

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

2006-0137
Application I. D. Number

7/25/2006
Application Date

25 Cottage St
Project Name/Description

831-8620
Mcadam Thomas J &
Applicant
451 Deering Ave , Portland, ME 04103
Applicant's Mailing Address
Jolene McGowan
Consultant/Agent
Agent Ph: (207)775-5958 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

58 Ashmont
25 - 25 Cottage St, Portland, Maine
Address of Proposed Site
125 H005001
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 Lot¹ Other (specify) _____

Proposed Building square Feet or # of Units 8946 sf Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 7/25/2006

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions
See Attached Denied

Approval Date 9/11/2006 Approval Expiration 9/11/2007 Extension to _____ Additional Sheets
Attached

Condition Compliance Jay Reynolds 9/11/2006
signature date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	_____	_____	_____
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____	_____	_____
	date		
<input checked="" type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	_____
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____	_____	_____
	date		
<input checked="" type="checkbox"/> Performance Guarantee Released	_____	_____	_____
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input checked="" type="checkbox"/> Defect Guarantee Released	_____	_____	_____
	date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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ADDENDUM**

2006-0137

Application I. D. Number

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Applicant's Mailing Address

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Agent Ph: (207) 775-5958

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

25 - 25 Cottage St, Portland, Maine

Address of Proposed Site

125 H005001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 All Site work (final grading, landscaping, loam and seed) must be completed 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 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.
- 4 A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5 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.)
- 6 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: May 29, 2008

RE: C. of O. for #25 Cottage Streete,
(Id#2006-0137) (CBL 125 H 005001)

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; Tammy Munson; tm
Date: 7/23/2008 8:53:14 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 25 COTTAGE ST Parcel ID:
125 H005001 Dis

Date: 7/25/2008 Time: 6:00:00 AM

Note: 831-8620 Tom requesting a.m. Property Addr: 25 COTTAGE ST Parcel ID: 125 H005001

Application Type: Prmt
Application ID: 61115

Contact:
Phone1: Phone2:

Owner Name: MCADAM THOMAS J &
Owner Addr: 451 DEERING AVE
PORTLAND , ME 04103

① No Trees
 ② Drainage Don't Go Anywhere
 ③ Revise Plan to show Actual
 Retaining Bidot

Free it

CITY OF PORTLAND, MAINE
 DEVELOPMENT REVIEW APPLICATION
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DRC Copy

Rec'd 8-21

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 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

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Reviewer _____

Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date _____

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	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
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	date		
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	date	signature	
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<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Mr. Thomas Mcadam
451 Deering Avenue
Portland, ME 04103

August 22, 2006

Dear Mr. Mcadam:

RE: Application for single family house, Ashmont Street/Cottage Street

Upon review of the site plan, the City's Planning Division has the following comments:

1. Please revise your site plan to show what is actually being built. I understand that you have modified your design and have added porches and removed the garage and bulkhead.
2. Please add a storm drain/field inlet pipe to your site plan. There is a storm drain system that it could be tied into within Ashmont Street. Currently your lot is designed so that you will have a foot of standing water along your side boundary line. This drainage needs an outlet.
3. Please add 2 street trees (required for single family development, to be installed along the street frontage of the property) to your site plan.

Please resubmit 4 copies of the revised site plan to my attention.

Sincerely,

Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager

25 Cottage St.
CBL 125-H-005

8/17/06

Jay - FYI

Tom McAdam came in and revised the site plan footprint so that it matches the building plans.

The basic footprint doesn't change

- the front left side indents

- 5.5' x 6.5' for a front porch

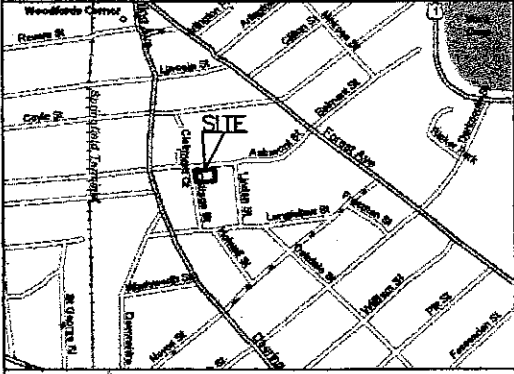
- there is no bulkhead

- the garage is not being built at this point

Here is a copy of the hand drawn changes.

