

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

2009-0078

Application I. D. Number

11/4/2009

Application Date

New single family home

Project Name/Description

Mgw Consulting & Development, LLC

Applicant

46 Irving Street, Portland, ME 04103

Applicant's Mailing Address

44 - 44 Bay Street, Portland, Maine

Address of Proposed Site

155 E008001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 615-5000 Agent Fax:

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 Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units	Acreeage of Site	Proposed Total Disturbed Area of the Site	Zoning
12148	0		

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 11/5/2009

Reviewer

DRC Approval Status:

- Approved **Approved w/Conditions** Denied
 See Attached

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 | |

MEMORANDUM

To: FILE

From: Philip DiPierro

Dept: DRC

Subject: Application ID: 2009-0078

Date: 12/10/2009

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.

- 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 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.

- 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.

- 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.

- 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.)

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

- 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.

- 9 Any future alteration of the drainage channel/swale, including but not limited to regrading or installation of a culvert or drain, must be reviewed and approved by the City.

- 01 Disposal of brush/yard waste, fill or other materials in the drainage channel is strictly prohibited under Chapters 23 & 24 of the City Ordinance.

- 01 The altered section of drainage channel shall be re-vegetated and stabilized with native plants and grasses, and if possible this area should be a "no mow" zone.



46

FRONT ELEVATION



47

RIGHT ELEVATION

44

THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDES FOR THE CONSTRUCTION OF THIS PROJECT. PALANZA RES DESIGN AND CONSTRUCTION DO NOT GUARANTEE THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH ALL APPLICABLE BUILDING CODES. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN NECESSARY PERMITS AND TO VERIFY THAT ALL APPLICABLE BUILDING CODES HAVE BEEN OBTAINED AND ARE CURRENT. PALANZA RES DESIGN AND CONSTRUCTION SHALL NOT BE RESPONSIBLE FOR ANY INADEQUACIES OR DEFICIENCIES IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE INVOLVED. THE OWNER AND/OR BUILDERS SHOULD TAKE ALL APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT COMPLIES WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES. THE USER OF THESE PLANS ASSUMES ALL RESPONSIBILITY. THE USER OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND PALANZA RES DESIGN AND CONSTRUCTION SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS OF BUILDING CODES OR SPECIFICATIONS TO OVERRIE, NOTES AND DETAILS ON THE PLANS.

CONTRACTOR:

ROBIE PROPERTIES

PROJECT NAME:

