

307-A-18

62-66 Label Ave.

S. family

Custom Built Homes

1998-0152

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

19980152

I. D. Number

Custom Built Homes of maine

Applicant

27 main St, Windham, ME 04062

Applicant's Mailing Address

Consultant/Agent

892-3149

Applicant or Agent Daytime Telephone, Fax

11/2/98

Application Date

Label Ave 62-66 (lot 88)

Project Name/Description

62- 66 Label Ave

Address of Proposed Site

307-A-018

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved, subject to site plan review addendum conditions of approval:

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 60 Label Ave. (Lot 88)

, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

4. The Development Review Coordinator (874-8300 ext.8722) 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.

5. Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

6. A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. 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.

7. A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828.

(Only excavators licensed by the City of Portland are eligible.)

8. 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.

10. The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

11. A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

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

13. Eroded soil shall be contained on site. A crushed stone construction entrance shall be placed at the curb cut opening.

14. The future garage is not part of this application and shall require a separate site plan submission.

15. The applicant shall provide to the City of Portland a turn around easement in the northerly corner of the lot abutting Label Avenue. The easement area shall be 30' by 30'. A paved surface shall also be provided and configured as follows:

1. The paved surface shall be 20' wide with 15' radii corners where the paved surface meets the existing pavement of Label Avenue.

2. The end of the paved surface shall be 25' from the right of way of Label Avenue.

3. The pavement structure shall conform to the City of Portland Technical Standards with the following section:

a. 15" aggregate subbase gravel

b. 3" crushed aggregate base gravel

c. 2" base course pavement - Type "B"

d. 1" wearing course pavement - Type "C"

In addition, a scaled plan prepared and stamped by a RLS shall be submitted to Public Works and Corporation

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307-A-018

Assessor's Reference: Chart-Block-Lot

Council for review and approval that shows the dimensions and bearings of the easement, abutting properties, and right of way of Label Avenue. The plan shall also note the owners of the abutting properties with the book and page numbers of the associated deeds of the properties. The applicant shall also submit for review and approval to Public Works and Corporate Counsel a turnaround easement deed outlining appropriate rights and responsibilities. Upon approval of the plan and easement deed by the City, the applicant shall provide to the City two copies of the final recorded plan and executed deed with the recorded book and page numbers. No certificate of occupancy will be granted until the turnaround is constructed and the plan and deed have been executed and recorded.

Planning Conditions of Approval

Inspections Conditions of Approval

1. Separate permits shall be required for future decks, sheds, pool, and/or garage.
2. Label Street is not an accepted City Street. As a result, the City does not own the street or maintain the utilities within the street, including the sewer. The City is prohibited from expending public funds on streets that it does not own and as a result cannot repair the street or the utilities in the event of any damage or failures of system. Regardless of the City's lack of ownership, the owner of the structure is responsible for payment of all utility bills, including water and sewer bills. Any future owner shall be notified of the above by the contractor/developer.

Fire Conditions of Approval

778 Main Street
Suite 8
South Portland, Maine 04106
Phone: (207) 775-1121
Fax: (207) 879-0896

DeLuca-Hoffman Associates, Inc.

FAX

To: Penny LITTEL

From: Jim W

Fax: 874 - 8497

Date: 7/23/99

Phone: _____

Pages (incl. cover): 4

Re: _____

Urgent

For Review

Please Comment

Please Reply

Please Recycle

Comments: _____

Penny,

HERE IS SOME INFO THAT ~~WAS~~^{IS} IN THE
FILE FOR 60 LABEL AVE.

I BELIEVE

Pg 2 VIS FROM THE CURRENT SUBDIVISION.

Pg 3 SEEMS TO HAVE BEEN THE ORIGINAL
SUBDIVISION.

