

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

2006-0165

Application I. D. Number

8/23/2006

Application Date

Single Family Home - Split Lot

Project Name/Description

Donald O'Sullivan

Applicant

281 Stevens Ave, Portland, ME 04102

Applicant's Mailing Address

Don Ray

Consultant/Agent

Applicant Ph: (207) 272-0411 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

155 - 155 Capisic St, Portland, Maine

Address of Proposed Site

195 A005001

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) _____

Proposed Building square Feet or # of Units	<u>6750</u>	Acreeage 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 8/24/2006

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions
See Attached Denied

Approval Date 10/2/2006 Approval Expiration 10/2/2007 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds 10/2/2006
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 type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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

2006-0165

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Applicant

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Applicant's Mailing Address

Don Ray

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Applicant Ph: (207) 272-0411 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

155 - 155 Capisic St, Portland, Maine

Address of Proposed Site

195 A005001

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.
- 7 Erosion and Sedimentation control shall be established 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.

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: July 17, 2007

RE: C. of O. for #149 Capasic Street,
(Id#2006-0165) (CBL 195 A 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

June 4, 2007

Donald O'Sullivan
149 Capisic Street
Portland, Maine 04102

RE: Final Site Inspection, (Project # 2006-0165), (CBL 195 A 005001)

Dear Mr. O'Sullivan:

Recently I visited your property at 155 Capisic Street, and conducted a site inspection for a Final Certificate of Occupancy. During my inspection it was observed that several site improvements were incomplete. Please be advised that your Temporary Certificate of Occupancy expired on June 1, 2007. The following items must be completed **prior** to the issuance of a Final Certificate of Occupancy (as outlined and agreed to in the conditions of approval relating to you building permit).

The following items require your attention and must be completed immediately.

1. Loaming, seeding, and mulching of all disturbed areas,
2. Two (2) City of Portland approved species and size trees must be planted on your street frontage. In order to meet the City's Arboricultural standards the trees must be a minimum 2 to 2 ½ inch caliper in size.

Please contact me if you have any questions.

Sincerely,

Philip DiPierro
Development Review Coordinator

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

TO: Inspections Department
FROM: Jay Reynolds, Development Review Coordinator
DATE: December 18, 2006
RE: C. of O. for #155 Capisic Street
(2006-0165) (CBL 195A005)

After visiting the site, I have the following comments:

Site work incomplete:

Loam and Seed.
Landscaping.

I anticipate this work can be completed by June 1, 2007.
At this time, **I recommend issuing a temporary Certificate of Occupancy.**

NO street Trees

File: O:\plan\drc\capisic155a.doc

149 Capisic Str.

THIS IS A PROPOSED SKETCH ONLY

PROPOSED PARKING OF: DEED BOOK 19106 PAGE 299(P/O) COUNTY Cumberland
TAX MAP 195 Block A LOT 5