Am.

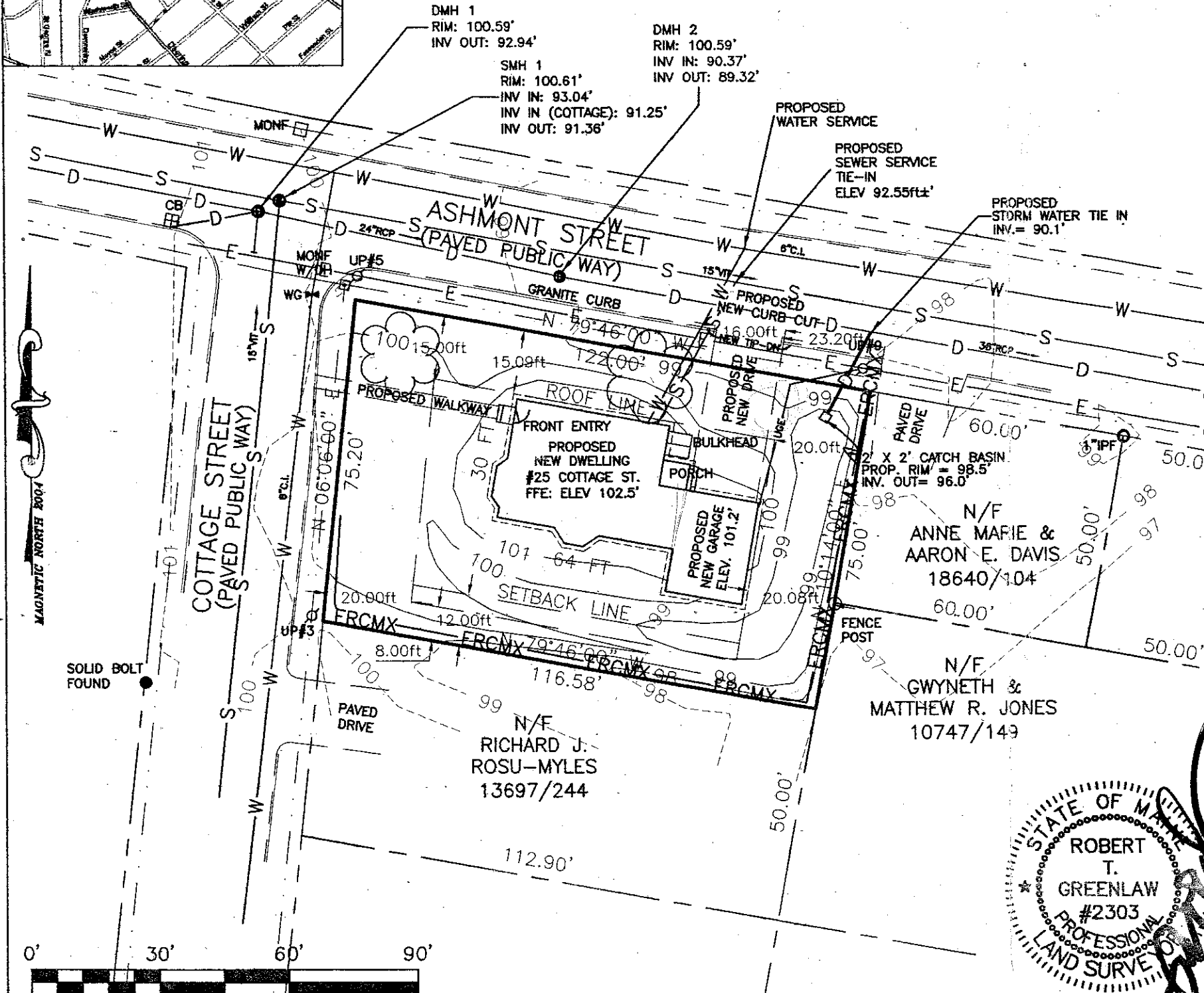
SITE LOCATION MAP:



**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 9-11-06

GENERAL NOTES:

- RECORD OWNER OF PARCEL: THOMAS J. MCADAM AND JOLENE A. MCGOWAN, BOOK 23608 PAGE 26, AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
- BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 3 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
- AREA OF SUBJECT PARCEL: 8,946.4 SQ. FT. 0.21 ACRES
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) CITY OF PORTLAND, MAINE, ASSESSORS PLAN, NO. 125, BLOCK H, LOT 5, DATED: RETRACED 4-5-67.
- THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF OF THIS SURVEY.
- ZONING: R-5 RESIDENTIAL
SETBACKS: FRONT - 20 FT
REAR - 20 FT
SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 12 FT
ON SIDE STREET: 15 FT
MINIMUM LOT SIZE: 6,000 SQ FT
MINIMUM LOT FRONTAGE: 50 FT
MAXIMUM BUILDING HEIGHT: 35 FT
MAXIMUM LOT COVERAGE: 40%
- PROPOSED DWELLING AND DRIVEWAY COVER APPROX 25% OF LOT, MEETS ABOVE REQUIREMENTS.
- BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 13B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- NOTE: 4"± LOAM TO BE ADDED TO EXISTING CONDITIONS.



LEGEND

MONF	Monument Found With Dirl Hole	⊙	Sewer Manhole
W/DH	Monument Found With Dirl Hole	⊕	Drain Manhole
IPF	Iron Pipe Found	□	Catch Basin
(50.00')	Distance from reference plan or deed.	12345/99	Deed Book/Page of Local Registry
N/F	Now Or Formerly	VIT	Vitrified Clay Pipe
3' Offset Line		RCP	Reinforced Conc. Pipe
⊙	Utility Pole	C.I.	Cast Iron
E	Overhead Utility	→	Direction of Flow
---	Abutter Line	---	Edge of Traveled Way
---	Property Line	---	Setback Line
---	Street Line	---	Existing Contour Line
---ERCMX---	Erosion Control Mix	---	New Contour Line
☼	Retain Min 2 Existing >2.5" Trees		

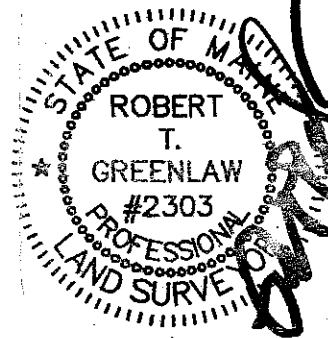
SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION
- NO NEW CORNERS SET

REVISED: AUGUST 28, 2006
DATE: MARCH 31, 2006

ROBERT T. GREENLAW P.L.S., #2303
V. PRESIDENT BACK BAY BOUNDARY, INC.



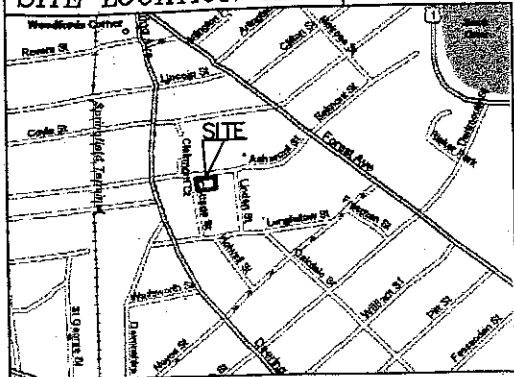
REVISION 1: 08/28/2006 - MOVED UTILITIES; ADDED CATCH BASIN
MINOR SITE PLAN
PROPOSED NEW DWELLING
25 COTTAGE STREET, PORTLAND, MAINE
THOMAS J. MCADAM
 FOR:

DRAWN BY: PUM	CHECKED BY: RTG	SCALE: 1"=30'	DATE OF SURVEY: 03/20/2005
JOB NUMBER: 2006008		SHEET: 2 OF 3	

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 643 FOREST AVENUE
 PORTLAND, MAINE 04101
 207-774-2855 FAX 207-347-4346
 DRAWER: 2006 NO: 008



SITE LOCATION MAP:

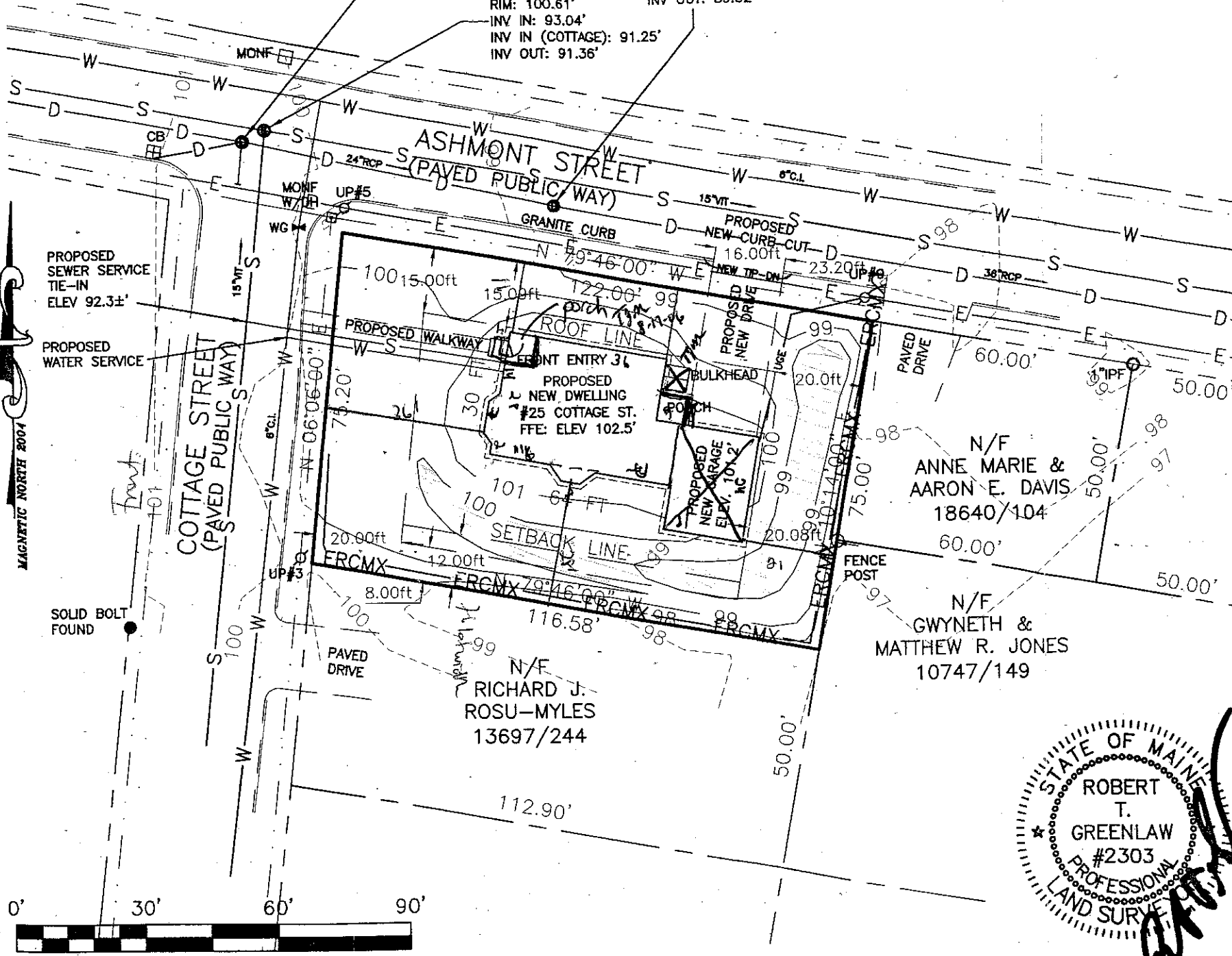


*Garage to be built at later date
Djurslan 8-17-06*

DMH 1
RIM: 100.59'
INV OUT: 92.94'

