

7/11/08 - Talked to owner to revise plans

- ✓ Show existing & proposed contours
- ✓ Show Silt Fence - EL
- ✓ Show water & sewer to street
- ✓ Show 2 proposed street trees
- ✓ outlet for perimeter drain
- ✓ Slab or full foundation - Low....

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

2008-0100  
Application I. D. Number  
6/30/2008  
Application Date  
Single Family Home -  
Project Name/Description

DRC Copy  
**Phil DiPierro**

Applicant Flaherty John P Kw Vet - Show Garage Floor Elevation

Applicant's Mailing Address  
55 Chesley Ave, Portland, ME 04103

Consultant/Agent  
Matt Flaherty

55 - 55 Chesley Ave, Portland, Maine  
Address of Proposed Site

Agent Ph: (207)415-2957 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

439 B010001  
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"/> Amendment to Plan - Board Review	<input type="checkbox"/> Zoning Conditional - ZBA	<input type="checkbox"/> Shoreland
<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"/> Other _____

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 6/30/2008

**DRC Approval Status:** Reviewer \_\_\_\_\_

Approved     Approved w/Conditions See Attached     Denied

Approval Date \_\_\_\_\_ Approval Expiration 8/15/08 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance    Phil DiPierro signature    8/15/08 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	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ 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 checked="" type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input checked="" type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

*James D. Nadeau, LLC*  
*Professional / Land Surveyors*

**Letter Of Transmittal**

(2081040R3TL)

**Date:** *August 12, 2008*

**To:** Philip DiPierro  
Development Review Coordinator  
City of Portland Planning Division  
389 Congress Street  
Portland, Maine 04101

**From:** X *James D. Nadeau, P.L.S. #2124*  
*Christopher J. Flynn, P.L.S. #2291*  
*Thomas P. Blake, P.L.S. #2370*  
*Shane B. Haggett, L.S.I.T. #NH584*  
*Peg Viola, Office Manager*  
*Nate Barnett, Land Surveyor*

**RE:** **Site Plan For John P. Flaherty, 55 Chesley Avenue, Portland, Maine (Revision 3)**

**Description Of Attached Document(s):**

1. *1 bond copy of survey plan. Other to follow upon comments from you.*

  
Thank You

**Conditions Section:**

Add New Condition  
From Default List

Add New Condition

Delete Condition

Close

All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.



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.



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.



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.



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.)



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.



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



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.



The applicant/contractor is to insure that adequate separation and elevations will exist between the sanitary service and the storm drain so that when the storm water separation project on Chesley Street is constructed, the house sanitary service and storm drain can be tie into the public system correctly.



**From:** "Jim Nadeau" <surveys@gwi.net>  
**To:** <BAB@portlandmaine.gov>, "M & R Electric" <matt@mandrelectric.com>  
**Date:** Tuesday, August 05, 2008 3:59:23 PM  
**Subject:** Fw: 55 Chesley Ave. Single Family

Barbara,

I am forwarding a site plan to you for review. Philip DiPierro has basically approved 95% of the plan with only a few remaining comments. They are:

Jim, I want to make sure the drainage is adequately addressed. The foundation needs to be high enough to provide positive drainage away from the house. Code requires at least 6 inches of exposure above grade. We also don't want to negatively impact the neighboring properties. In this situation the water should flow around the house and toward the street. This site will require swaling and a yard drain that ties into the sanitary system at the property line through the use of a wye, this needs to be clearly shown on the plan using contours, spot elevations, flow arrows, etc. Please make sure there is adequate pitch to make it work. You can also tie the foundation perimeter drain, with backflow preventer, into this line.

Thanks for your attention to these details.

Philip DiPierro  
Development Review Coordinator  
City of Portland Planning Division  
389 Congress Street  
Portland, Maine 04101

Phone 207 874-8632  
Fax 207 756-8258

Please review our changes and provide input to this office as soon as you can. Thank you in advance for your time.