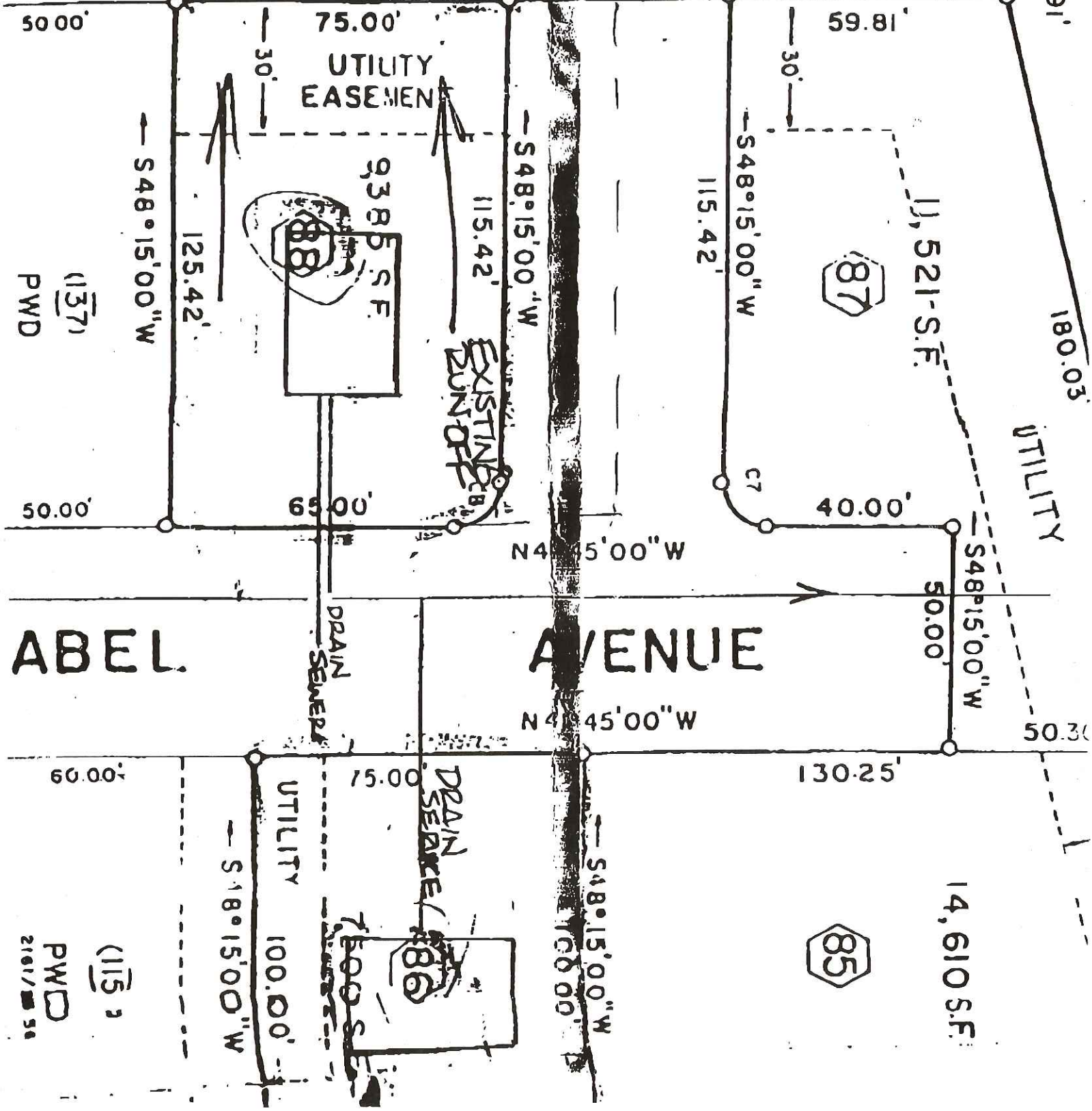
Pg 2

STAKE
AND SIDES
NEAR
OF

APPARENT
GORE - OWNER
INDEFINITE

DELTA
ALTY CO.
5367124

N/F



50.00'

(1137)
PWD

50.00'

ABEL

60.00'

(115)
PWD
2161/58

75.00'

UTILITY
EASEMENT

938.5 S.F.

115.42'

EXISTING
BUND OFF

65.00'

DRAIN
SEWER

UTILITY

100.00'
S 18° 15' 00" W

DRAIN
SEWER

1100.00'
186

S 48° 15' 00" W

N 45° 00' W

AVENUE

N 45° 00' W

S 48° 15' 00" W
1000.00'

115.42'

S 48° 15' 00" W

C7

59.81'

30'

87

11,521-S.F.

40.00'

S 48° 15' 00" W

130.25'

85

14,610 S.F.

