

8/2/10  
 - Motoratorium Stn  
 - CMP - Pole in middle of lot?  
 - Foundation Down?  
 - Larger plan - Grading hard to read - Need to be scalable

Essential at lot corner?

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

DRC Copy  
 Phil DiPierro

2010-0020  
 Application I. D. Number

8/5/2010  
 Application Date

Single Family Home  
 Project Name/Description

Diversified Properties Inc  
 Applicant

Po Box 10127, Portland, ME 04104  
 Applicant's Mailing Address

Jim Wolf  
 Consultant/Agent

Agent Ph: (207)773-4988 Agent Fax:  
 Applicant or Agent Daytime Telephone, Fax

250 - 250 Harvard St, Portland, Maine  
 Address of Proposed Site

153A A018001  
 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) \_\_\_\_\_  
 0

Proposed Building square Feet or # of Units	Acreage of Site	Proposed Total Disturbed Area of the Site	Zoning
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Check Review Required:

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

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 8/5/2010

DRC Approval Status: Reviewer Phil DiPierro

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input 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	

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## MEMORANDUM

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**To:** FILE

**From:** Philip DiPierro

**Dept:** DRC

**Subject:** Application ID: 2010-0020

**Date:** 8/31/2010

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see conditions.

### 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.

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- 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.

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- 3 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.

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- 4 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.

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- 5 A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

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- 6 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.)

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

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- 8 Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator 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. All Erosion and Sedimentation control measures must be inspected and maintained daily.

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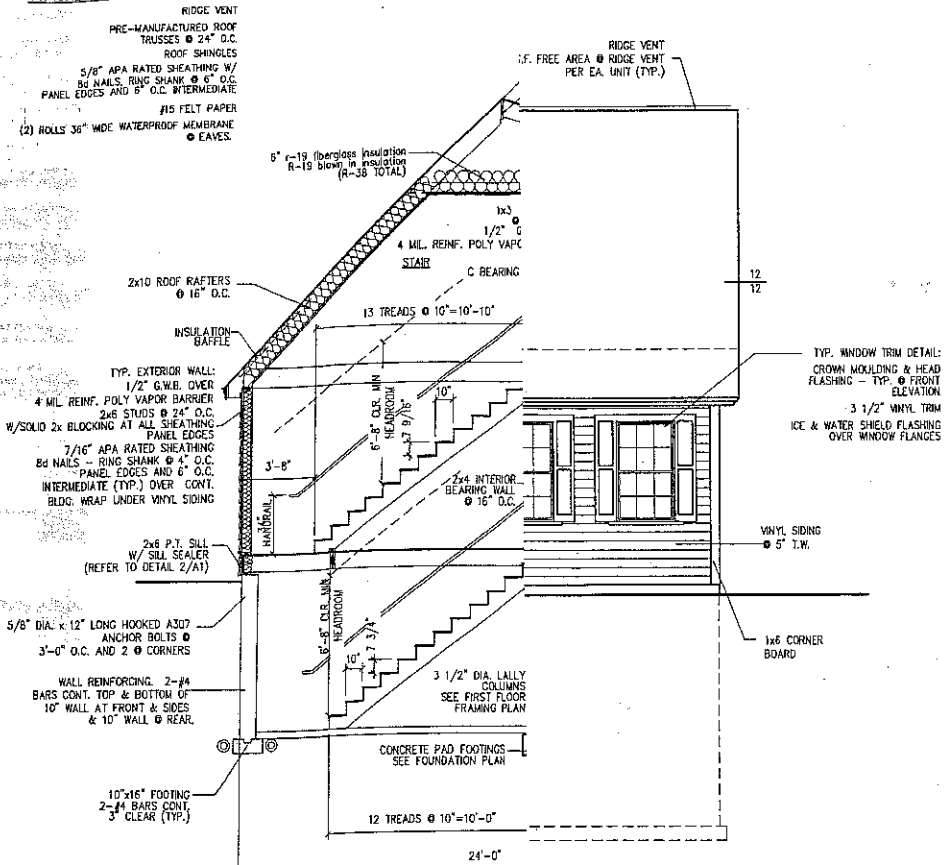
- 9 The foundation drain will be directed to the middle of the remaining vacant property at the rear of the site, so as not to have an impact on neighboring properties.

