

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

2004-0056

Application I. D. Number

03/18/2004

Application Date

Frost St. / 68 Capisic

Project Name/Description

Bryan Dean D &

Applicant

661 Bay Pointe Cir , Palm City , FL 34990

Applicant's Mailing Address

Consultant/Agent

Agent Ph: _____ **Agent Fax:** _____

Applicant or Agent Daytime Telephone, Fax

71 - 71 Frost Street, Portland, Maine

Address of Proposed Site

195 B073001

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) _____

1400 sq. Ft. **8670.5 sq. Ft.**
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 **03/18/2004**

DRC Approval Status:

Reviewer **Jay Reynolds**

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

Approval Date **05/04/2004** Approval Expiration **05/04/2005** Extension to _____ Additional Sheets Attached

Condition Compliance **Jay Reynolds** **05/04/2004**
signature date

Performance Guarantee Required* Not Required

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

| | | | |
|---|----------------|--|-----------------|
| <input 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 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 type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
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**CITY OF PORTLAND, MAINE
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ADDENDUM**

2004-0056

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71 - 71 Frost Street, Portland, Maine

Address of Proposed Site

195 B073001

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 #71 FROST STREET, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 A sewer permit is required for you 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 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.
- 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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Application I. D. Number

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Project Name/Description

*lot line OK?
Proposed Cars lot OK?
Utilities OK?
2 sheds/marble?*

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Applicant

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Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

1400 sq. Ft.

Proposed Building square Feet or # of Units

8670.5 sq. Ft.

Acreage of Site

Zoning

68 - 68 Capisic St, Portland, Maine

Address of Proposed Site

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- | | | | |
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| <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 _____ | |

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See Attached Denied

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Attached

Condition Compliance _____
signature _____ date _____

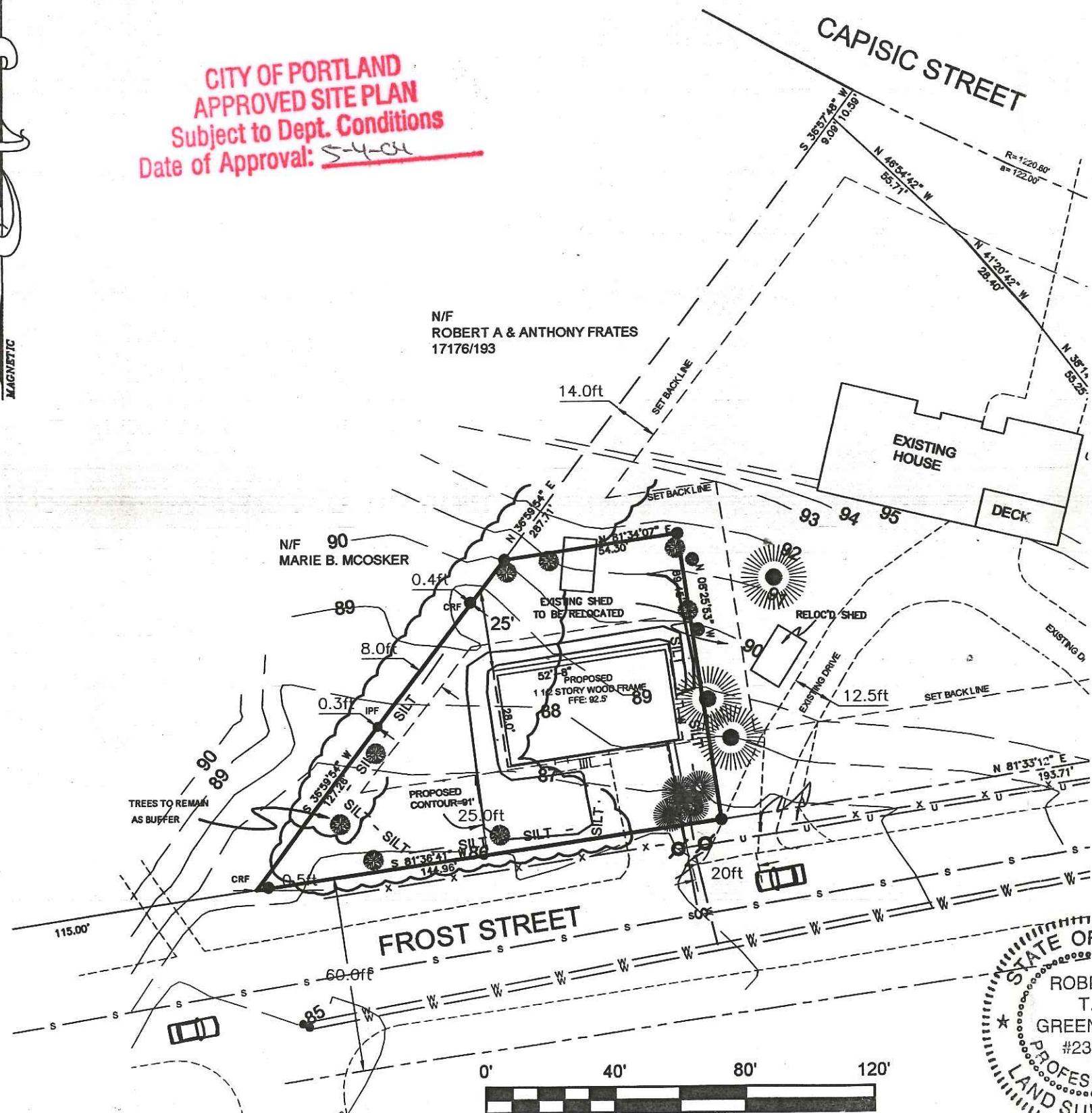
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**CITY OF PORTLAND
APPROVED SITE PLAN**
Subject to Dept. Conditions
Date of Approval: 5-4-04