WILSON RESIDENCE

REVISIONS

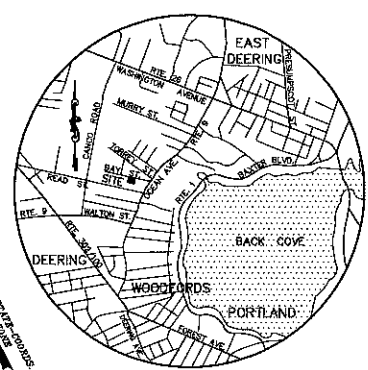
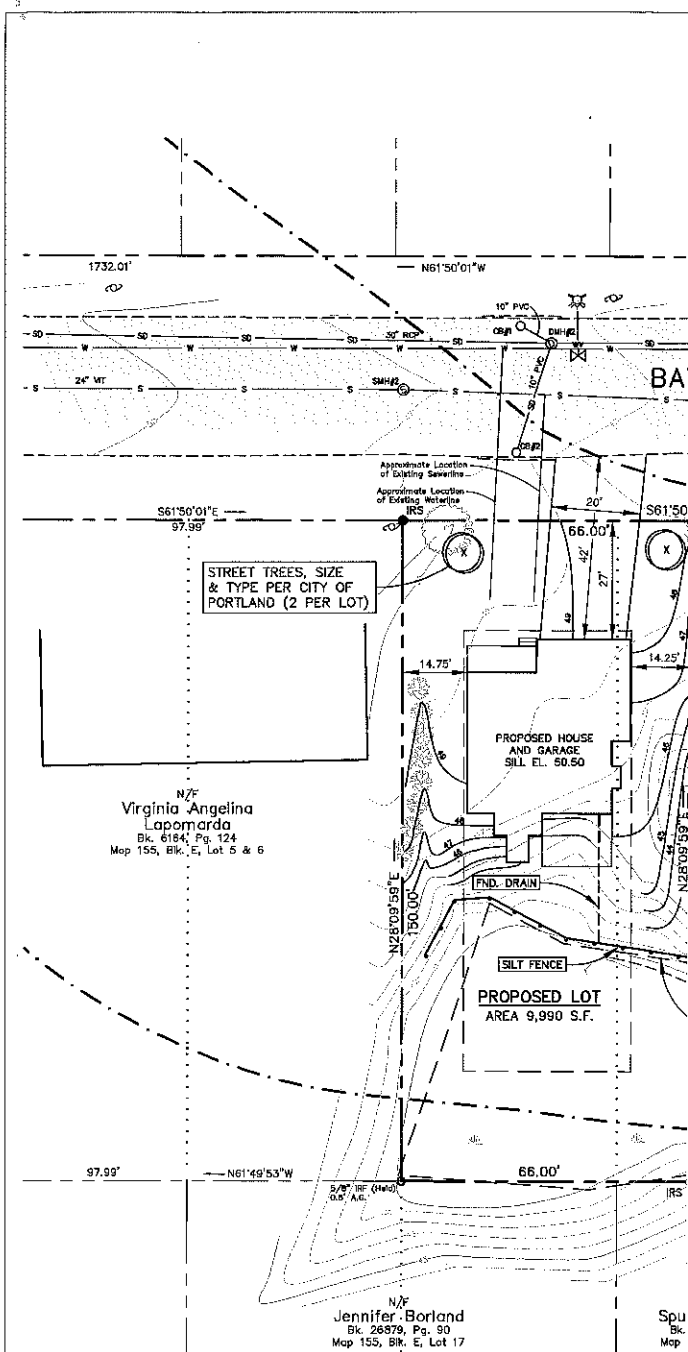
DATE: 06/26/21, 2018

SCALE: AS NOTED

DRAWN:

FILE

SHEET _ of _



OWNER/APPLICANT: (LOTS 38-46 BAY STREET)
MGW CONSULTING & DEVELOPMENT, LLC
46 IRVING STREET
PORTLAND, MAINE 04103

(LOT 34 BAY STREET)
BAY STREET REALTY TRUST
P. O. BOX 66793
FALMOUTH, MAINE 04105

ENGINEER: LESTER BERRY, PE #3341
BH2M
28 STATE STREET
GORHAM, MAINE

SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M

WETLANDS: MARK HAMPTON
MARK HAMPTON ASSOCIATES
PORTLAND, MAINE

DEED REFERENCE: BK. 27140, PG.308

TAX MAP REFERENCE: MAP 155, BLOCK E, LOTS 7 & 8
MAP 156, BLOCK B, LOT 15 & 14

ZONING: R-3

PROPOSED USE: 3 RESIDENTIAL HOUSES

MINIMUM STANDARDS: LOT SIZE - 6500 S.F.
FRONTAGE - 50'
SETBACKS - 25' FRONT, REAR 25' & 8-16' SIDE

BENCHMARK: CHISELED MARK IN BOLT ON HYDRANT ON NORTHERLY SIDE OF BAY STREET. ELEVATION 50.42' NAVD 1929. PROVIDED BY ENGINEERING DEPARTMENT, CITY OF PORTLAND.

BEARING AND NORTH ORIENTATION ARE BASED UPON MAINE STATE COORDINATE SYSTEM WEST ZONE (NAD 1983) USING POINTS PROVIDED BY THE ENGINEERING DEPARTMENT, CITY OF PORTLAND.

PLAN REFERENCE: PLAN MADE FOR C. L. GOODRIDGE AND J. A. BUELDOC DATED MAY 1895 BY E.C. JORDAN & CO. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 8, PAGE 99.