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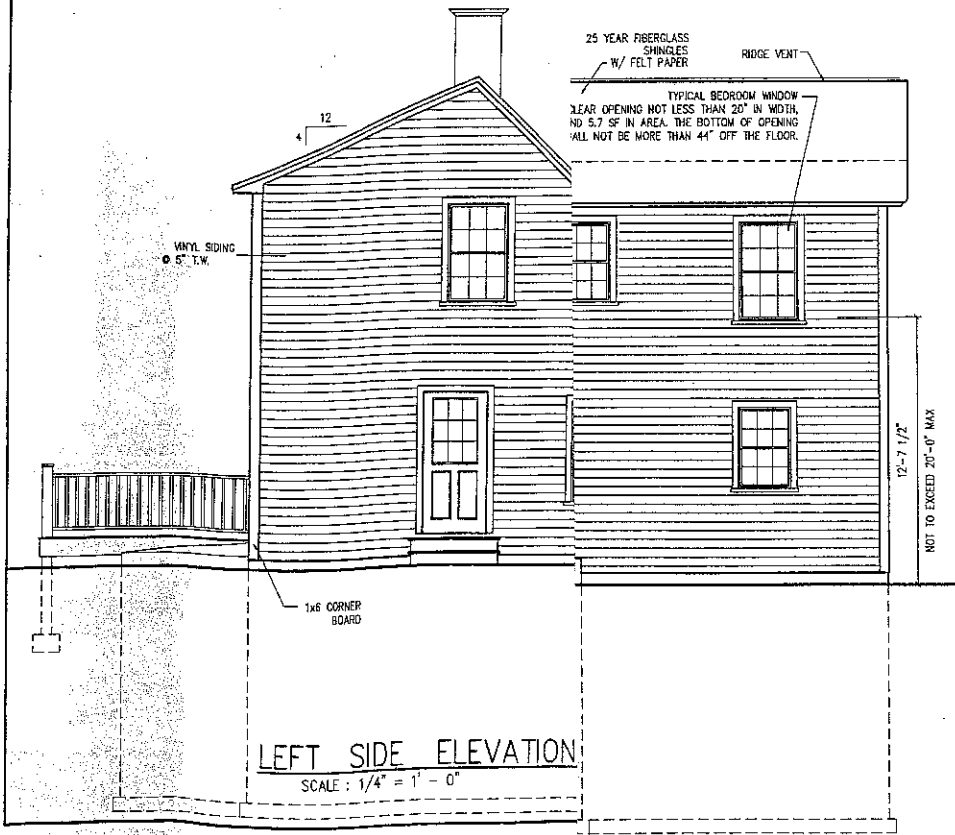
- 01 All utilites are to remain solely on the applicant's property unless easements from abutters are obtained.

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**TYPICAL ROOF CONSTRUCTION**



**1 SECTION**



DRAWINGS THIS SHEET

ELEVATIONS / SECTION

24x32 CAPE

DATE
05/31/07

A2

**Philip DiPierro - Certificate of Occupancy/Final Scheduled. Property Addr: 250 HARVARD ST Parcel ID: 153A A018001 Dist: 4**

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**From:** Lannie Dobson  
**To:** C of O; nadams  
**Date:** 1/3/2011 1:00 PM  
**Subject:** Certificate of Occupancy/Final Scheduled. Property Addr: 250 HARVARD ST Parcel ID: 153A A018001 Dist: 4

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Date: 1/5/2011 Time: 6:00:00 AM

Note: 773-4988 linda Property Addr: 250 HARVARD ST Parcel ID: 153A A018001

Application Type: Prmt  
Application ID: 100955

Contact:  
Phone1: Phone2:

Owner Name: W & C LIMITED LIABILITY  
Owner Addr: PO BOX 10127  
PORTLAND, ME 04104

- Pave Apron
- Street tree
- Lawn & seed
- Confirmation all property pins set

**Philip DiPierro - Harvard Street**

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**From:** "Jim Wolf" <jmw1@maine.rr.com>  
**To:** "Philip DiPierro" <PD@portlandmaine.gov>  
**Date:** 8/18/2010 11:55 AM  
**Subject:** Harvard Street

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Phil

Have you signed off on Harvard Street? Thanks  
Jim

James M. Wolf  
Diversified Properties, Inc.  
Post Office Box 10127  
Portland, Maine 04104  
1-207-773-4988  
1-207-773-6875 fax

This electronic transmission may be privileged and contain confidential information. It is not intended nor may it be received by any unauthorized persons. If you have received this transmission in error, please destroy without copying it and notify the sender by calling sender at 207-773-4988 or reply to sender of this email. Thank you.

