

**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** **02/17/2004**
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

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

2003-0261
Application I. D. Number

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Application Date

Wright Joseph D & Nancy L Jts
Applicant
498 Island Ave, Peaks Island, ME 04108
Applicant's Mailing Address

498 Island Ave, PEAKS ISLAND
Project Name/Description

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

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DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

DRC Copy

2003-0261

Application I. D. Number

12/9/2003

Application Date

498 Island Ave. PEAKS ISLAND

Project Name/Description

12-18
Combining lots?
Prop. Grades / APE
ROW OK for driveway?

Wright Joseph D & Nancy L Jts

Applicant

498 Island Ave, Peaks Island, ME 04108

Applicant's Mailing Address

Shoreland Zone? Hum, Johnson,
Wright / Nydrant

498 - 498 Island Ave, Portland, Maine

Address of Proposed Site

090 J004001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

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

Applicant or Agent Daytime Telephone, Fax

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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:

Jay

Reviewer _____

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

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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 _____

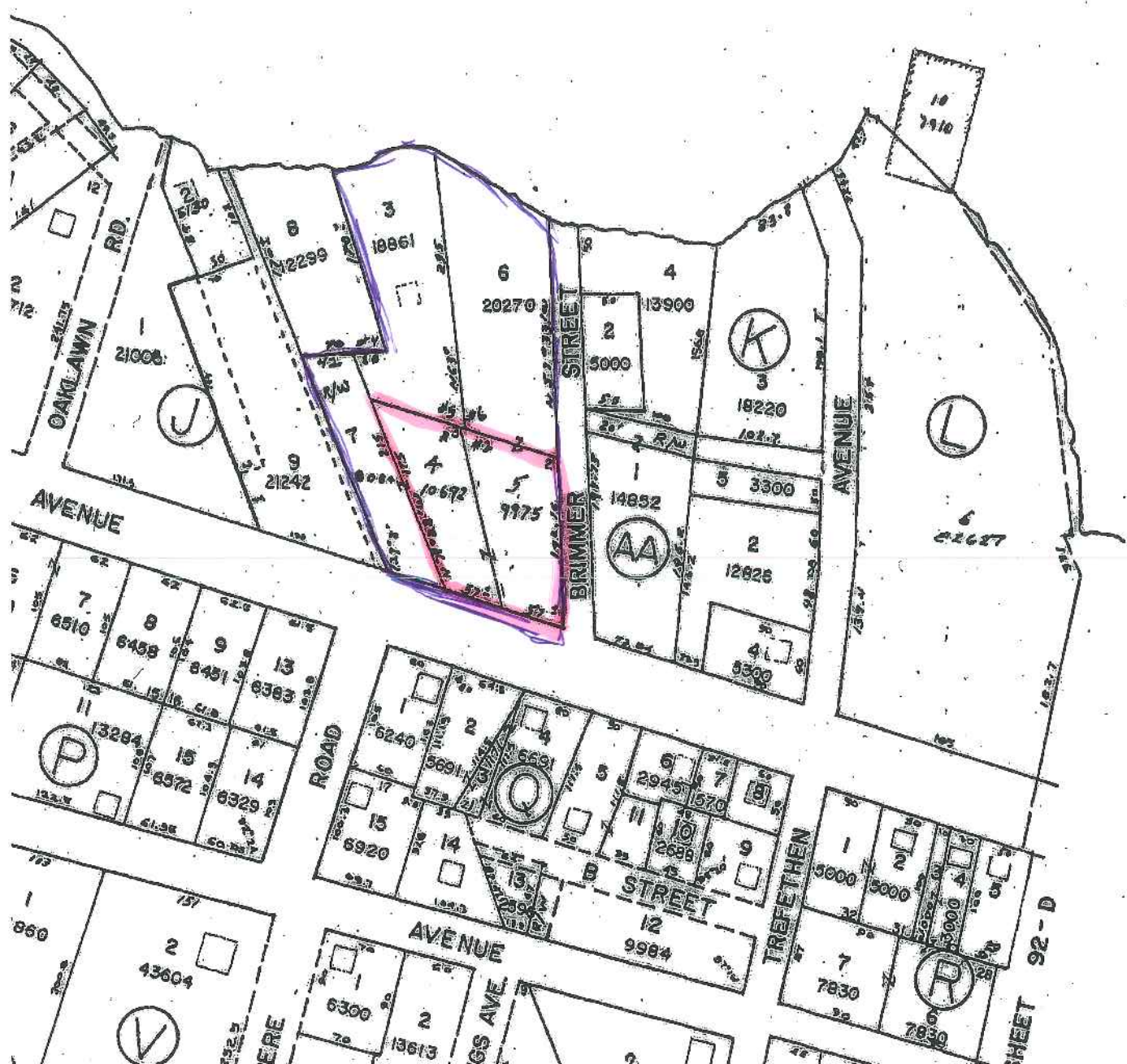
Certificate Of Occupancy _____ date _____

