

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

2003-0261

Application I. D. Number

12/09/2003

Application Date

498 Island Ave. PEAKS ISLAND

Project Name/Description

Wright Joseph D & Nancy L Jts

Applicant

498 Island Ave, Peaks Island, ME 04108

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 766-5615 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

498 - 498 Island Ave, Portland, Maine

Address of Proposed Site

090 J004001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 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 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 Your new street address is now 498 ISLAND AVENUE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 5 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 6 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

December 23, 2003

Joseph and Nancy Wright
498 Island Avenue
Peaks Island, ME 04108

RE: 498 Island Avenue, Peaks Island
(ID# 2003-0261, CBL#090J004)

Dear Mr. and Mrs. Wright:

Thank you for your application for a single-family house at 498 Island Avenue. Upon review, planning department has the following comments:

1. Please add any/all proposed changes in grading. Also, add the sill or finish floor elevation.
2. Please add 2 proposed street trees along the Island Avenue frontage of the lot, as required by ordinance for single-family development.
3. Please show the proposed water service/well that will service the new building.
4. Please note the distance of the nearest fire hydrant on the site plan.

If you have any questions, please do not hesitate to contact me at 874-8632.

Sincerely,

Jay Reynolds
Development Review Coordinator

CC: Sarah Hopkins, Development Review Services Manager

12-18
Consensus Lots?
Prop. Grades / AFE
ROW ok for Dwyer?

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DRC Copy

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Project Name/Description

Wright Joseph D & Nancy L Jts

Applicant

498 Island Ave, Peaks Island, ME 04108

Applicant's Mailing Address

*Shoreland Zone? Home, 3rd floor,
west of highway*

498 - 498 Island Ave, Portland, Maine

Address of Proposed Site

090 J004001

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Consultant/Agent

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Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking Lot

Other (specify) _____

27' X 50'

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

Site Plan
(major/minor)

Subdivision
of lots _____

PAD Review

14-403 Streets Review

Flood Hazard

Shoreland

Historic Preservation

DEP Local Certification

Zoning Conditional
Use (ZBA/PB)

Zoning Variance

Other _____

Fees Paid: Site Pla \$250.00 Subdivision _____ Engineer Review \$50.00 Date 12/9/2003

DRC Approval Status:

Approved

Approved w/Conditions
See Attached

Denied

Reviewer _____

Approval Date _____

Approval Expiration _____

Extension to _____

Additional Sheets
Attached

Condition Compliance

signature

date

Performance Guarantee

Required*

Not Required

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

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

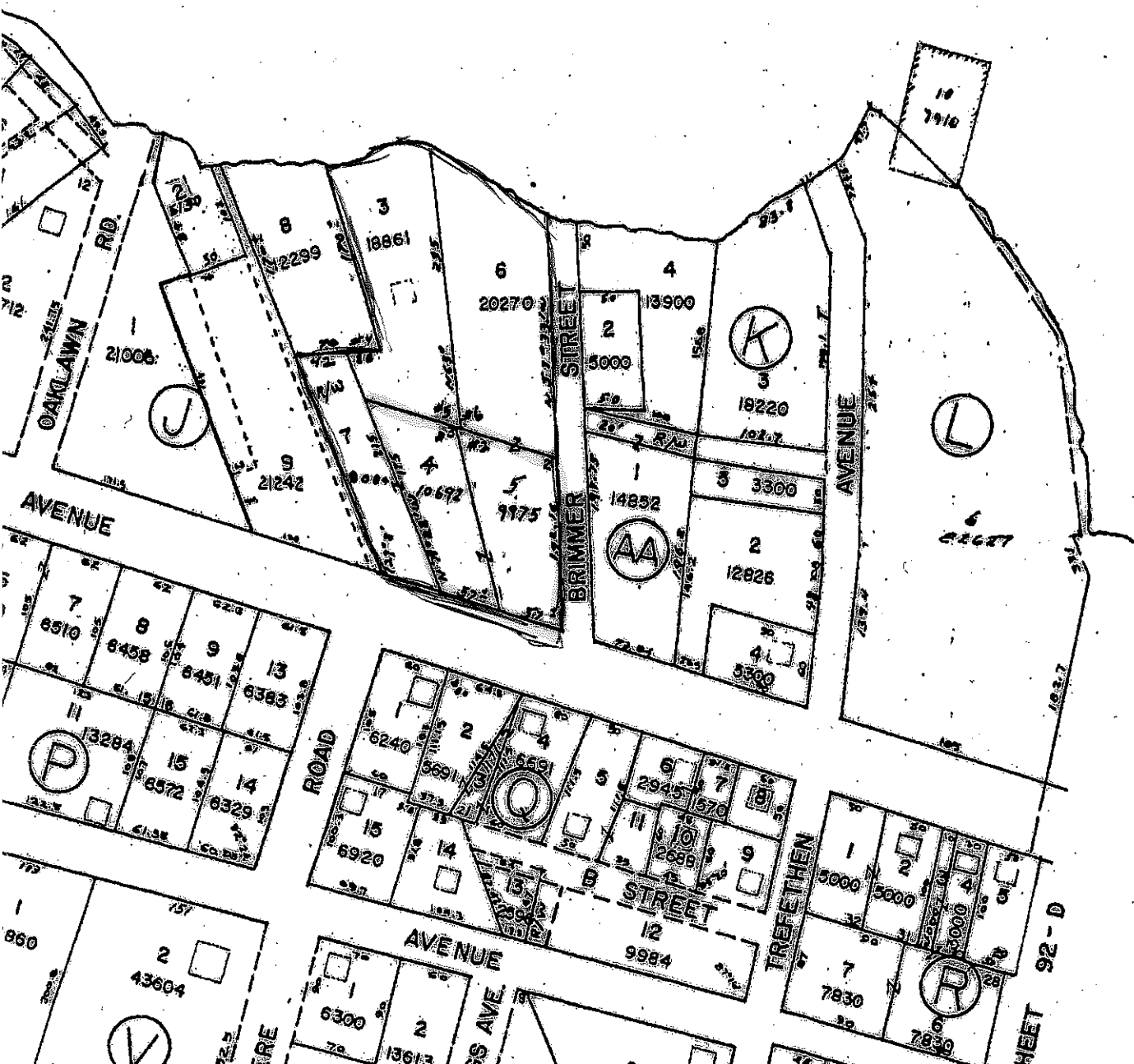
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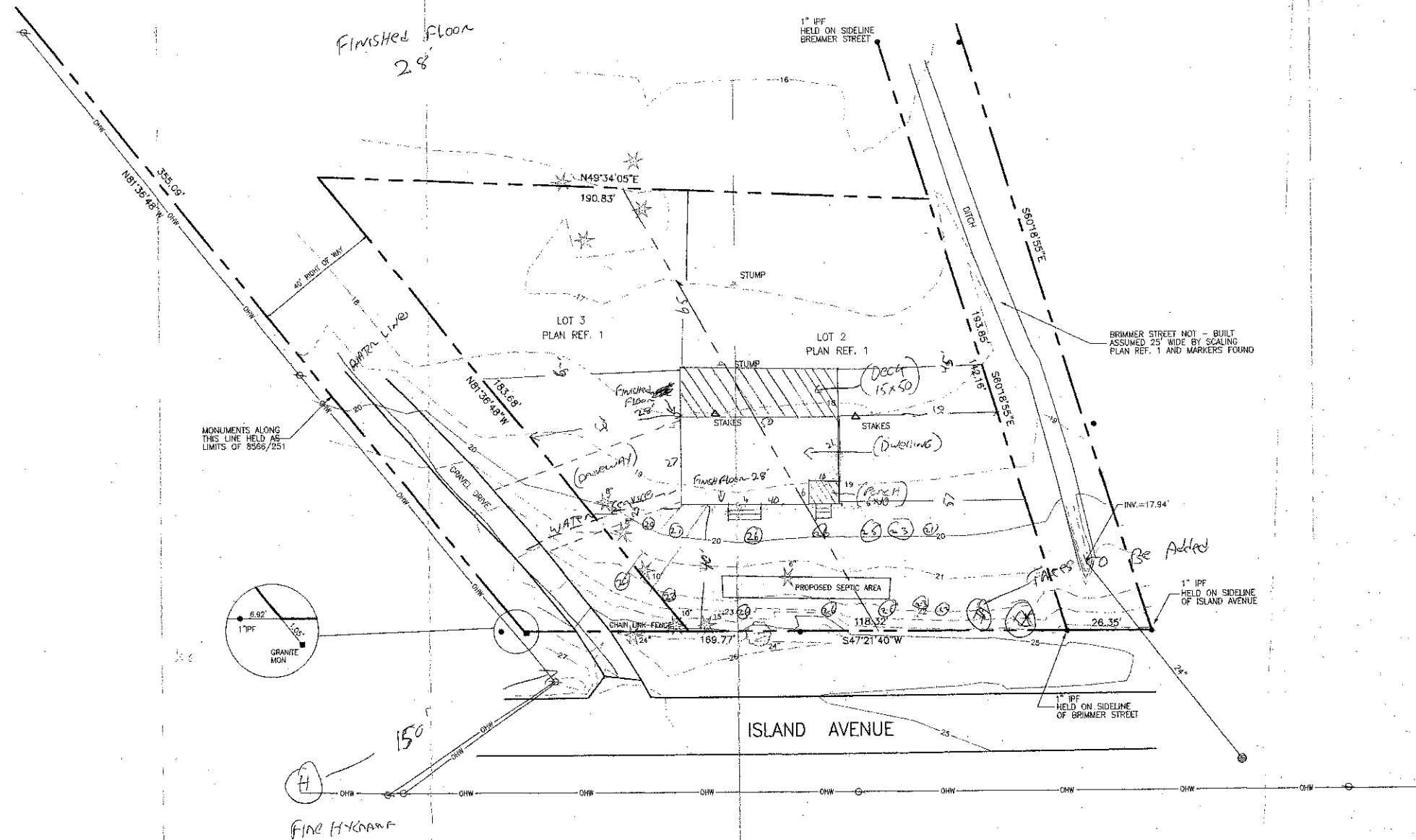
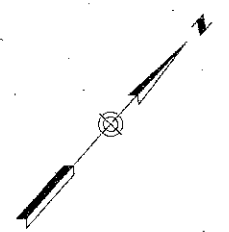
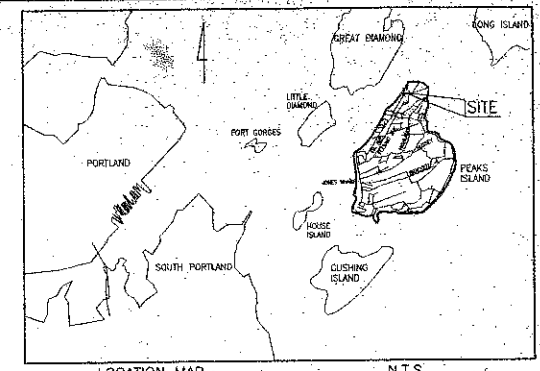
expiration date