Jim Nadeau

----- Original Message -----

**From:** Jim Nadeau  
**To:** Philip DiPierro ; M & R Electric  
**Sent:** Tuesday, August 05, 2008 8:18 AM  
**Subject:** Re: 55 Chesley Ave. Single Family

Phil

Attached is a portion of our site plan which I review for compliance of the final few details. This in hopes of expediting the process for my client, Matt Flaherty. Please respond back with comments or approval.

Thanks  
Jim

----- Original Message -----  
**From:** Philip DiPierro

To: surveys@gwi.net ; matt@mandrelectric.com  
Cc: Barbara Barhydt  
Sent: Thursday, July 31, 2008 5:05 PM  
Subject: Re: 55 Chesley Ave. Single Family

Jim, I want to make sure the drainage is adequately addressed. The foundation needs to be high enough to provide positive drainage away from the house. Code requires at least 6 inches of exposure above grade. We also don't want to negatively impact the neighboring properties. In this situation the water should flow around the house and toward the street. This site will require swaling and a yard drain that ties into the sanitary system at the property line through the use of a wye, this needs to be clearly shown on the plan using contours, spot elevations, flow arrows, etc. Please make sure there is adequate pitch to make it work. You can also tie the foundation perimeter drain, with backflow preventer, into this line.

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Philip DiPierro  
Development Review Coordinator  
City of Portland Planning Division  
389 Congress Street  
Portland, Maine 04101

Phone 207 874-8632  
Fax 207 756-8258

>>> "M & R Electric" <matt@mandrelectric.com> 7/31/2008 2:53:27 PM >>>

Jim & Phil

Jim, I spoke to Phil DiPierro at the city of Portland he has brought up the following issues with the your current plan. Please make the changes as soon as possible as this will now be the hold up on the project. Please lets make sure we are on the same page and this is our last round of changes.

1. Change FF elevation 103 to 104 for the house, change 102 to 103 for the garage.

2. Show a Yard drain with piping on the right side of the house middle to front of lot with slight swale or depression shuttling water into it - thus eliminating a chance of surface water from new house flowing on to my fathers current house lot. The swale & contours should show spot elevations. This should tie into the sewer drain with a Y fitting on the city property ( city to separate sewer and storm run off during road project Spring of 09 ). He would like you to show this line and the Y connection.

Phil - If I missed anything please advise.

Thank you both for your work.

Matt

Matthew Flaherty  
www.MandRelectric.com  
207-415-2957 cell  
207-878-5864 office  
207-878-4938 fax

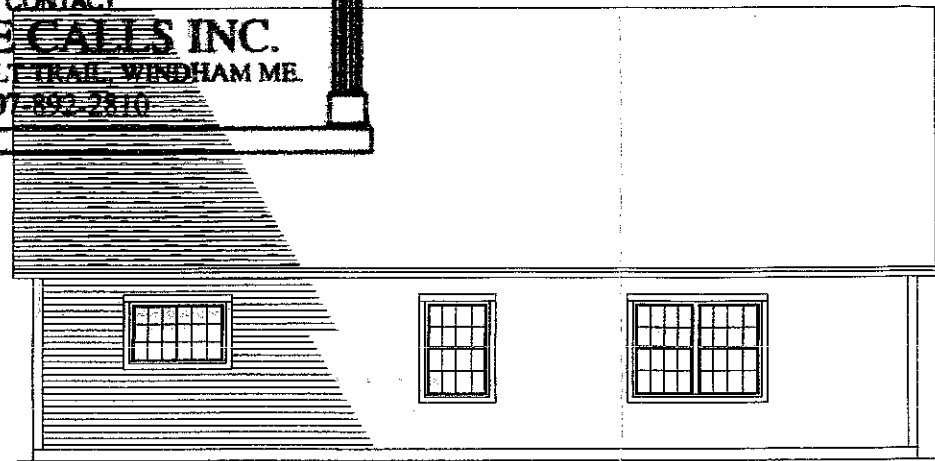
H.C.I.