ZONE X IS NOT A SPECIAL FLOOD HAZARD AREA (SFHA), IS NOT REQUIRED TO HAVE FLOOD INSURANCE AND WETLANDS ARE NOT OF SPECIAL SIGNIFICANCE. (REFERENCE: EMAIL FROM FEMA DATED SEPTEMBER 21, 2009 AND SITE MEETING WITH JOHN MCCLAIN, MDEP ON SEPTMEBER 30, 2009).

DRAINAGE COURSE WILL BE MAINTAINED AND NO FILLING WILL BE DONE ON SITE.

FIREPLACE LOCATIONS DO NOT EFFECT MINIMUM SETBACK REQUIREMENTS

WETLAND IMPACT: 90 S.F.

NO.	DATE	REVISION DESCRIPTION

BH2M

Berry, Huff, McDonald, Miffigan Inc.
Engineers, Surveyors

28 State Street
Portland, Maine 04103
Tel: (207) 839-2771
Fax: (207) 839-8250

FOR:
MGW Consulting & Development, LLC
46 Irving Street
Portland, Maine 04103

LOT LAYOUT

34 BAY STREET
AND
38-48 BAY STREET
PORTLAND, MAINE

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY, WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT
- NO DEED DESCRIPTION

DESIGNED	DATE
Dept.	Aug. 2009
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB. NO.
L. Berry	09034

SHEET

2

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SYMBOL	DESCRIPTION
□ CMP	GRANITE MONUMENT FOUND
○ IPE/RF	IRON PIPE/ROD FOUND
⊙ IRS	CAPPED IRON ROD TO BE SET
⊙	UTILITY POLE
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE
⊙	CATCH BASIN
⊙	CHAIN LINK FENCE
⊙	HYDRANT
⊙	WATER VALVE
⊙	DECIDUOUS TREE
⊙	BUSH
---	PROPERTY LINE
---	EASEMENT LINE
---	EDGE OF PAVEMENT
---	EDGE OF WETLAND
---	EXISTING CONTOUR
---	100 YEAR FLOOD
---	1895 SUBDIVISION LOT LINES
---	ABOVE GROUND/BELOW GROUND
---	NOW OR FORMERLY

A.C./B.G.
N/F



44 44

RIGHT ELEVATION



46

45

REAR ELEVATION

RECEIVED

NOV - 6 2010

Building Inspections
of Portland Maine

SK

THIS PLAN IS TO BE CONSIDERED ONLY AS PRELIMINARY. BUILDERS FOR THE CONSTRUCTION OF THIS PROJECT. PALANZA PIER DESIGN INC OR PETER PALANZA DO NOT GUARANTEE THAT THESE PLANS COMPLY WITH ALL APPLICABLE BUILDING CODES. IT IS THE OWNER'S AND THE BUILDERS RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE INVOLVED. THE CONTRACTOR SHALL VERIFY THE PROJECT AND MAKE SUGGESTIONS ONLY. THE CONTRACTOR SHALL VERIFY THAT THE CONSTRUCTION OF THIS PROJECT COMPLIES TO OR EXCEEDS LOCAL AND STATE BUILDING CODES. USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO PALANZA PIER DESIGN INC. BUILDERS ARE RECOMMENDED TO OVERHAUL NOTES AND DETAILS ON THE PLANS.