1/2" IRF

5.91'

180.03'

UTILITY

50.00'

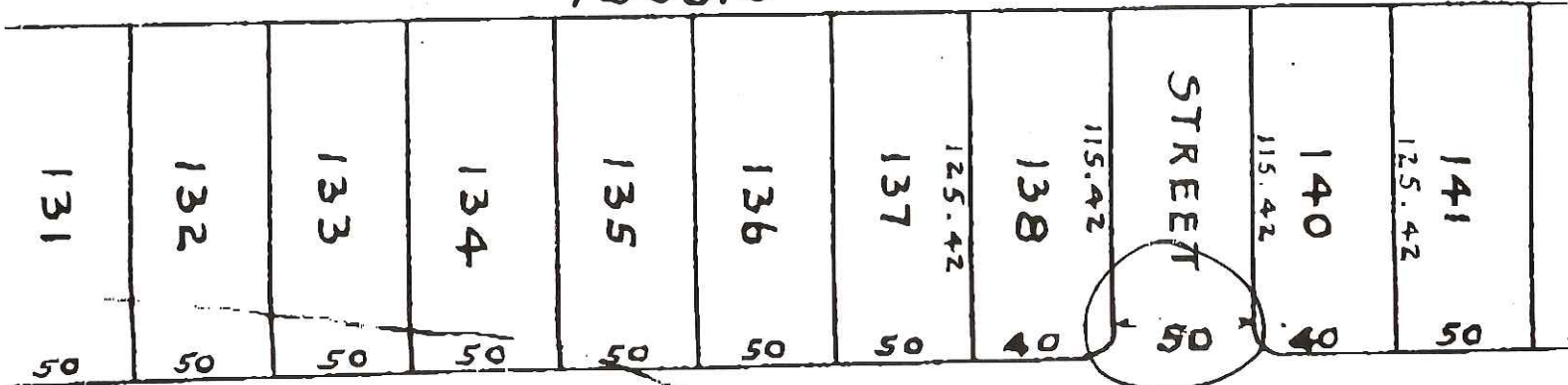
50.30'

I 700

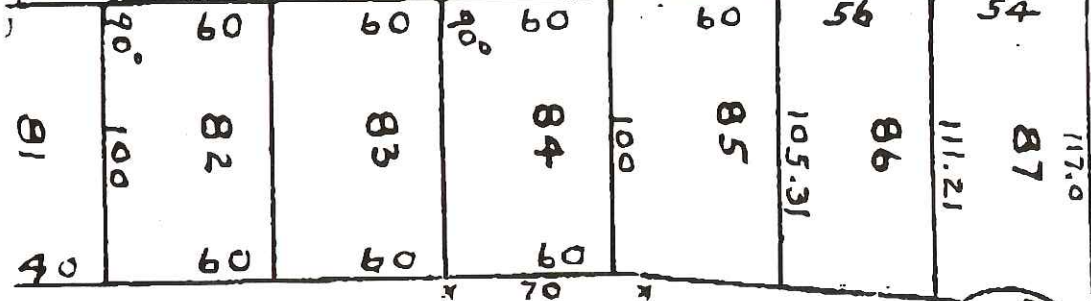
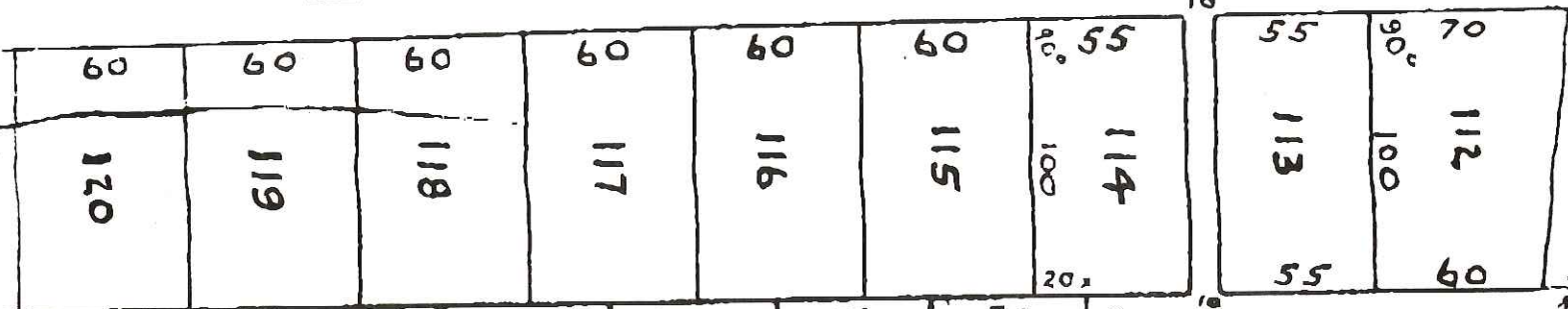
Page 3

FORMERLY CHARLES GORDON

1305.0



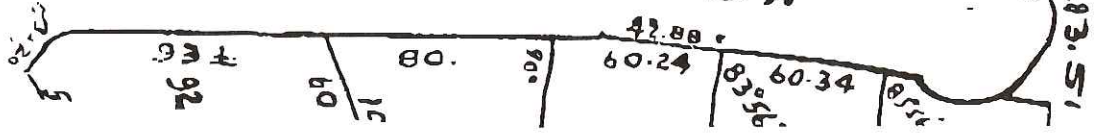
LABEL AVE.