Defect Guarantee Released

date

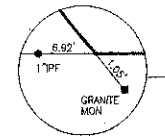
signature





MONUMENTS ALONG THIS LINE HELD AS LIMITS OF 8586/251

BRIMMER STREET NOT BUILT ASSUMED 25' WIDE BY SCALING PLAN REF. 1 AND MARKERS FOUND



Fine Hydrant

- LEGEND:**
- IRON PIPE
 - UTILITY POLE
 - ☆ LIGHT POLE
 - MANHOLE
 - CATCH BASIN
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - FENCE
 - OHW OVERHEAD WIRE
 - 100' 1' CONTOUR

NOTES:

1. OWNER OF RECORD: JOSEPH O. WRIGHT
NANCY L. WRIGHT
512 ISLAND AVENUE
PEAKS ISLAND, PORTLAND, MAINE 04108
BOOK 15273 PAGE 317
2. PARCEL IS SHOWN AS LOTS 4 AND 5, BLOCK J, ON THE CITY OF PORTLAND ASSESSORS MAP 90.
3. BEARINGS ARE BASED ON PLAN REFERENCE 2.
4. PROJECT BENCHMARK IS "RM-42" SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE COMMUNITY PANEL NO. 234051-0015B EFFECTIVE DATE JULY 17, 1986. ELEV.=56.24 NGVD 1929.

PLAN REFERENCES:

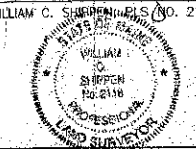
1. "PLAN OF PROPERTY FOR WENDELL WRIGHT PEAKS ISLAND PORTLAND, MAINE" DATED JUNE 02, 1964 BY RAYMOND MERCEIR RECORDED IN PLAN BOOK 69 PAGE 36.
2. "PLAN OF LAND ON WILD ROSE PATH, PEAKS ISLAND, PORTLAND, MAINE MADE FOR STEPHEN DERBY" DATED SEPT. 09, 2002 BY OWEN HASKELL, INC.

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.

4-28-03
DATE

WILLIAM C. SHIPPEN (No. 2118)

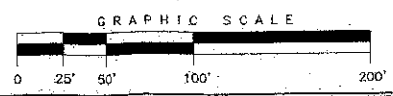


BOUNDARY AND TOPOGRAPHIC SURVEY

ON
ISLAND AVENUE, PEAKS ISLAND, PORTLAND, MAINE
MADE FOR
NANCY WRIGHT

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

Drawn By: WCS	Date: APRIL 22, 2003	Job No.: 2003-045 P
Trace By: RWC	Scale: 1" = 20'	Drwg. No.: 1
Check By: WCS		
Book No.: FILE		



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