N/F
ROBERT A & ANTHONY FRATES
17176/193

N/F 90
MARIE B. MCOSKER



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: DEAN D. BRYAN BOOK 17935 PAGE 200 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF PROPOSED PARCEL: 8895.0 SQ. FT. 0.20 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a.) PLAN OF PROPERTY 68 CAPISIC ST. PORTLAND, MAINE MADE FOR THELMER ASSELYN DATED 11/04/1986 BY R.P. TITCOMB ASSOC. RECOVERED FROM PORTLAND PUBLIC WORKS DEPARTMENT.
 - b.) CITY OF PORTLAND TAX MAP 195 ORIGINAL LOT SHOWN AS BLOCK B, LOT 73.
 - c.) CITY OF PORTLAND STREETLINE SHEETS FOR FROST AND CAPISIC STREETS
5. ZONING: R-3 ZONE
 MINIMUM LOT SIZE: 6500 SQUARE FEET/UNIT = 13000 SQ FT
 MINIMUM FRONT YARD: 25 FEET
 MINIMUM REAR YARD: 25 FEET
 MINIMUM SIDE YARD: 1 STORY = 8 FEET, 2 STORY = 14 FEET.
 MINIMUM LOT WIDTH: 75 FEET
6. MAXIMUM LOT RATIO: 25%
 OF LOT = 2167.63 Sq. Ft.
 PROPOSED = 1995.5 Sq. Ft.
7. TWO STREET TREES TO REMAIN OR BE PLANTED, MIN. SIZE 2-1/2" CALIPER
8. SILT FENCE OR EROSION MIX TO BE INSTALLED PRIOR TO CONSTRUCTION.
9. EXISTING DRIVEWAY TO BE RELOCATED AS SHOWN, 20 FEET FROM NEW DRIVEWAY.

LEGEND

- Capped 5/8" Rebar To Be Set With Registration Number 2303
- Iron Pipe or Solid Pin Found
- Capped 5/8" Rebar Found
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- u — Overhead Utility
- ⊙ Utility Pole
- Edge of traveled way
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SURVEYORS STATEMENT:

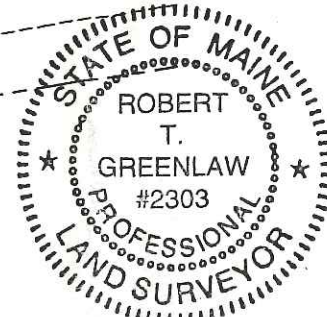
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

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

Robert T. Greenlaw

DATE: 04-27-2004

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



MINOR SITE PLAN
For: A PROPOSED LOT SPLIT
71 FROST STREET PORTLAND, MAINE

DEAN D. BRYAN

FOR:

DRAWN BY: DMD
CHECKED BY: GAS
SCALE: 1"=40'
DATE: 07/18/03
JOB NUMBER: 200396
SHEET: 1 OF 1

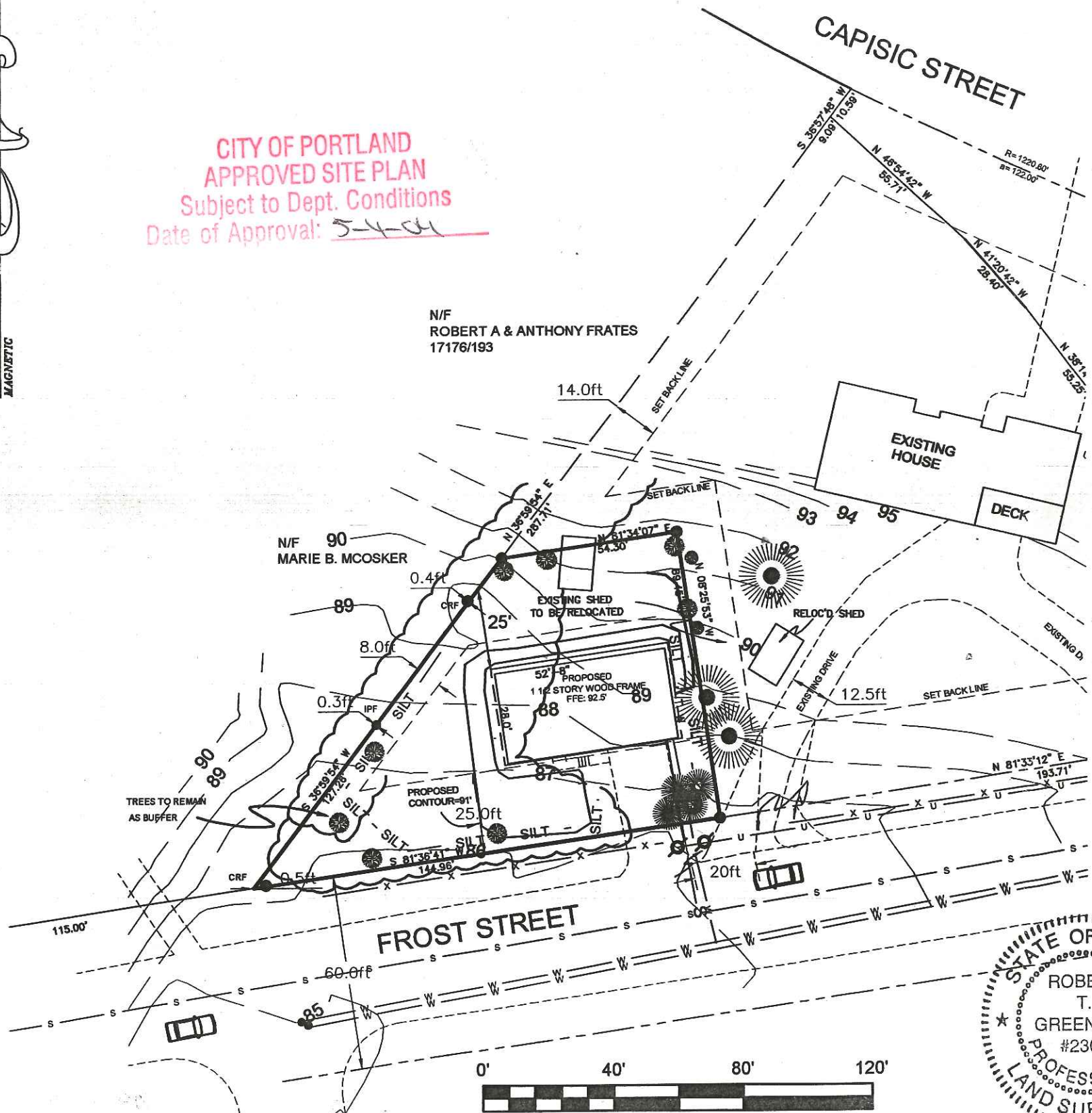
PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
65 NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-761-2010



DRAWER: 2003 NO: 96B

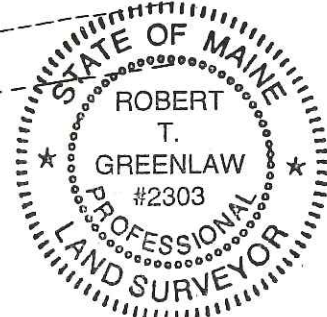


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N/F
ROBERT A & ANTHONY FRATES
17176/193

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 DEAN D. BRYAN
 FOR:

| | | | | | |
|---------------|-----------------|---------------|----------------|--------------------|---------------|
| DRAWN BY: DMD | CHECKED BY: GAS | SCALE: 1"=40' | DATE: 07/18/03 | JOB NUMBER: 200396 | SHEET: 1 OF 1 |
|---------------|-----------------|---------------|----------------|--------------------|---------------|

PREPARED BY:
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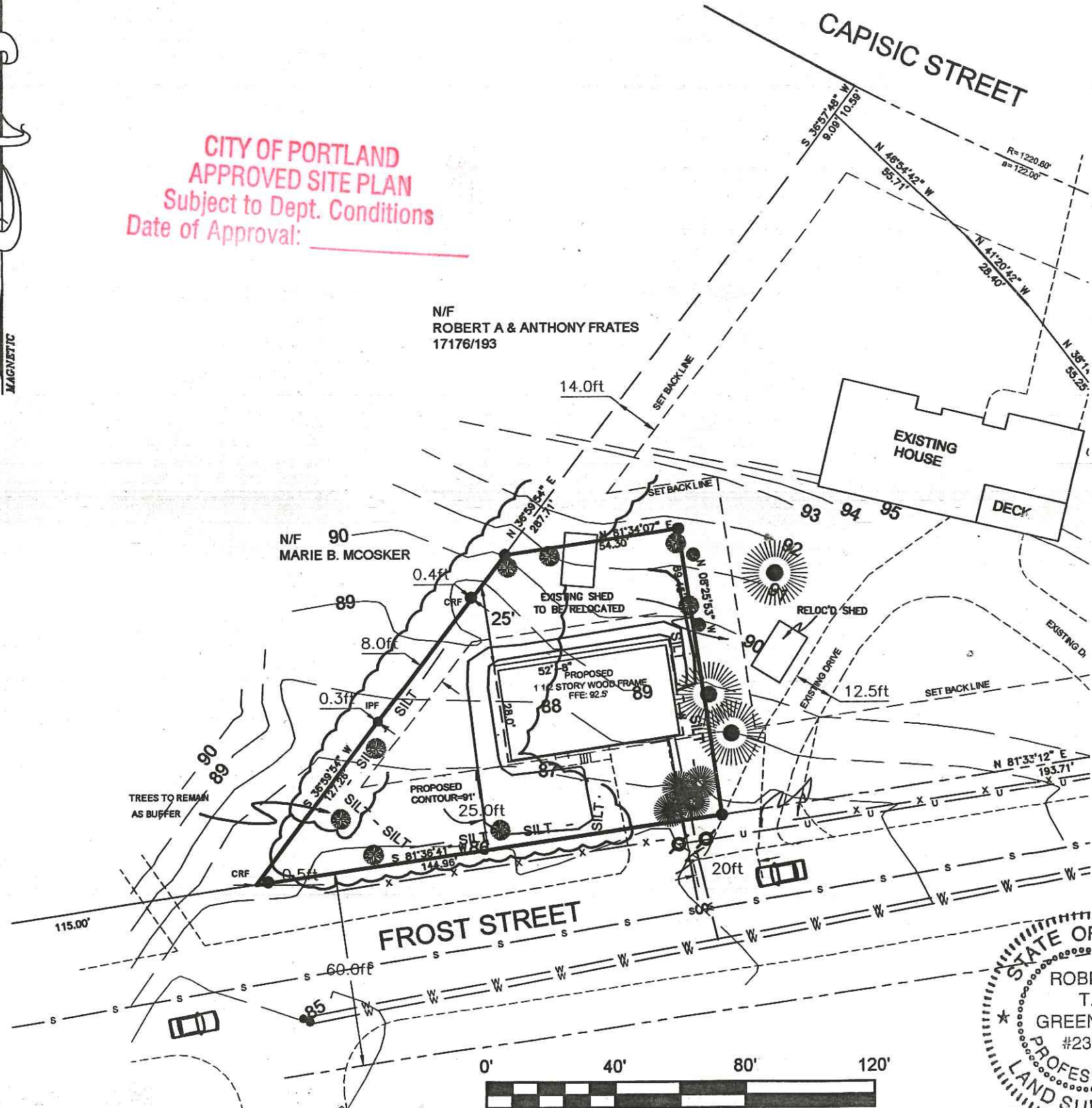
REVISED 04-21-2004~ ADDED TREE NOTE, SILT FENCE AND MOVED SHED PER CITY.



