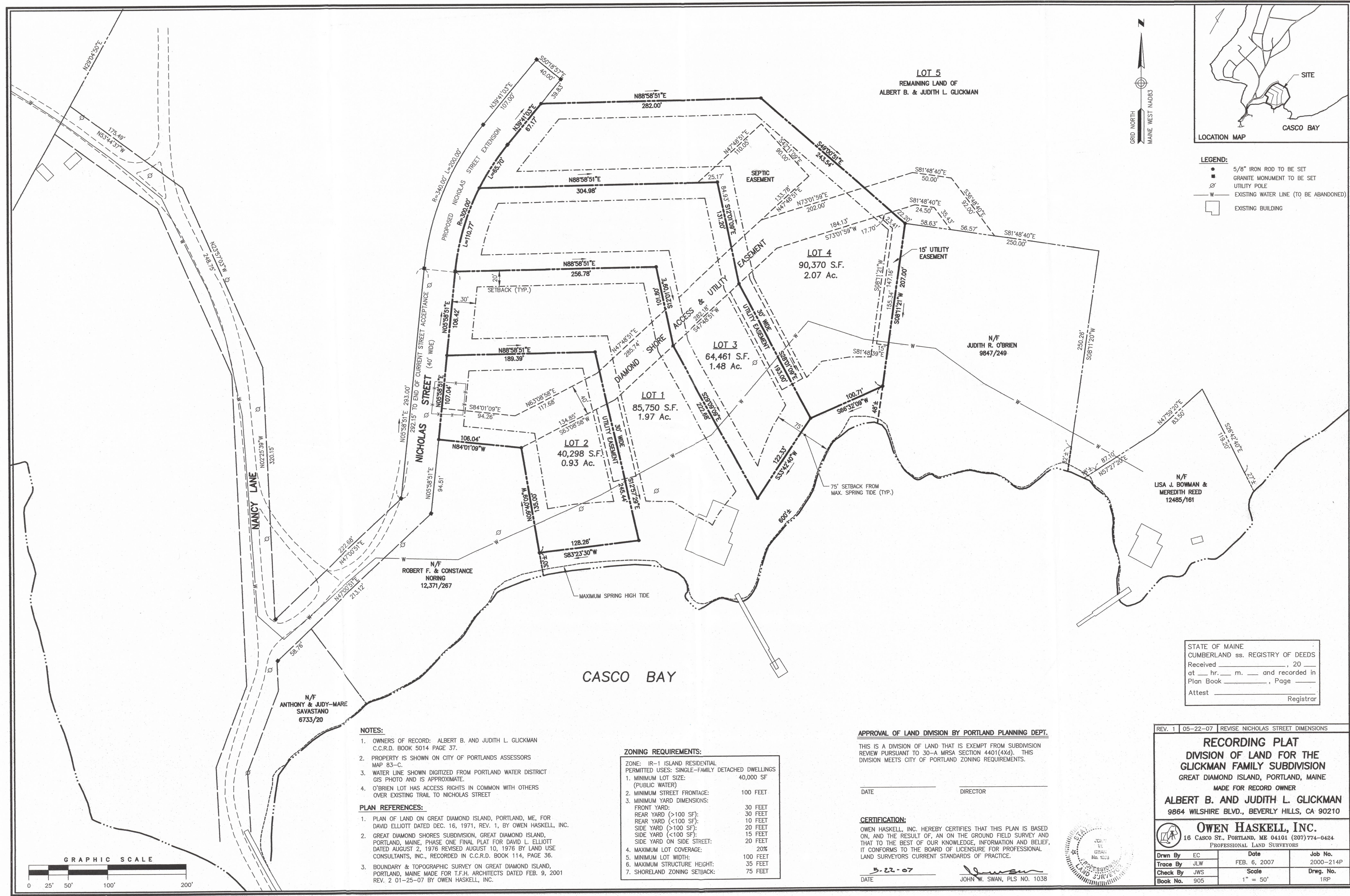
PINKHAM & GREER
 CONSULTING ENGINEERS
 FALMOUTH, MAINE

MINOR SITE PLAN DETAILS

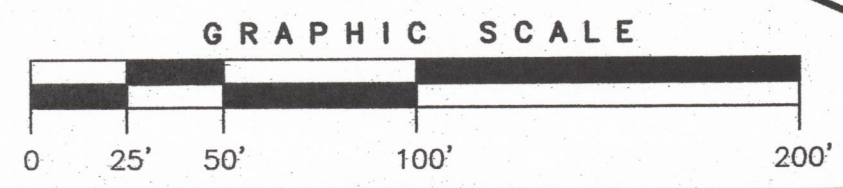
SCALE: AS SHOWN DRN BY: JDC
 DATE: MARCH 23, 2007 DESG BY: ATM
 PROJECT: 06184 CHK BY:

C1.3





- LEGEND:**
- 5/8" IRON ROD TO BE SET
 - GRANITE MONUMENT TO BE SET
 - UTILITY POLE
 - EXISTING WATER LINE (TO BE ABANDONED)
 - EXISTING BUILDING



- NOTES:**
- OWNERS OF RECORD: ALBERT B. AND JUDITH L. GLICKMAN C.C.R.D. BOOK 5014 PAGE 37.
 - PROPERTY IS SHOWN ON CITY OF PORTLAND'S ASSESSORS MAP 83-C.
 - WATER LINE SHOWN DIGITIZED FROM PORTLAND WATER DISTRICT GIS PHOTO AND IS APPROXIMATE.
 - O'BRIEN LOT HAS ACCESS RIGHTS IN COMMON WITH OTHERS OVER EXISTING TRAIL TO NICHOLAS STREET

- PLAN REFERENCES:**
- PLAN OF LAND ON GREAT DIAMOND ISLAND, PORTLAND, ME, FOR DAVID ELLIOTT DATED DEC. 16, 1971, REV. 1, BY OWEN HASKELL, INC.
 - GREAT DIAMOND SHORES SUBDIVISION, GREAT DIAMOND ISLAND, PORTLAND, MAINE, PHASE ONE FINAL PLAT FOR DAVID L. ELLIOTT DATED AUGUST 2, 1976 REVISED AUGUST 10, 1976 BY LAND USE CONSULTANTS, INC., RECORDED IN C.C.R.D. BOOK 114, PAGE 36.
 - BOUNDARY & TOPOGRAPHIC SURVEY ON GREAT DIAMOND ISLAND, PORTLAND, MAINE MADE FOR T.F.H. ARCHITECTS DATED FEB. 9, 2001 REV. 2 01-25-07 BY OWEN HASKELL, INC.

ZONING REQUIREMENTS:

ZONE: IR-1 ISLAND RESIDENTIAL
 PERMITTED USES: SINGLE-FAMILY DETACHED DWELLINGS

| | |
|-------------------------------------|-----------|
| 1. MINIMUM LOT SIZE: (PUBLIC WATER) | 40,000 SF |
| 2. MINIMUM STREET FRONTAGE: | 100 FEET |
| 3. MINIMUM YARD DIMENSIONS: | |
| FRONT YARD: | 30 FEET |
| REAR YARD (>100 SF): | 30 FEET |
| REAR YARD (<100 SF): | 10 FEET |
| SIDE YARD (>100 SF): | 20 FEET |
| SIDE YARD (<100 SF): | 15 FEET |
| SIDE YARD ON SIDE STREET: | 20 FEET |
| 4. MAXIMUM LOT COVERAGE: | 20% |
| 5. MINIMUM LOT WIDTH: | 100 FEET |
| 6. MAXIMUM STRUCTURE HEIGHT: | 35 FEET |
| 7. SHORELAND ZONING SETBACK: | 75 FEET |

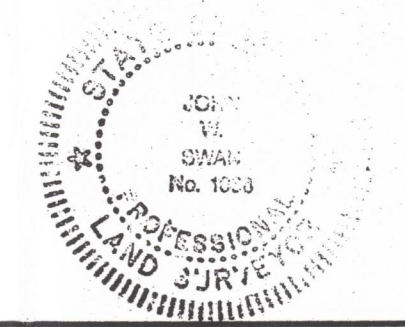
APPROVAL OF LAND DIVISION BY PORTLAND PLANNING DEPT.

THIS IS A DIVISION OF LAND THAT IS EXEMPT FROM SUBDIVISION REVIEW PURSUANT TO 30-A MRSA SECTION 4401(A)(4). THIS DIVISION MEETS CITY OF PORTLAND ZONING REQUIREMENTS.

DATE _____ DIRECTOR _____

CERTIFICATION:
 OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE 5-22-07 _____
 JOHN W. SWAN, PLS NO. 1038



STATE OF MAINE
 CUMBERLAND ss. REGISTRY OF DEEDS
 Received _____, 20____
 at ____ hr. ____ m. ____ and recorded in
 Plan Book _____, Page ____
 Attest _____ Registrar

REV. 1 05-22-07 REVISE NICHOLAS STREET DIMENSIONS

RECORDING PLAT
 DIVISION OF LAND FOR THE
 GLICKMAN FAMILY SUBDIVISION
 GREAT DIAMOND ISLAND, PORTLAND, MAINE
 MADE FOR RECORD OWNER
ALBERT B. AND JUDITH L. GLICKMAN
 9864 WILSHIRE BLVD., BEVERLY HILLS, CA 90210

OWEN HASKELL, INC.
 16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
 PROFESSIONAL LAND SURVEYORS

| | | |
|--------------|-------------------|-------------------|
| Drwn By EC | Date FEB. 6, 2007 | Job No. 2000-214P |
| Trace By JLW | Scale 1" = 50' | Drwg. No. 1RP |
| Check By JWS | | |
| Book No. 905 | | |