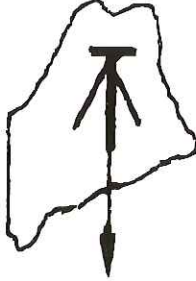
DEERINER

WILKIE ST.

ST.



WAYNE



WOOD & co.

PROFESSIONAL LAND SURVEYOR
30 Wood Drive. Gray, Maine 04039

SURVEYING ENGINEER
Telephone (207) 657-3330
Fax (207) 657-3344

December 14, 1998

ATTN:

Jim Wendell
City of Portland

Dear Jim;

I have reviewed the plan submitted to you by Ted Wandishin of Custom Built Homes of Maine, Inc. and it is based on the original subdivision plan of Label Avenue. The lot shown is all of the lot and one half of the proposed street as shown on that plan. I have been to the site a set new irons where necessary and replaced those that were missing. The house location shown on Ted's plan leaves more than minimum setbacks in all directions. I will be drafting a sketch of the lot boundaries showing the proposed street and who received what in regards to the street.

I hope this satisfies your concerns at this time. If you have any questions please feel free to give me a call.

Sincerely,

Wayne Wood
Wayne T. Wood
WAYNE T. WOOD & CO.



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Tony Lombardo, PE., Public Works
Kandi Talbot, Planner
Penny Littel, Associate Corporation Counsel

FROM: Jim Wendel, P.E. Development Review Coordinator

DATE: July 22, 1999

RE: Conditions of Approval-Single Family
60 Label Avenue

Per your comment, Tony, I visited the site with the file to review the use of the turnaround for access to the lot abutting the subject address. I discussed the turnaround with the homeowner at the time of my visit.

As you know, site plan approval for this address required that a turnaround easement be provided. The turnaround was required because an abutting right of way had been vacated and the right of way was merged into the abutting lots. The original location for the turnaround was within this enlarged lot. After discussing the events at the time of completion of the house with the homeowner, she reminded me that the location of the turnaround easement was relocated to include a portion of the other half of the vacated right of way acquired by the abutter. The new location was established after Custom Built Homes took the initiative to approach the abutter for permission to construct half the turnaround and easement within his property. Prior to this construction, this homeowner had access to the lot from the curb cut of the vacated right of way. I do not know if Custom Built Homes negotiated the easement with the understanding that his drive would stay where it was. The easement was executed and recorded. I do not know if access to the lot through the easement is referenced in the description of the recorded easement.