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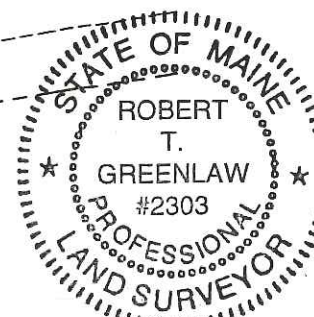
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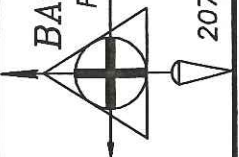
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DEAN D. BRYAN

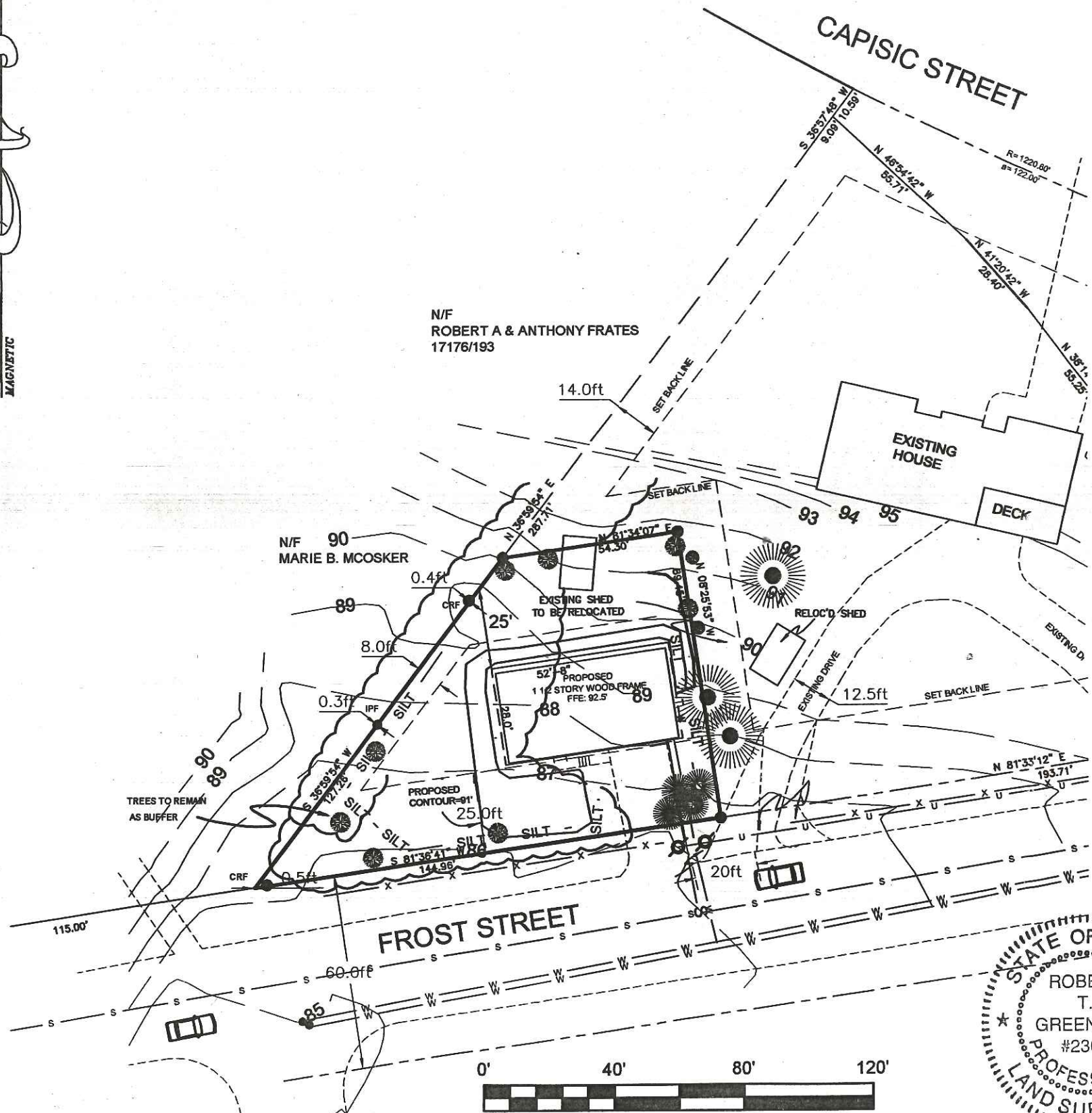
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 CHECKED BY: GAS
 SCALE: 1"=40'
 DATE: 07/18/03
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PREPARED BY:
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 65 NEWBURY STREET
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 207-774-2855 FAX 207-761-2010