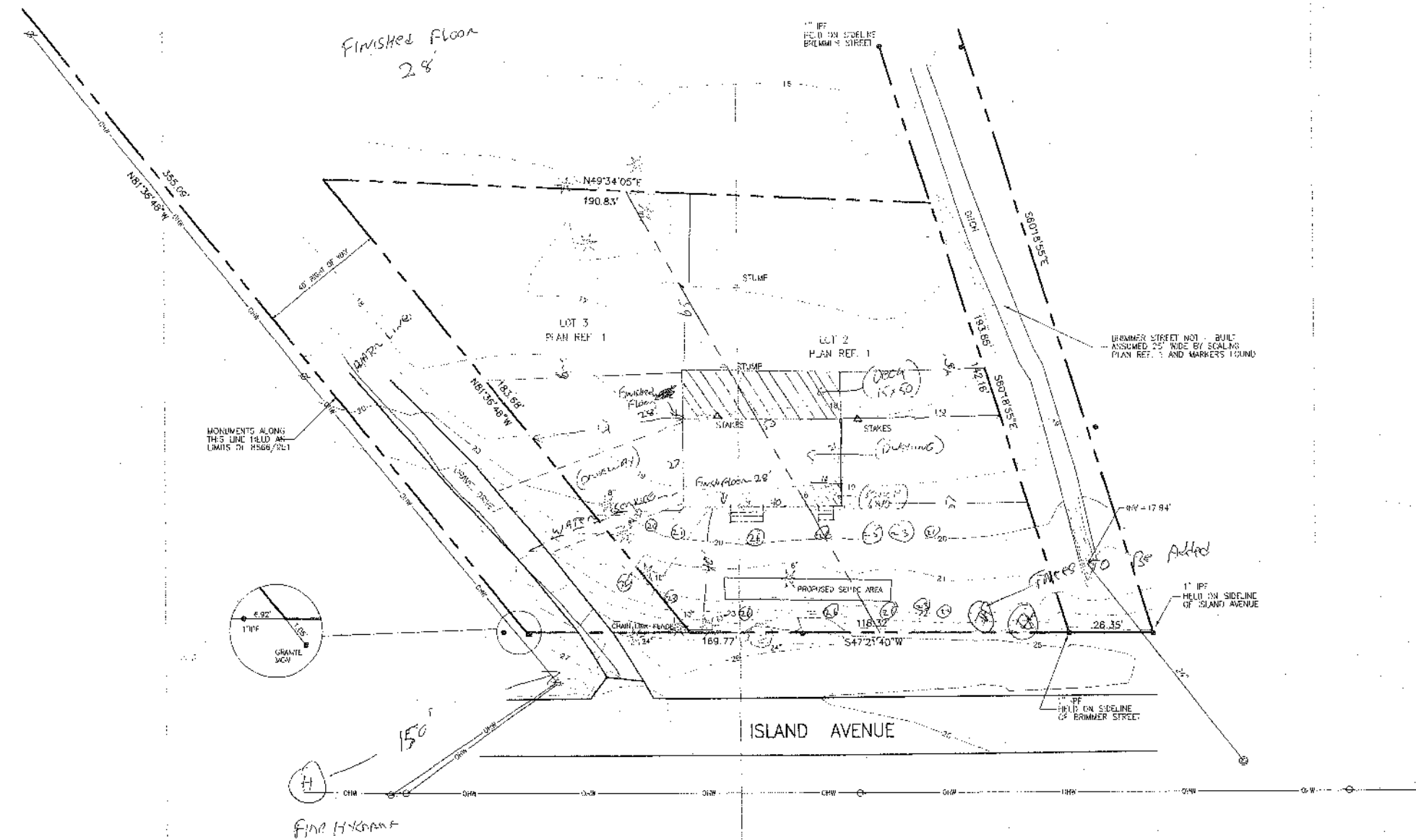
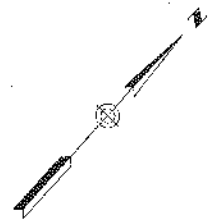
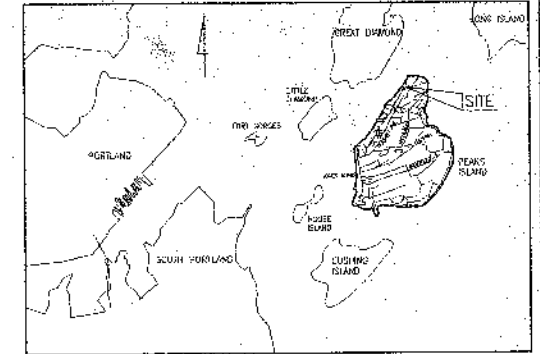
Performance Guarantee Released _____ date _____ signature _____

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____

Defect Guarantee Released _____ date _____ signature _____

PE





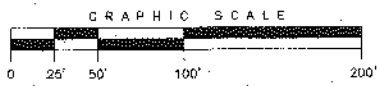
- LEGEND:**
- IRON PIPE
 - UTILITY POLE
 - LIGHT POLE
 - MANHOLE
 - CATCH BASIN
 - DECIDUOUS TREE
 - CONIFEROUS TREE
 - FENCE
 - OVERHEAD WIRE
 - 1' CONTOUR

- NOTES:**
1. OWNER IN RECORD: JOSEPH D. WRIGHT
NANCY L. WRIGHT
512 ISLAND AVENUE
PEAKS ISLAND, PORTLAND, MAINE 04108
BOOK 15723 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 "PM-42" SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE COMMUNITY PANEL NO. 233051-30115R EFFECTIVE DATE JULY 17, 1986, ELEV.=56.24 NGVD '89.

- PLAN REFERENCES:**
1. "PLAN OF PROPERTY FOR WENIFER WRIGHT PEAKS ISLAND, PORTLAND, MAINE" DATED JUNE 02, 1964 BY RAYMOND MERCER RECORDED IN PLAN BOOK 89 PAGE 36.
 2. "PLAN OF LOTS ON WILD ROSE PATH, PEAKS ISLAND, PORTLAND, MAINE MADE FOR STEPHEN DARBY" DATED SEPT. 08, 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. SHIMPER (No. 2118)
PROFESSIONAL LAND SURVEYOR



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

OWEN HASKELL, INC.
15 CASCO ST., PORTLAND, ME 04101 (207) 774-0434
PROFESSIONAL LAND SURVEYORS

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