SMH 1
RIM: 100.61'
INV IN: 93.04'
INV IN (COTTAGE): 91.25'
INV OUT: 91.36'

DMH 2
RIM: 100.59'
INV IN: 90.37'
INV OUT: 89.32'



GENERAL NOTES:

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PROPOSED DWELLING AND DRIVEWAY COVER APPROX 25% OF LOT, MEETS ABOVE REQUIREMENTS.
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8. NOTE: 4"± LOAM TO BE ADDED TO EXISTING CONDITIONS.

LEGEND

MONF	Monument Found With Dirll Hole	⊗	Sewer Manhole
W/DH	Well/Drill Hole	⊙	Drain Manhole
IPF	Iron Pipe Found	□	Catch Basin
(50.00')	Distance from reference plan or deed.	12345/99	Deed Book/Page of Local Registry
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ERCX	Erosion Control Mix	---	New Contour Line

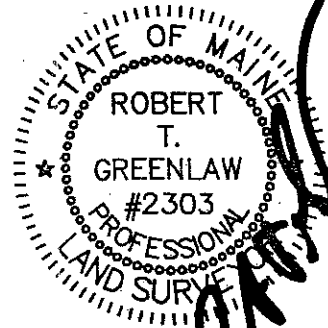
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MINOR SITE PLAN
 PROPOSED NEW DWELLING
 25 COTTAGE STREET, PORTLAND, MAINE
 THOMAS J. MCADAM

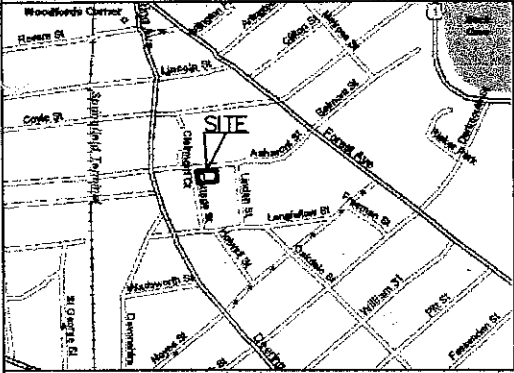
DRAWN BY: PJM
 CHECKED BY: RTG
 SCALE: 1"=30'
 DATE OF SURVEY: 03/20/2006
 JOB NUMBER: 2006008
 SHEET: 2 OF 3

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 643 FOREST AVENUE
 PORTLAND, MAINE 04101
 207-774-2855 FAX 207-347-4346



DRAWER: 2006 NO: 008

SITE LOCATION MAP:



DMH 1
RIM: 100.59'
INV OUT: 92.94'

DMH 2
RIM: 100.59'
INV IN: 90.37'
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8. ELEVATIONS ARE BASED UPON AN ASSUMED VALUE OF 100.00' AT MONUMENT FOUND ON NORTHEASTERLY SIDELINE OF ASMONT STREET AT INTERSECTION WITH COTTAGE STREET, LABELED "TBM: ELEV. 100.00."