DRAWER: 2003 NO: 96B



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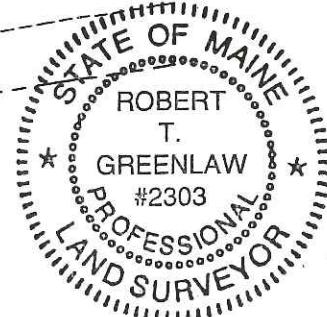
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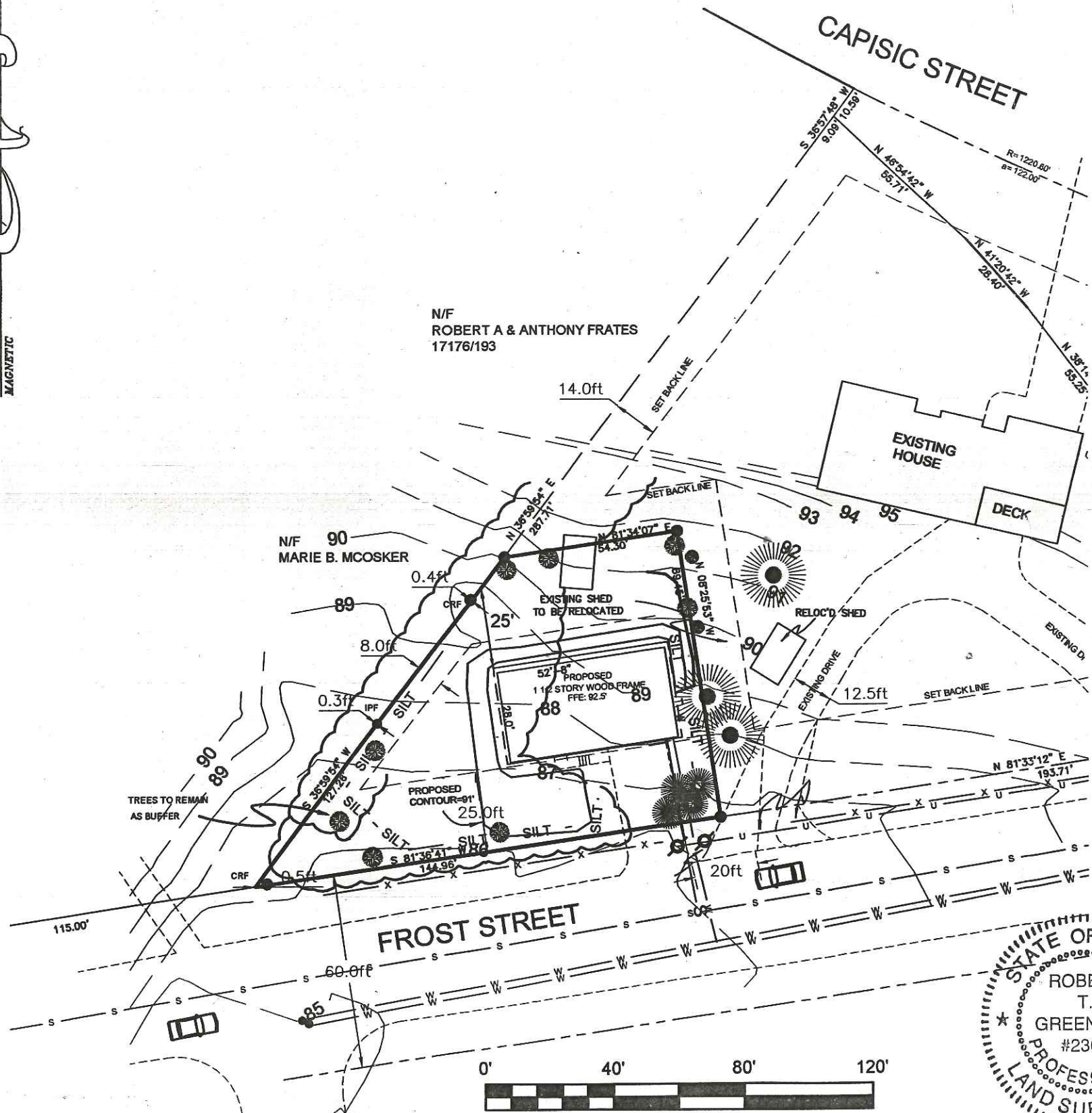
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PRESIDENT BACK BAY BOUNDARY, INC.