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## MEMORANDUM

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**Dept:** DRC

**Subject:** Application ID: 2010-0020

**Date:** 8/31/2010

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  - 01 All utilities are to remain solely on the applicant's property unless easements from abutters are obtained.
-

Memorandum  
Department of Planning and Development  
Planning Division

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TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: January 6, 2011

RE: C. of O. for # 250 Harvard Street, Wolf Single Family  
(Id#2010-0020) (CBL 153A A 018001)

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After visiting the site, I have the following comments:

Site work incomplete:

1. Installation of 1 street tree to be located on the east side of the driveway,
2. Finish grading, loaming, seeding, and mulching of all disturbed areas,
3. Paving the driveway apron within the public right-of-way.

I anticipate this work can be completed by **June 1, 2011**.

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

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

GENERAL NOTES:

1. RECOD OWNER OF PARCEL: STAR HOMES LLC AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 22936, PAGE 112.
2. BEARINGS ARE BASED UPON A MAGNETIC NORTH OBSERVATION TAKEN WITH A HAND HELD COMPASS ON THIS SITE DURING 1983.
3. AREA OF ORIGINAL PARCEL: 29926 SQUARE FEET.
4. REFERENCE IS MADE TO THE FOLLOWING PLAN: PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR JOSEPH FRUSTACI DATED 09-22-2006 BY DANIEL J. DALFONSO, LLC LAND SURVEYOR 87A OCEAN STREET SOUTH PORTLAND, MAINE UNRECORDED AT THE TIME OF THIS SURVEY.
5. NO EASEMENTS WERE DISCOVERED AS PART OF THIS SURVEY.

ZONING:

- R-3
- FRONT YARD: 25 FEET
- REAR YARD: 25 FEET
- SIDE YARD: 8 FEET UP TO 1-1/2 STORIES
- MINIMUM FRONTAGE: 50 FEET
- MINIMUM LOT WIDTH: 65 FEET

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THE PARCEL FALLS WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP FOR COMMUNITY NUMBER 230051 PANEL 7C AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND

- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- OHU— Overhead Utility
- ⊕ Utility Pole
- - - Edge of traveled way
- Set Back Line
- 82 — Contour Line
- [82] — Contour Line Proposed
- sf — Silt Fence
- w — Water Line Proposed
- ⊕ Street Tree New or Retained in excess of 2 1/2 inches in Diameter.
- POHU — Proposed Overhead Utility.

SURVEYORS STATEMENT:

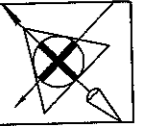
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION
- c) NO NEW CORNERS

8/12/16  
- Moratorium Str.  
- Cur P? Guy in middle of D/W

DATE: 08-02-2010

ROBERT T. GREENLAW P.L.S.