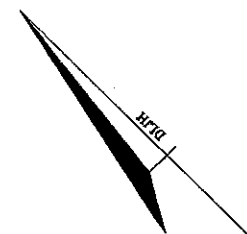
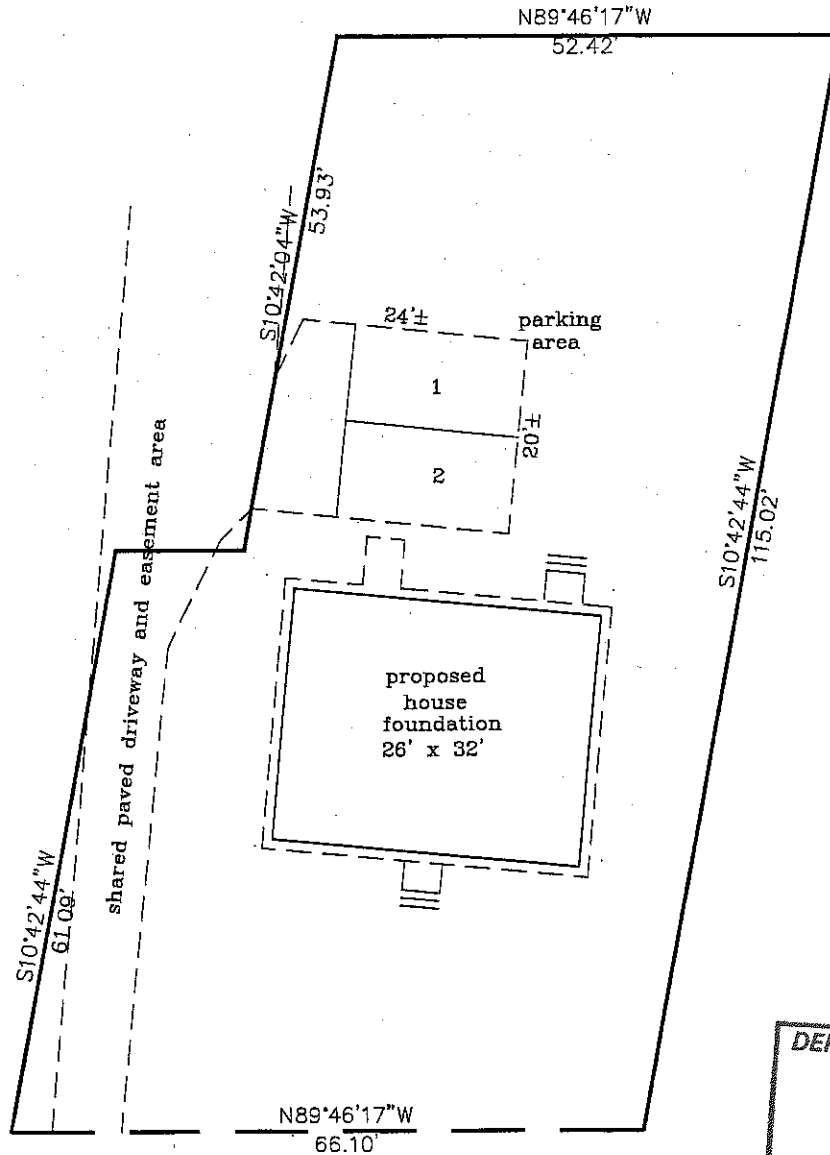
ADDRESS: Capasic Street, Portland, Maine

Job Number: 567-54(P)

Sketch Date: 8-11-06

Scale: 1" = 20'

Owner: Donald O'Sullivan



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

SEP 29 2006

RECEIVED

copyright

Livingston-Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport, Maine 04046
207-967-9761 phone 207-967-4831 fax
www.livingston-hughessurveyors.com

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

THIS SKETCH IS FOR PLANNING PURPOSES ONLY



PORTLAND MAINE

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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Mr. Donald O'Sullivan
281 Stevens Avenue
Portland, ME 04103

August 31, 2006

Dear Mr. O'Sullivan:

RE: Application for single family house, 155 Capisic Street

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

1. For single family building permit applications, there are a number of details that need to be shown on your site plan. Please see the attached checklist. Once these items are addressed on your site plan, please re-submit 4 copies of the revised site plan to my attention.

Sincerely,

Jay Reynolds
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager

SINGLE FAMILY SITE PLAN CHECKLIST

For applicants, developers, owners, contractors:

The following items need to be included on your site plan for single-family building permit applications:

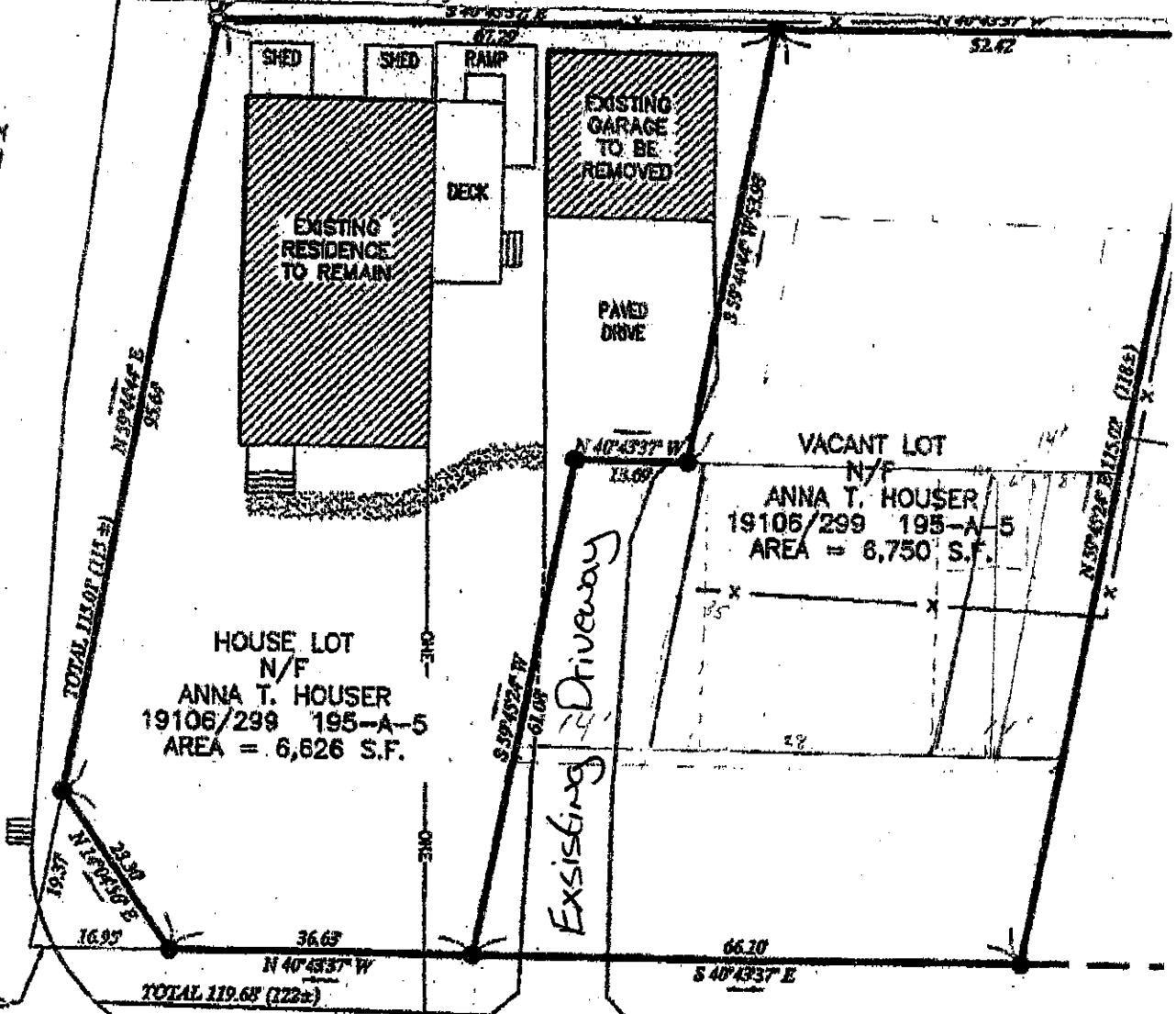
1	Stamped boundary survey
2	Scaled plans ($\geq 1"=20'$) on paper ($\geq 11" \times 17"$)
3	Building/structure(s) shown
4	Existing and proposed grades (contours) shown
5	Silt fence (erosion control) shown
6	Driveway/parking spaces locations shown
7	Proposed utilities shown
8	Two proposed street trees shown (required)
9	Finish floor or sill elevation