REVISED 04-21-2004~ ADDED TREE NOTE, SILT FENCE AND MOVED SHED PER CITY.

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 MINIMUM LOT SIZE: 6500 SQUARE FEET/UNIT = 13000 SQ FT
 MINIMUM FRONT YARD: 25 FEET
 MINIMUM REAR YARD: 25 FEET
 MINIMUM SIDE YARD: 1 STORY = 8 FEET, 2 STORY = 14 FEET.
 MINIMUM LOT WIDTH: 75 FEET
6. MAXIMUM LOT RATIO: 25%
 OF LOT = 2167.63 Sq. Ft.
 PROPOSED = 1995.5 Sq. Ft.
7. TWO STREET TREES TO REMAIN OR BE PLANTED, MIN. SIZE 2-1/2" CALIPER
8. SILT FENCE OR EROSION MIX TO BE INSTALLED PRIOR TO CONSTRUCTION.
9. EXISTING DRIVEWAY TO BE RELOCATED AS SHOWN, 20 FEET FROM NEW DRIVEWAY.

LEGEND

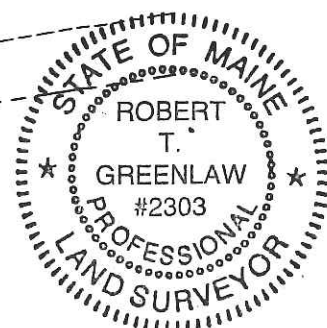
- Capped 5/8" Rebar To Be Set With Registration Number 2303
- Iron Pipe or Solid Pin Found
- Capped 5/8" Rebar Found
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- u — Overhead Utility
- ⊙ Utility Pole
- Edge of traveled way
- Set Back Line
- - - Contour Line
- Minimum of Two Trees to in excess of 2-1/2" to Remain.

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

DATE: 04-27-2004



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

REVISED 04-21-2004~ ADDED TREE NOTE, SILT FENCE AND MOVED SHED PER CITY.

