

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

**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

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 Plan **\$250.00** Subdivision \_\_\_\_\_ Engineer Review **\$50.00** Date **12/09/2003**

**DRC Approval Status:**

Reviewer **Jay Reynolds**

Approved

Approved w/Conditions  
See Attached

Denied

Approval Date **02/17/2004**

Approval Expiration **02/17/2005**

Extension to \_\_\_\_\_

Additional Sheets  
Attached

Condition Compliance

**Jay Reynolds**  
signature

**02/17/2004**  
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

**CITY OF PORTLAND, MAINE  
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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  
Combining lots?  
Prop. Grades / AFE  
ROW ok for driveway?

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Applicant  
498 Island Ave, Peaks Island, ME 04108  
Applicant's Mailing Address

Shoreland Zone? Abn, Johnson,  
water/hydrant

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

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

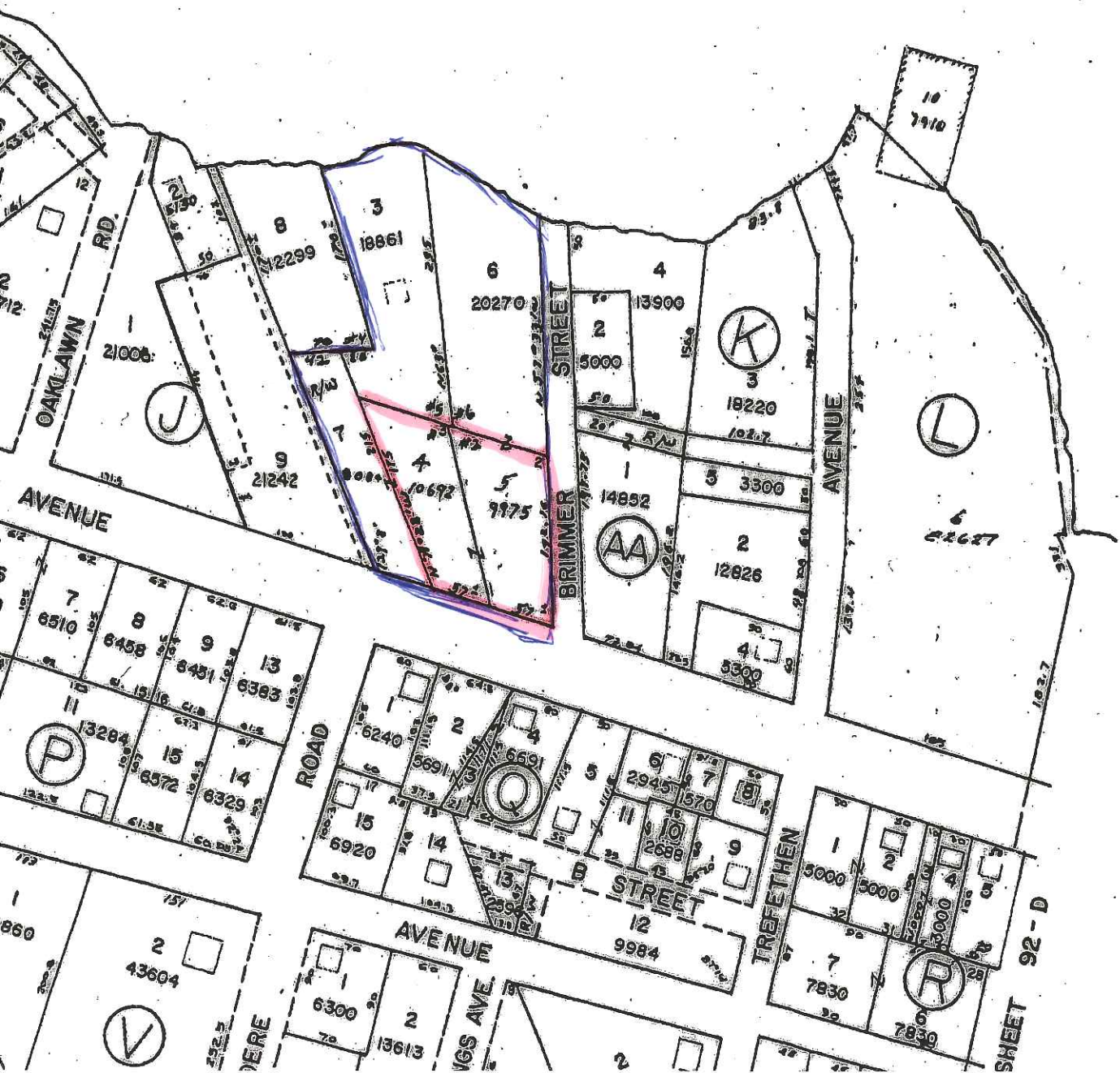
DRC Approval Status:

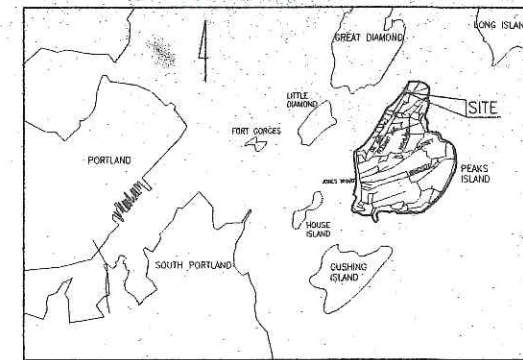
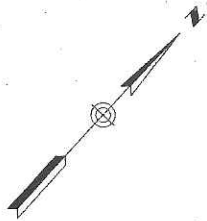
Approved  Approved w/Conditions See Attached  Denied  
Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