CONTRACTOR:

ROBIE
PROPERTIES

PROJECT NAME:

44 Bay St.
WILSON
RESIDENCE

REVISION	
DATE	December 31, 1997
SCALE	AS NOTED
DRWING	
FILE	
SHEET	1 OF 1

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: October 3, 2011

RE: C. of O. for #44 Bay Street,
(Id#2009-0078) (CBL 155 E 008001)

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
Tammy Munson, Inspection Services Manager
File: Urban Insight

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: April 7, 2010

RE: C. of O. for #44 Bay Street,
(Id#2009-00776 (CBL 155 E 008001))

After visiting the site, I have the following comments:

Site work incomplete:

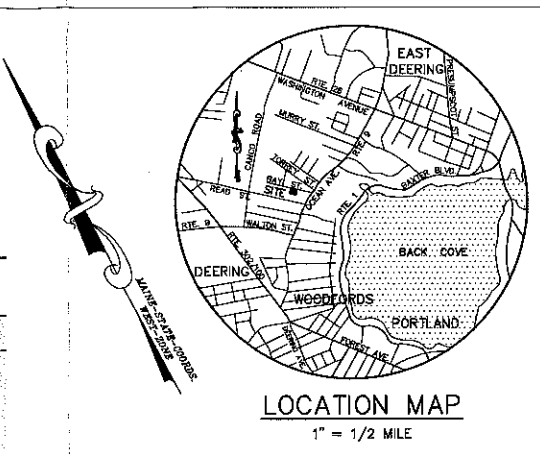
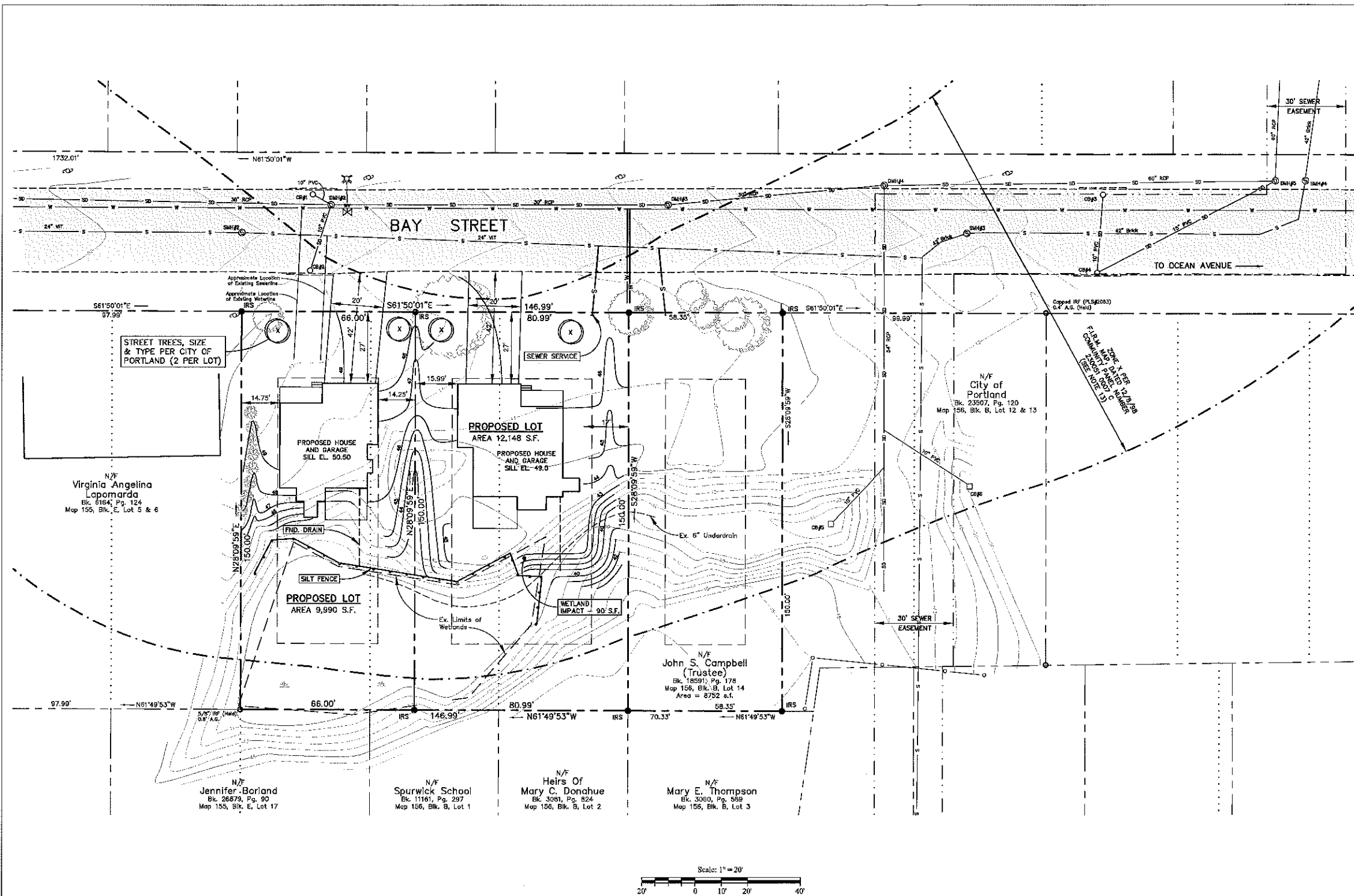
1. Driveway pavement,
2. Installation of 1 street tree,
3. Minor Miscellaneous site work,