MINOR SITE PLAN
For: A PROPOSED LOT SPLIT
71 FROST STREET PORTLAND, MAINE

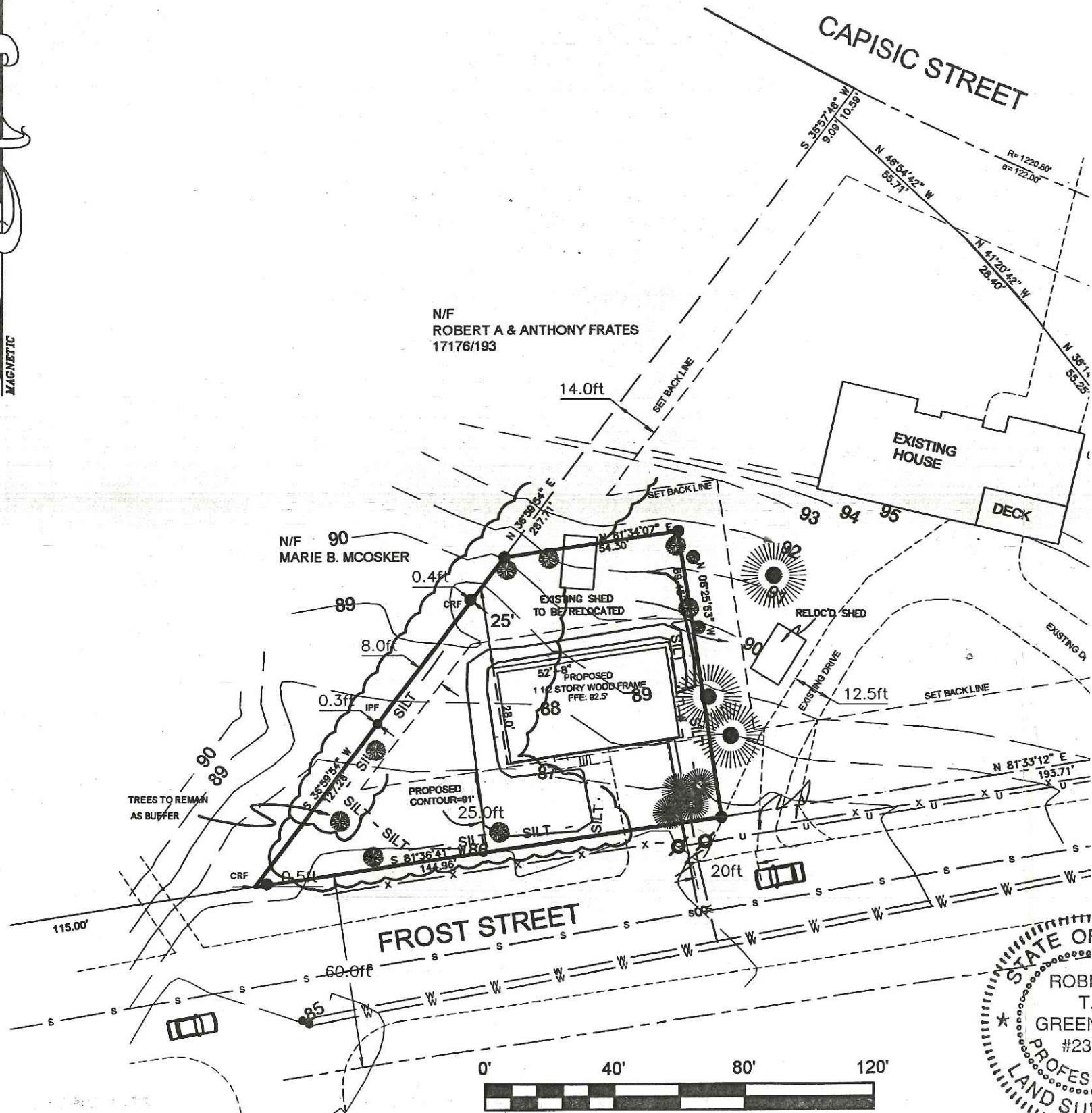
DEAN D. BRYAN

FOR:

DRAWN BY: DMD
CHECKED BY: GAS
SCALE: 1"=40'
DATE: 07/18/03
JOB NUMBER: 200396
SHEET: 1 OF 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
65 NEWBURY STREET
PORTLAND, MAINE
207-774-2855 FAX 207-761-2010

DRAWER: 2003 NO: 96B



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: DEAN D. BRYAN BOOK 17935 PAGE 200 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF PROPOSED PARCEL: 8895.0 SQ. FT. 0.20 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a.) PLAN OF PROPERTY 68 CAPISIC ST. PORTLAND, MAINE MADE FOR THELMER ASSELYN DATED 11/04/1986 BY R.P. TITCOMB ASSOC. RECOVERED FROM PORTLAND PUBLIC WORKS DEPARTMENT.
 - b.) CITY OF PORTLAND TAX MAP 195 ORIGINAL LOT SHOWN AS BLOCK B, LOT 73.
 - c.) CITY OF PORTLAND STREETLINE SHEETS FOR FROST AND CAPISIC STREETS
5. ZONING: R-3 ZONE
 MINIMUM LOT SIZE: 6500 SQUARE FEET/UNIT = 13000 SQ FT
 MINIMUM FRONT YARD: 25 FEET
 MINIMUM REAR YARD: 25 FEET
 MINIMUM SIDE YARD: 1 STORY = 8 FEET, 2 STORY = 14 FEET.
 MINIMUM LOT WIDTH: 75 FEET
6. MAXIMUM LOT RATIO: 25%
 OF LOT = 2167.63 Sq. Ft.
 PROPOSED = 1995.5 Sq. Ft.
7. TWO STREET TREES TO REMAIN OR BE PLANTED, MIN. SIZE 2-1/2" CALIPER
8. SILT FENCE OR EROSION MIX TO BE INSTALLED PRIOR TO CONSTRUCTION.
9. EXISTING DRIVEWAY TO BE RELOCATED AS SHOWN, 20 FEET FROM NEW DRIVEWAY.

LEGEND

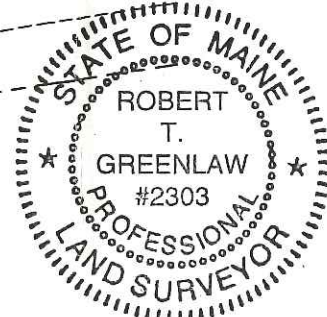
- Capped 5/8" Rebar To Be Set With Registration Number 2303
- Iron Pipe or Solid Pin Found
- Capped 5/8" Rebar Found
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- u — Overhead Utility
- ⊙ Utility Pole
- Edge of traveled way
- Set Back Line
- - - Contour Line
- Minimum of Two Trees to in excess of 2-1/2" to Remain.

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

DATE: 04-27-2004



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

MINOR SITE PLAN
 For: A PROPOSED LOT SPLIT
 71 FROST STREET PORTLAND, MAINE
 DEAN D. BRYAN
 FOR:

DRAWN BY: DMD
 CHECKED BY: GAS
 SCALE: 1"=40'
 DATE: 07/18/03
 JOB NUMBER: 200396
 SHEET: 1 OF 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010
 DRAWER: 2003 NO: 96B

REVISED 04-21-2004~ ADDED TREE NOTE, SILT FENCE AND MOVED SHED PER CITY.



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: DEAN D. BRYAN BOOK 17935 PAGE 200 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF PROPOSED PARCEL: 8670.5 SQ. FT. 0.20 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a.) PLAN OF PROPERTY 68 CAPISIC ST. PORTLAND, MAINE MADE FOR THELMER ASSELYN DATED 11/04/1986 BY R.P. TITCOMB ASSOC. RECOVERED FROM PORTLAND PUBLIC WORKS DEPARTMENT.
 - b.) CITY OF PORTLAND TAX MAP 195 ORIGINAL LOT SHOWN AS BLOCK B, LOT 73.
 - c.) CITY OF PORTLAND STREETLINE SHEETS FOR FROS AND CAPISIC STREETS.
5. ZONING: R-3 ZONE
 MINIMUM LOT SIZE: 6500 SQUARE FEET/UNIT = 13000 SQ FT
 MINIMUM FRONT YARD: 25 FEET
 MINIMUM REAR YARD: 25 FEET
 MINIMUM SIDE YARD: 1 STORY = 8 FEET, 2 STORY = 14 FEET.
 MINIMUM LOT WIDTH: 75 FEET

6. MAXIMUM LOT RATIO: 25%
 OF LOT = 2167.63 Sq. Ft.
 PROPOSED = 1995.5 Sq. Ft.

LEGEND

- Capped 5/8" Rebar Found
- Iron Pipe or Solid Pin Found
- △ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- u — Overhead Utility
- ⊙ Utility Pole
- Edge of traveled way
- Set Back Line
- Proposed Trees and shrubs
- Minimum of Two Trees to in excess of 2-1/2" to Remain.