MINOR SITE PLAN
EXISTING CONDITIONS
25 COTTAGE STREET, PORTLAND, MAINE

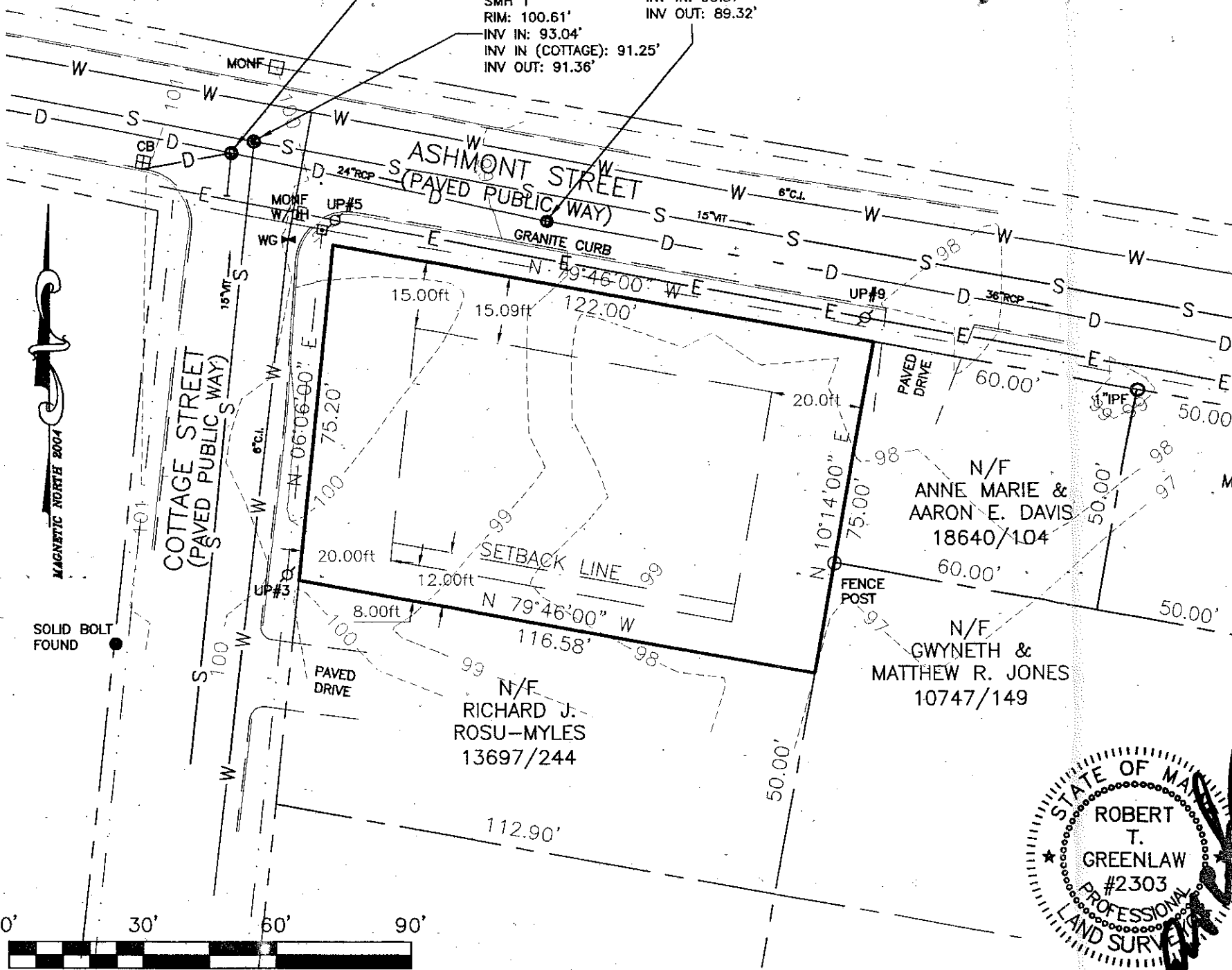
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DRAWER: 2006 NO: 008



- LEGEND**
- MONF W/DH ⊙ Monument Found With Drill Hole
 - IPF ⊙ Iron Pipe Found
 - (50.00') Distance from reference plan or deed.
 - N/F Now Or Formerly
 - Z- Indicates Ownership in Common
 - ⊙ Utility Pole
 - E - Overhead Utility
 - - - Abutter Line
 - Property Line
 - - - Street Line
 - ⊙ Sewer Manhole
 - ⊙ Drain Manhole
 - ⊙ Catch Basin
 - 12345/99 Deed Book/Page of Local Registry
 - VT Vitrified Clay Pipe
 - RCP Reinforced Conc. Pipe
 - C.I. Cast Iron
 - Direction of Flow
 - - - Edge of Traveled Way
 - - - Setback Line
 - - - 98 - Existing Contour Line

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