Zoning page
See 87/147

Setbacks

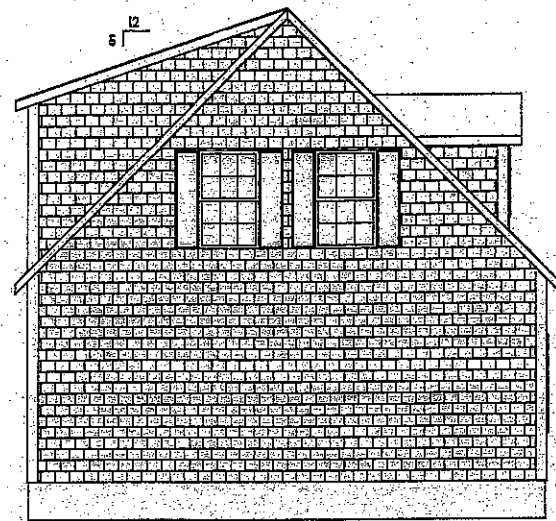
side 8 ft 1 or 1/2 stories 14' for 2 stories
front/back 25' (See plastic overlay)

WOLCOTT STREET

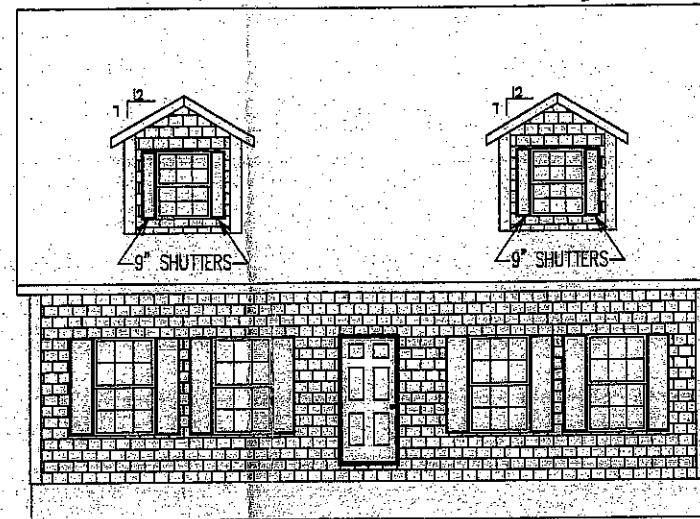


SEE NOTE 4c

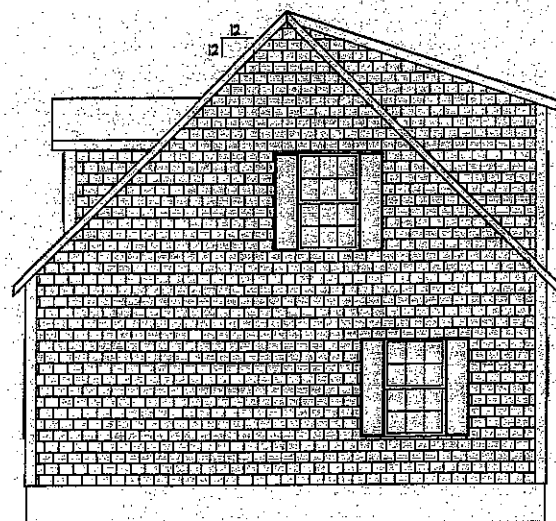
CAPISIC STREET



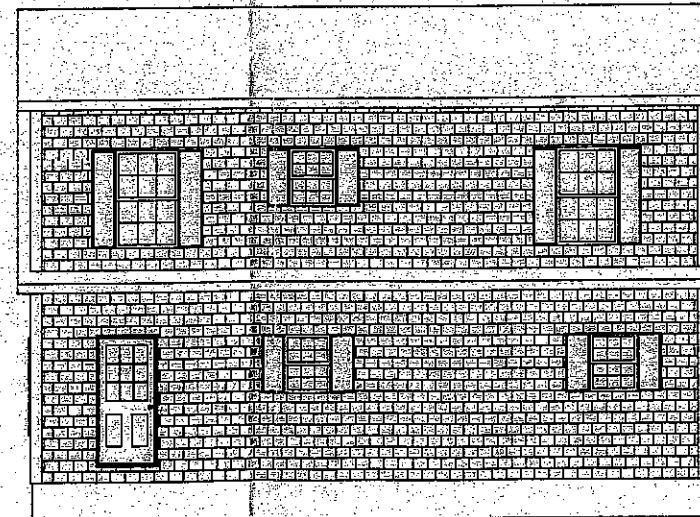
LEFT END ELEVATION



FRONT ELEVATION



RIGHT END ELEVATION



REAR ELEVATION



P.O. BOX 679 - 7 OXFORD HOMES LAKE - OXFORD, MAINE 04270

DEALER: MARTIN'S COUNTRY HOMES