OCEAN PARK  
LAND SURVEYING LLC  
134 PORTLAND AVE.  
OLD ORCHARD BEACH ME 04084  
207-749-9471

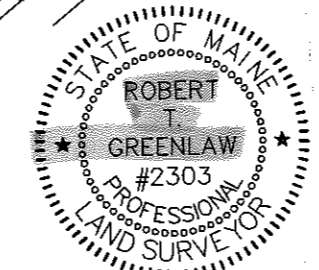
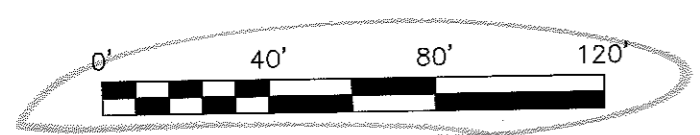
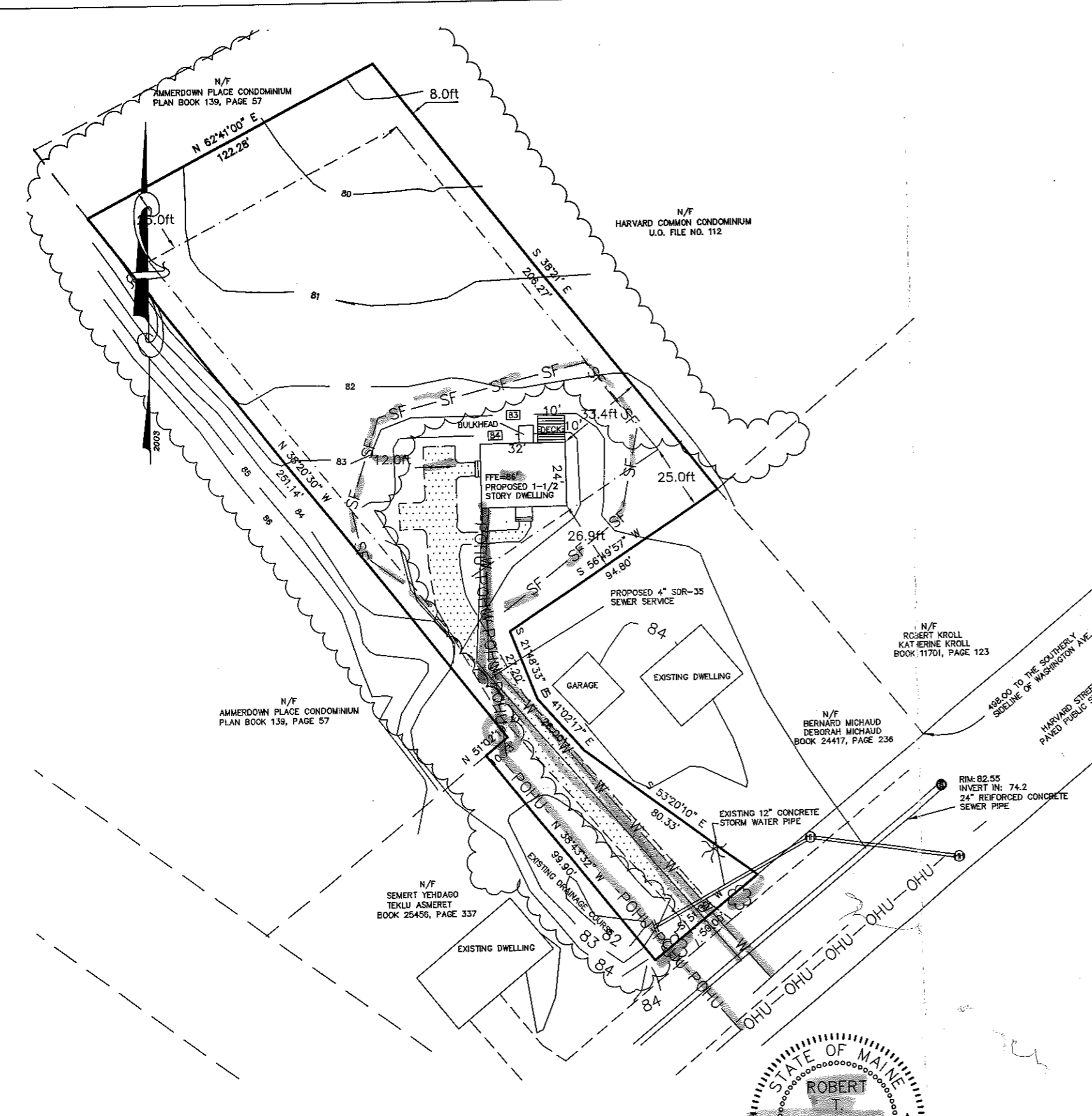
Bob.greenlaw@yafkpoth.com

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consent of OCEAN PARK  
LAND SURVEYING LLC

DIVERSIFIED PROPERTIES  
200 HARRARD, MAINE  
PROPOSED SITE PLAN

JOB:  
2010harvard

ISSUE DATE  
PRINT 04/14/10





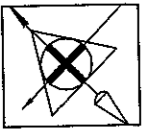
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ROBERT T. GREENLAW P.L.S.

DATE: 08-02-2010

DIVERSIFIED PROPERTIES  
 220 HARBOR ST  
 PORTLAND, MAINE  
 EXISTING SITE PLAN

JOB:  
 2010harvard

ISSUE DATE  
 PRINT 04/14/10