SURVEYORS STATEMENT:

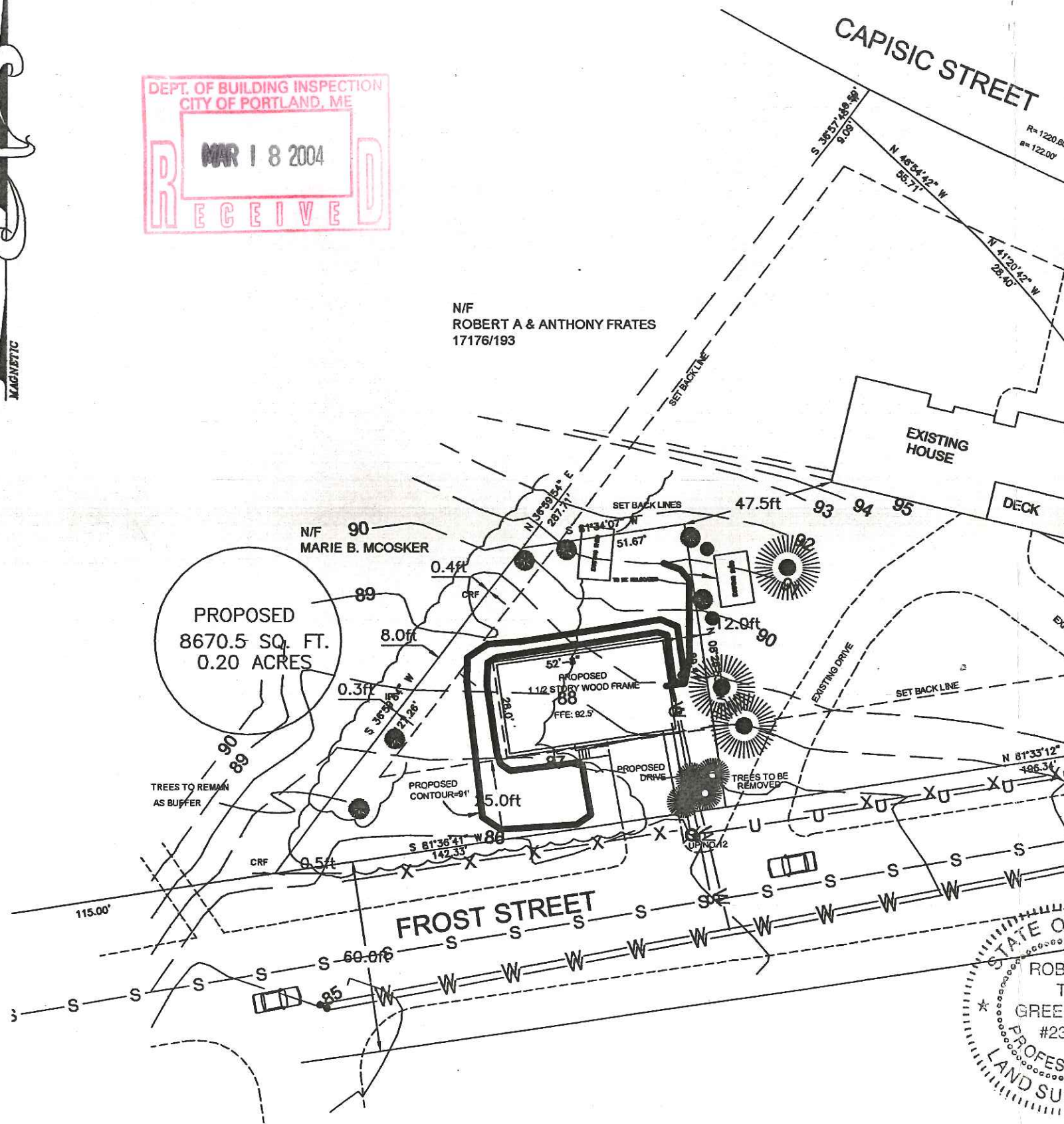
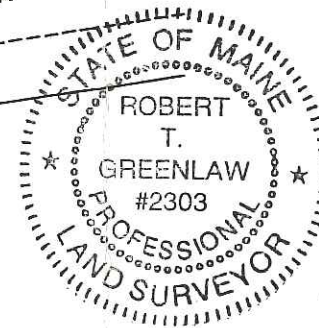
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

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

Robert T. Greenlaw

DATE: 03-12-2004

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



MINOR SITE PLAN
 For: A PROPOSED LOT SPLIT
 71 FROST STREET PORTLAND, MAINE
 FOR: DEAN D. BRYAN

DRAWN BY: DMD
 CHECKED BY: GAS
 SCALE: 1"=40'
 DATE: 07/18/03
 JOB NUMBER: 200396
 SHEET: 1 OF 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010

DRAWER: 2003 NO: 72

195B 73