28X36 FINISHED CAPE

CUSTOMER: O'SULLIVAN

TOWN/STATE: PORTLAND, ME

TITLE: ELEVATION

PG. NO.: 3

MODEL: OH-MDS-02833

SCALE: 1/8"

DR. BY: ALG

DATE: 7/25/06

REVISIONS :

SPECIAL NOTES:

APPROVAL STAMP

THIS IS A PROPOSED SKETCH ONLY

PROPOSED SKETCH OF: DEED BOOK 19106 PAGE 299(P/O) COUNTY Cumberland
TAX MAP 195 Block A LOT 5

ADDRESS: Capisic Street, Portland, Maine

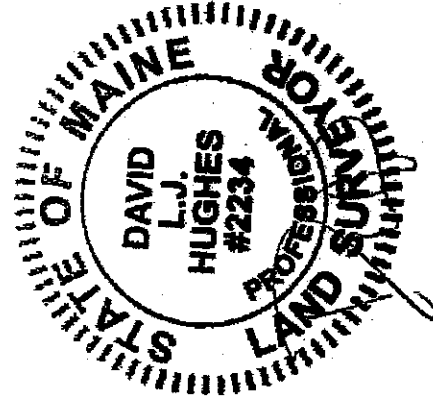
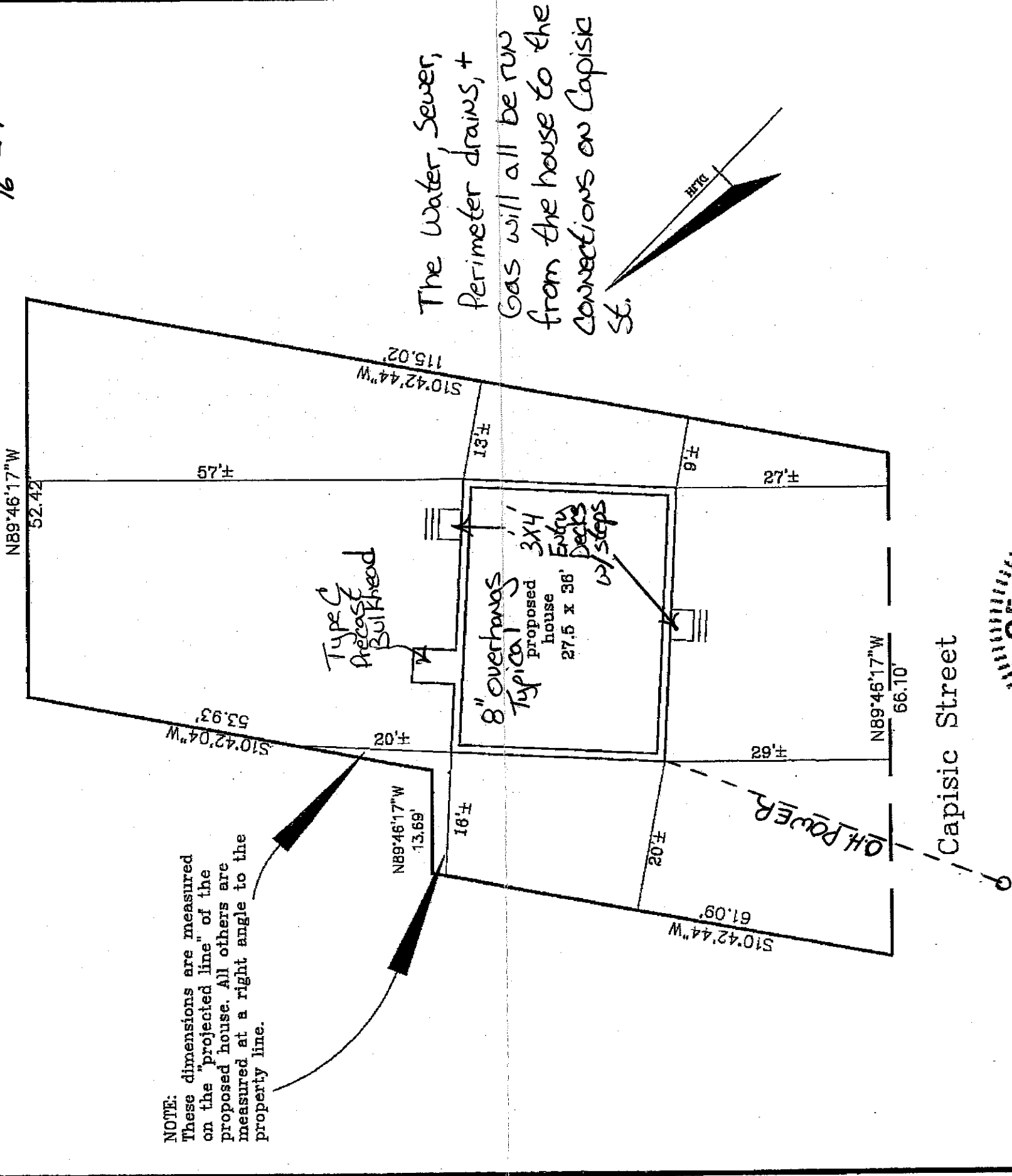
Job Number: 567-54