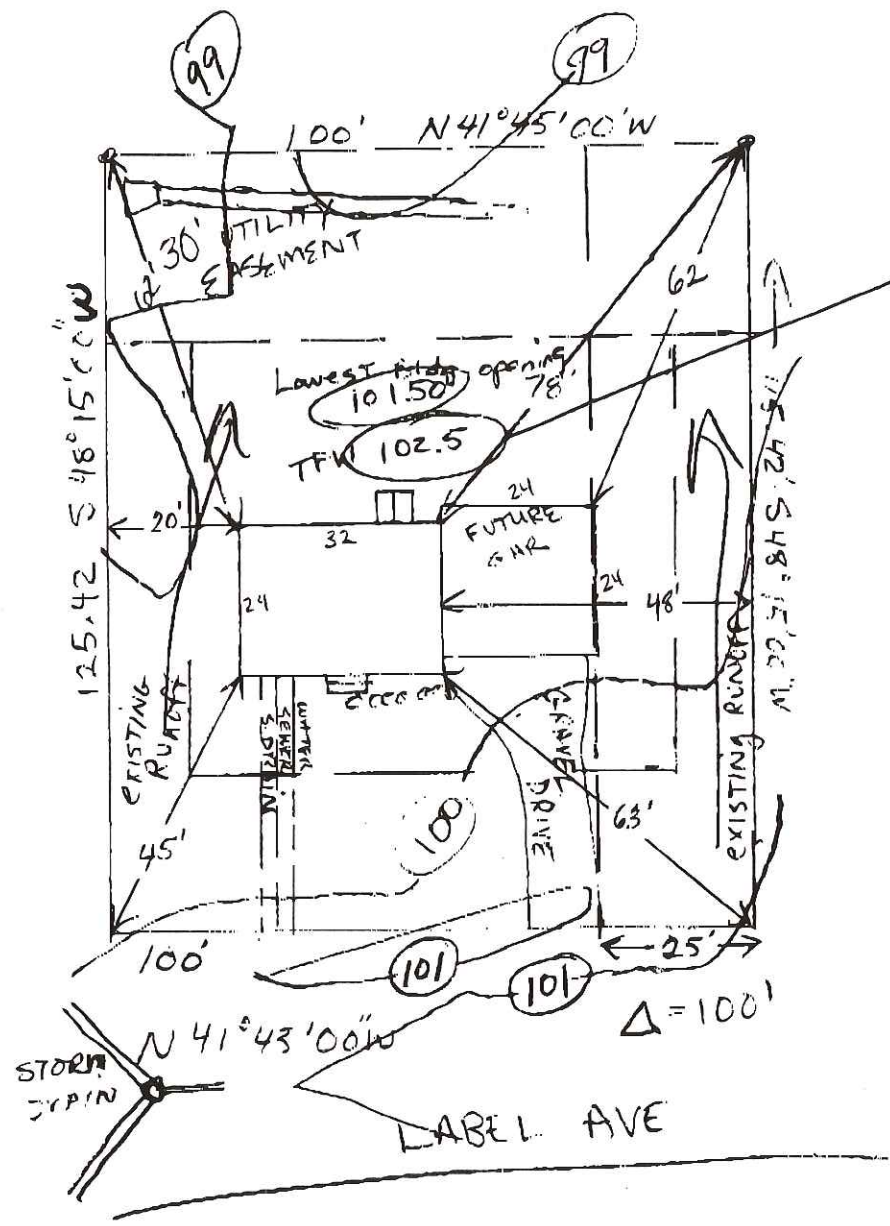
Should you have any questions, please call.



1088 Pine Tree Terrace, Portland
12,542 sq ft

FINAL COPY

12/16/98



NOTE ELEV.
 Changed per
 your conversation
 w/ Glen
 12/16/98
 AM.

ATTN: Jim Wendell

879-0896

Setbacks:
 Front 25'
 Side 12'
 Rear 25'

1" = 30'

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

19980152

I. D. Number

329-1402

Custom Built Homes of maine

Applicant

27 main St, Windham, ME 04062

Applicant's Mailing Address

TOD WONDISHIN

Consultant/Agent

892-3149

Applicant or Agent Daytime Telephone, Fax

11/2/98

Application Date

Label Ave 62-66 (lot 88)

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60

62- 66 Label Ave

Address of Proposed Site

307-A-018

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) _____

1408

12542

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 _____ Subdivision _____ Engineer Review **\$400.00** Date: **11/2/98**

DRC Approval Status:

Reviewer

Jim WONDISHIN

Approved Approved w/Conditions see attached Denied

Approval Date *12/17/98* Approval Expiration *12/17/99* 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 type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	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		
<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	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

CITY OF PORTLAND, MAINE
 SITE PLAN REVIEW (ADDENDUM)
 CONDITIONS OF APPROVAL

APPLICANT: Custom Built Homes Inc.
 ADDRESS: 27 Main St, WOODHAM, ME 04062
 SITE ADDRESS/LOCATION: 60 LABER AV (LOT 98)
 DATE: 12/17/98

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to: increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

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.
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- 10. The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
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- 12. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

13. ERODED SOIL SHALL BE CONTAINED
ON SITE. A CRUSHED STONE CONSTRUCTION
ENTRANCE SHALL BE PLACED AT THE
CORNER OF THE
CUT

cc: Katherine Staples, P.E., City Engineer

IS NOT PART OF THIS APPLICATION
 AND

14. THE FUTURE GARAGE SHALL
 REQUIRE A SEPARATE SITE PLAN
 SUBMISSION.

(over)

15. ✓ The applicant shall provide to the City of Portland a turn around easement in the northerly corner of the lot abutting Label Avenue. The easement area shall be 30' by 30'. A paved surface shall also be provided and configured as follows:

1. The paved surface shall be 20' wide with 15' radii corners where the paved surface meets the existing pavement of Label Avenue.
2. The end of the paved surface shall be 25' from the right of way of Label Avenue.
3. The pavement structure shall conform to the City of Portland Technical Standards with the following section:
 - a. 15" aggregate subbase gravel
 - b. 3" crushed aggregate base gravel
 - c. 2" base course pavement – Type "B"
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In addition, a scaled plan prepared and stamped by a RLS shall be submitted to Public Works and Corporation Council for review and approval that shows the dimensions and bearings of the easement, abutting properties and right of way of Label Avenue. The plan shall also note the owners of the abutting properties with the book and page numbers of the associated deeds of the properties. The applicant shall also submit for review and approval to Public Works and Corporation Council a turnaround easement deed outlining appropriate rights and responsibilities. Upon approval of the plan and easement deed by the City, the applicant shall provide to the City two copies of the final recorded plan and executed deed with the recorded book and page numbers.

No certificate of occupancy will be granted until the turnaround is constructed and the plan and deed have been executed and recorded.

labeleas

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CONDITIONS OF APPROVAL

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ADDRESS: 27 Main St, WOODHAM, ME 04062
SITE ADDRESS/LOCATION: 60 LABEL AVE (LOT 98)
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cc: Katherine Staples, P.E., City Engineer

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 SUBMISSION.

(COVER)

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labeleas



Ted Wandishin

CUSTOM BUILT HOMES OF MAINE, INC.

27 Main Street, Windham, Maine 04062

Office (207) 892-3149

Home (207) 627-7263

Fax (207) 892-1383



329 1402

fax

t r a n s m i t t a l

To: Jim Wendell

Fax: 879-0896

From: Ted

Date:

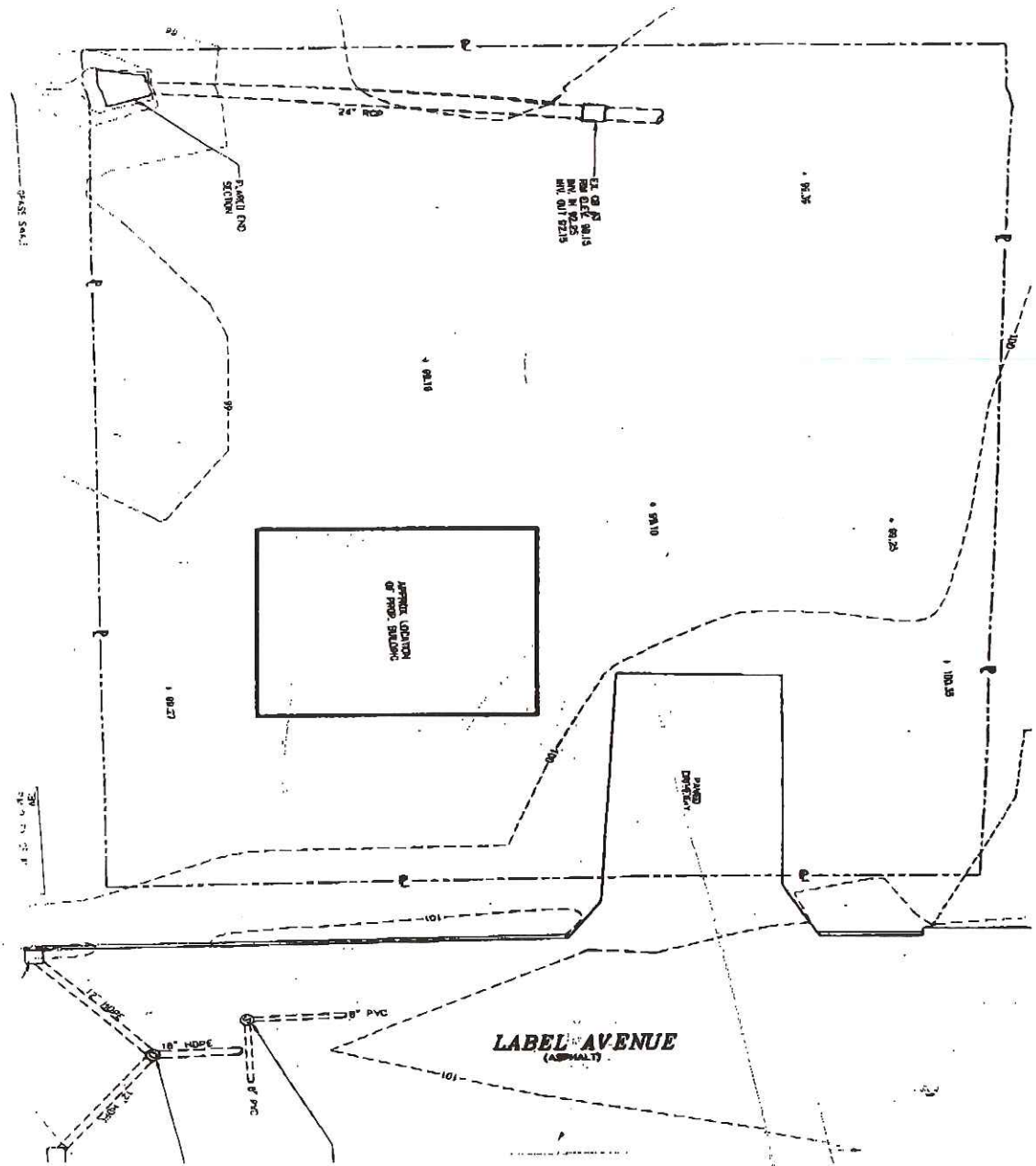
Re:

NOTES:

Jim,
My plan was prepared from the original subdivision plan, plus the city vacated the street and gave each abutter 25'.

Please let me know if this is sufficient.

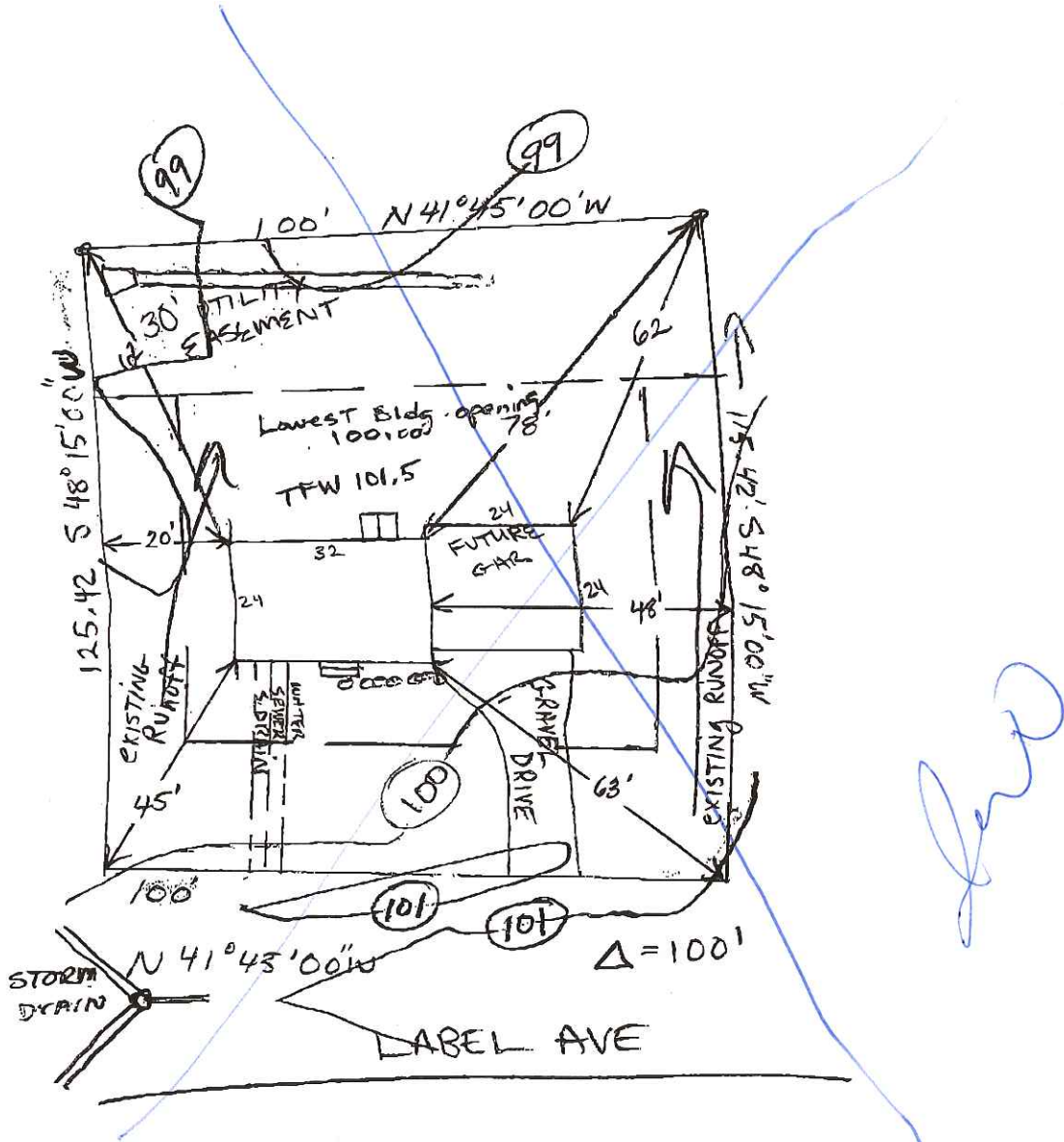
Thanks,
Ted



Letter stating
 std. boundary survey stamped

Portland