I anticipate this work can be completed by **June 1, 2010**.

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

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

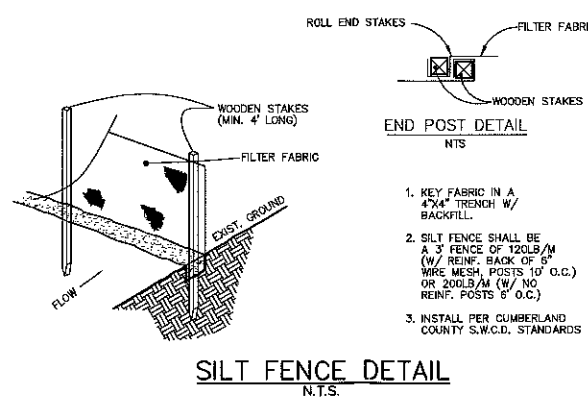
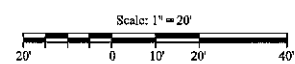
G:\2009\09034A\dwg\Site-2.dwg, 12/28/2009 1:00:42 PM



- NOTES:**
- OWNER/APPLICANT: (LOTS 38-48 BAY STREET) MGW CONSULTING & DEVELOPMENT, LLC 48 IRVING STREET PORTLAND, MAINE 04103 (LOT 34 BAY STREET) BAY STREET REALTY TRUST P. O. BOX 66793 FALMOUTH, MAINE 04105
 - ENGINEER: LESTER BERRY, PE #3341 BH2M 28 STATE STREET CORHAM, MAINE
 - SURVEYOR: ROBERT C. LIBBY JR., PLS #2190 BH2M
 - WETLANDS: MARK HAMPTON MARK HAMPTON ASSOCIATES PORTLAND, MAINE
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 - WETLAND IMPACT: 90 S.F.

LEGEND

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□	GRANITE MONUMENT FOUND
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⊙	CAPPED IRON ROD TO BE SET
⊕	UTILITY POLE
⊖	SEWER MANHOLE
⊗	DRAIN MANHOLE
⊘	CATCH BASIN
⊙	CHAIN LINK FENCE
⊕	HYDRANT
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ROBERT C. LIBBY JR. PLS #2190

NO.	DATE	REVISION DESCRIPTION

BH2M
Berry, Huff, McDonald, Milligan, Inc.
Engineers, Surveyors
28 State Street
Corham, Maine 04103
Tel: (207) 839-3771
Fax: (207) 839-8250

BH2M
MGW Consulting & Development, LLC
46 Irving Street
Portland, Maine 04103
FOR: 34 BAY STREET AND 38-48 BAY STREET PORTLAND, MAINE

LOT LAYOUT

DESIGNED	DATE
Dept.	Aug. 2009
DRAWN	SCALE
Dept.	As Noted
CHECKED	JOB. NO.
L. Berry	09034

SHEET
2

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