Sketch Date: 8-11-06

Scale: 1" = 16'

Owner: Donald O'Sullivan

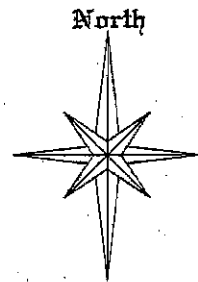
NOTE:
These dimensions are measured on the "projected line" of the proposed house. All others are measured at a right angle to the property line.



APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston-Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport, Maine 04046
207-967-9761 phone 207-967-4831 fax
www.livingston-hughesurveyors.com

THIS SKETCH IS FOR PLANNING PURPOSES ONLY



catch basin

Capisic Street

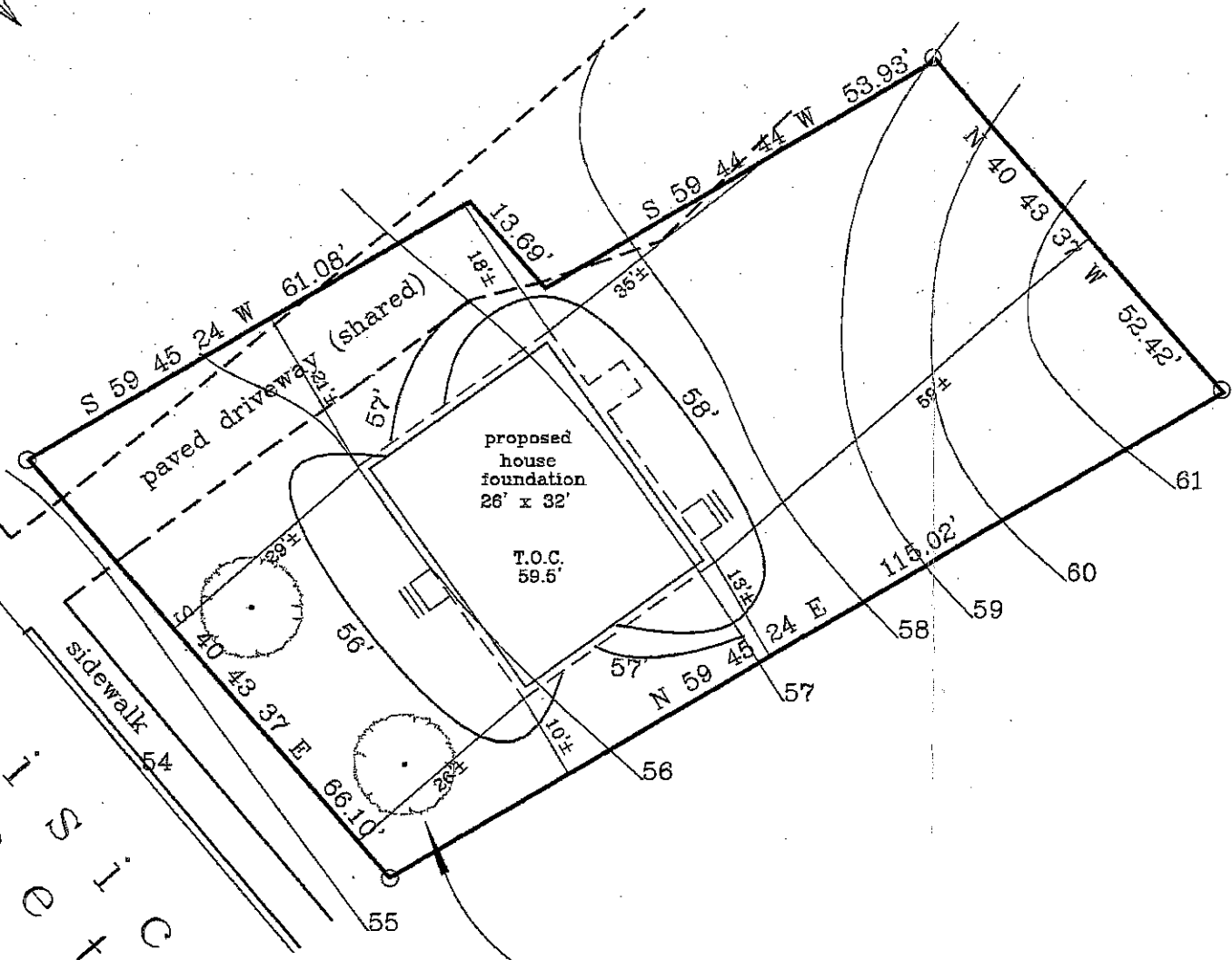
sidewalk 54'

paved driveway (shared)

proposed house foundation 28' x 32'

T.O.C. 59.5'

proposed street trees (typ.)



LOCUS DEED REFERENCE :