125 Pine
12,542*



ATTN: Jim Wendell

fax 879-0896

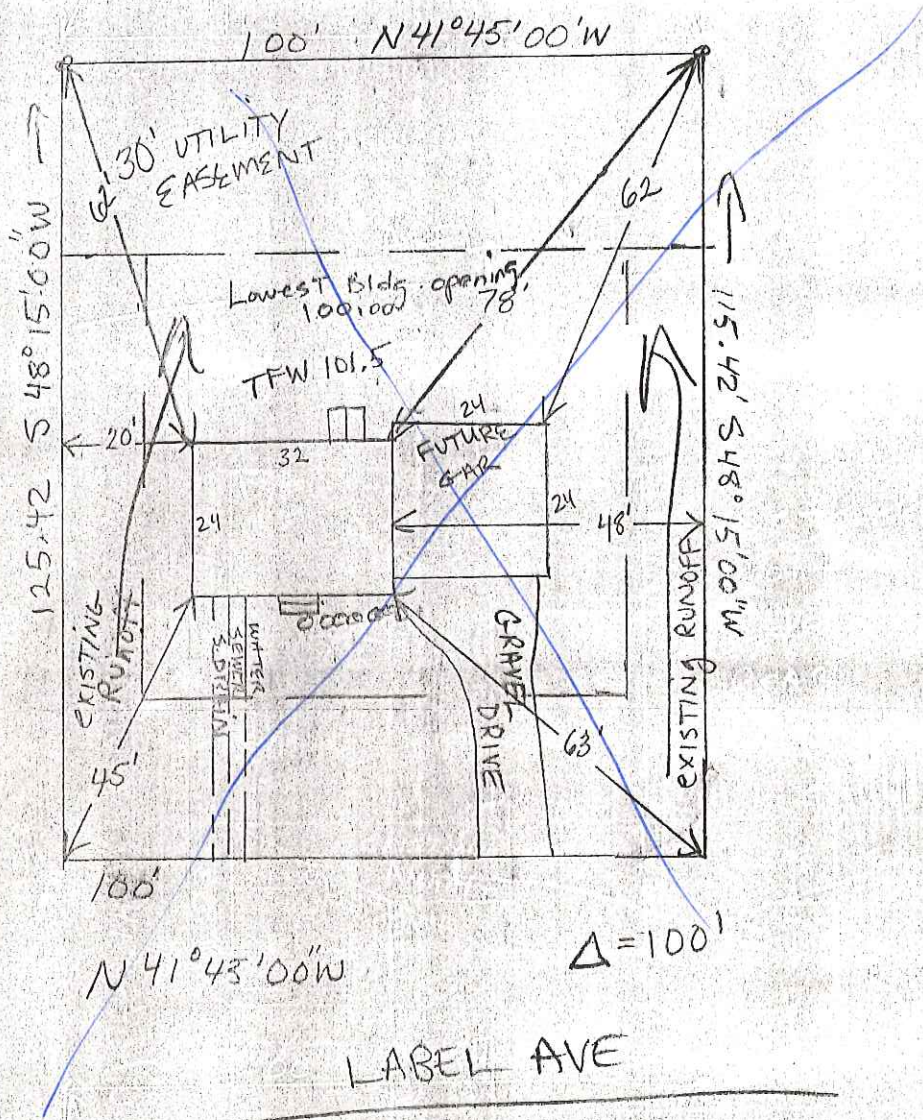
Setbacks:

Front	25'
Side	12'
Rear	25'

From: Ted

1" = 20'

10788 Pine Tree Terrace
12,542 sq ft



Handwritten signature or initials

Setbacks:
 Front 25'
 Side 12'
 Rear 25'

1" = 30'