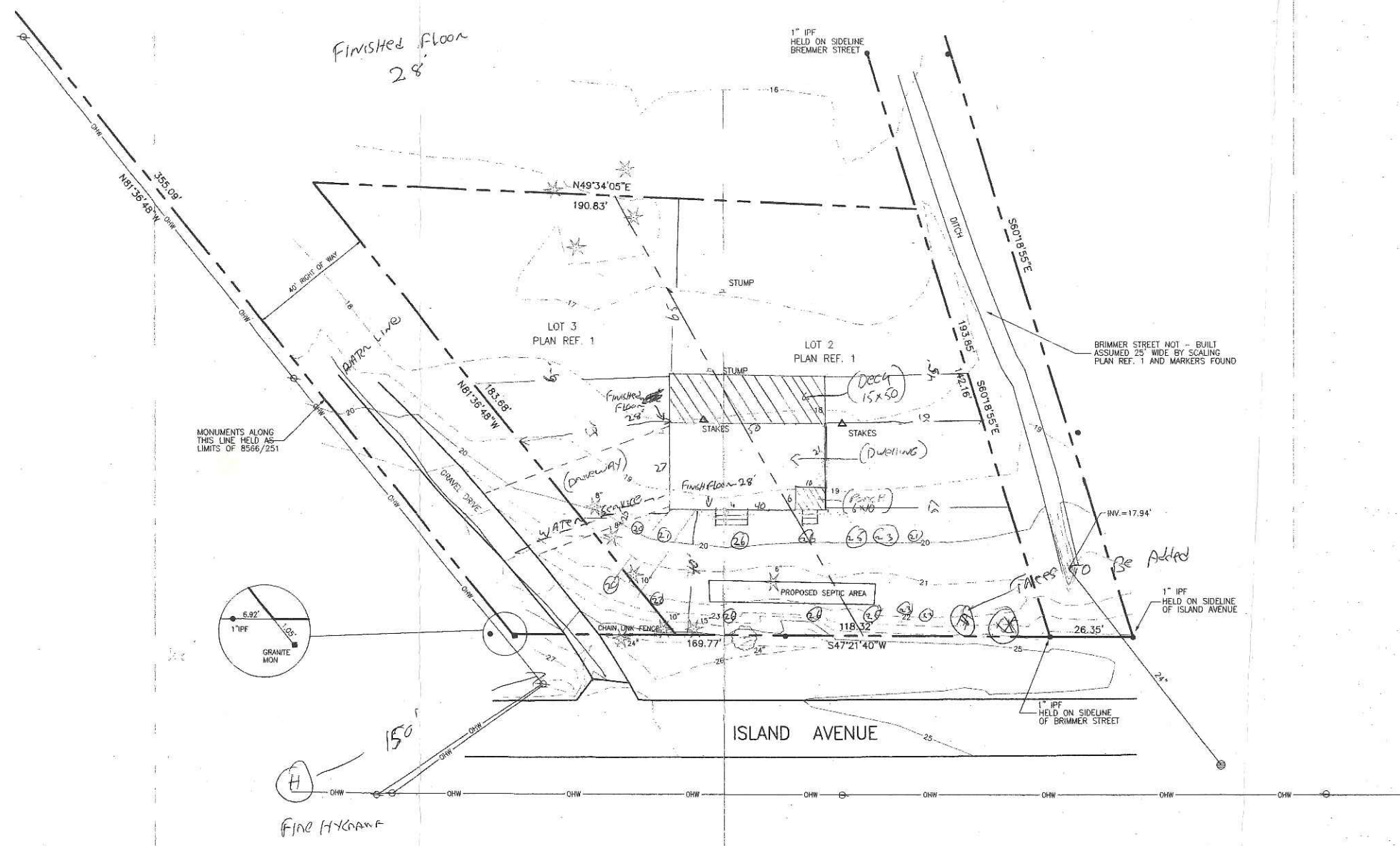
\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- 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 \_\_\_\_\_ amount \_\_\_\_\_ expiration date \_\_\_\_\_
- Defect Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_





LOCATION MAP N.T.S.



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

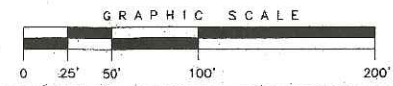
- NOTES:**
- OWNER OF RECORD: JOSEPH D. WRIGHT  
NANCY L. WRIGHT  
512 ISLAND AVENUE  
PEAKS ISLAND, PORTLAND, MAINE 04108  
BOOK 15273 PAGE 317
  - PARCEL IS SHOWN AS LOTS 4 AND 5; BLOCK J, ON THE CITY OF PORTLAND ASSESSORS MAP 90.
  - BEARINGS ARE BASED ON PLAN REFERENCE 2.
  - PROJECT BENCHMARK IS "RM-42" SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE COMMUNITY PANEL NO. 230051-0015B EFFECTIVE DATE JULY 17, 1986, ELEV.=56.24 NGVD 1929.

- PLAN REFERENCES:**
- "PLAN OF PROPERTY FOR WENDELL WRIGHT PEAKS ISLAND PORTLAND, MAINE" DATED JUNE 02, 1964 BY RAYMOND MERCEIR RECORDED IN PLAN BOOK 69 PAGE 36.
  - "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)  
PROFESSIONAL LAND SURVEYOR



**BOUNDARY AND TOPOGRAPHIC SURVEY**  
ON  
ISLAND AVENUE, PEAKS ISLAND, PORTLAND, MAINE  
MADE FOR  
**NANCY WRIGHT**

**OWEN HASKELL, INC.**  
16 CASCO 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		

DATE PLOTTED: 04/22/03 10:52 AM PLOT FILE: E:\2003\045\045.dwg