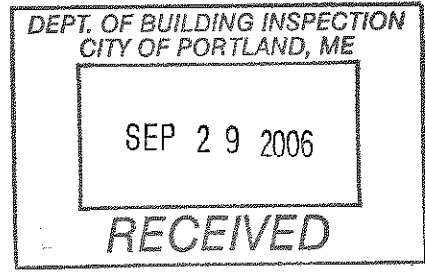
CCRD Book 19106 Page 299 (portion of)

PLAN REFERENCES :

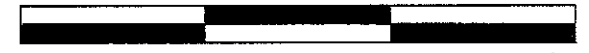
1. Boundary Survey & Lot Split
155 Capisic St. Portland, ME
Northeast Civil Solutions, 1-23-06

NOTES :

1. Elevations were carried from an offset mon @ Colonial & Rockland St. Portland Engr's EL 57.967
2. R-3 Zone Requirements
Front/Rear Setbacks 25'
Side Setbacks 14' - 2 story, (minimum 8')



Graphic Scale 1" = 20'



Site Plan & Topo Survey Capisic Street Portland, Maine for Donald O'Sullivan Martin's Country Homes			
Prepared by : Livingston-Hughes Professional Land Surveying Corporation 88 Guinea Road Kennebunkport Maine 04046			
Date: 9-22-06	Drawn: DLJH	Check: TLAH	File No. 106-026, 577-17

DLJH