**IF THIS STAMP IS NOT RED  
THIS IS AN ILLEGAL SET OF PLANS**

USE OR REPRODUCTION OF THESE PLANS WITHOUT  
PERMISSION IS PROHIBITED BY FEDERAL LAW  
VIOLATIONS ARE PUNISHABLE BY FINES OF UP TO \$10,000  
TO OBTAIN LEGAL COPIES OF THIS PLAN  
CONTACT

**HOUSE CALLS INC.**  
151 ROOSEVELT TRAIL, WINDHAM ME.  
207-892-2810

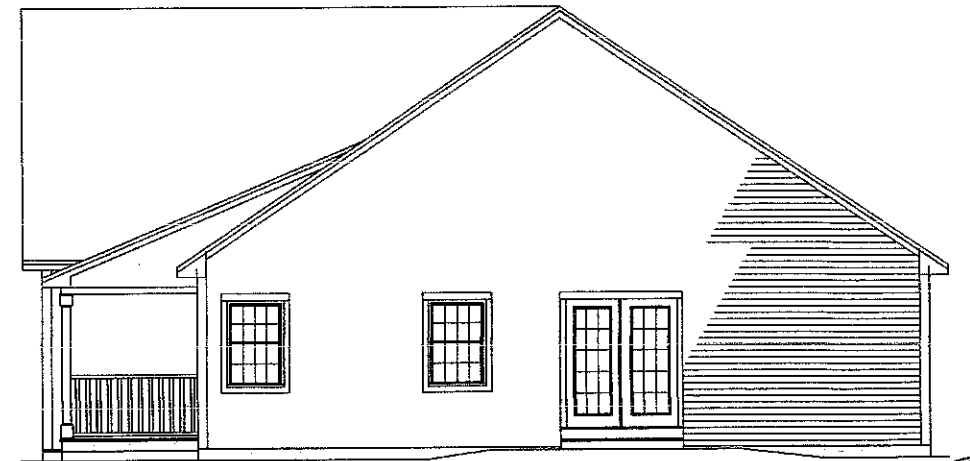
RIGHT ELEVATION



101.5  
102.7

101.5  
103

RIGHT ELEVATION

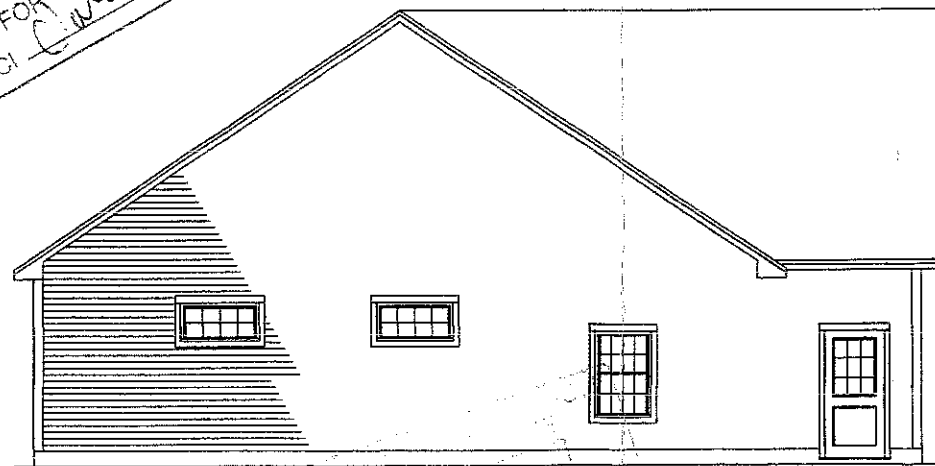


101.5  
102.3

101.5  
102.7

LEFT ELEVATION

THIS SET OF PLANS IS FOR THE CITY OF FORT TOWN  
BUILDING PERMIT H.C.I. *[Signature]*



101.7  
103

101.5  
102.5

PERMIT  
NOV 2008

FRONT ELEVATION



101.5  
102.5

101.5  
102.3

Magnetic North, 2007  
(observed)

**Plan References:**

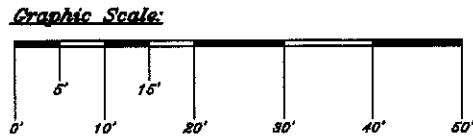
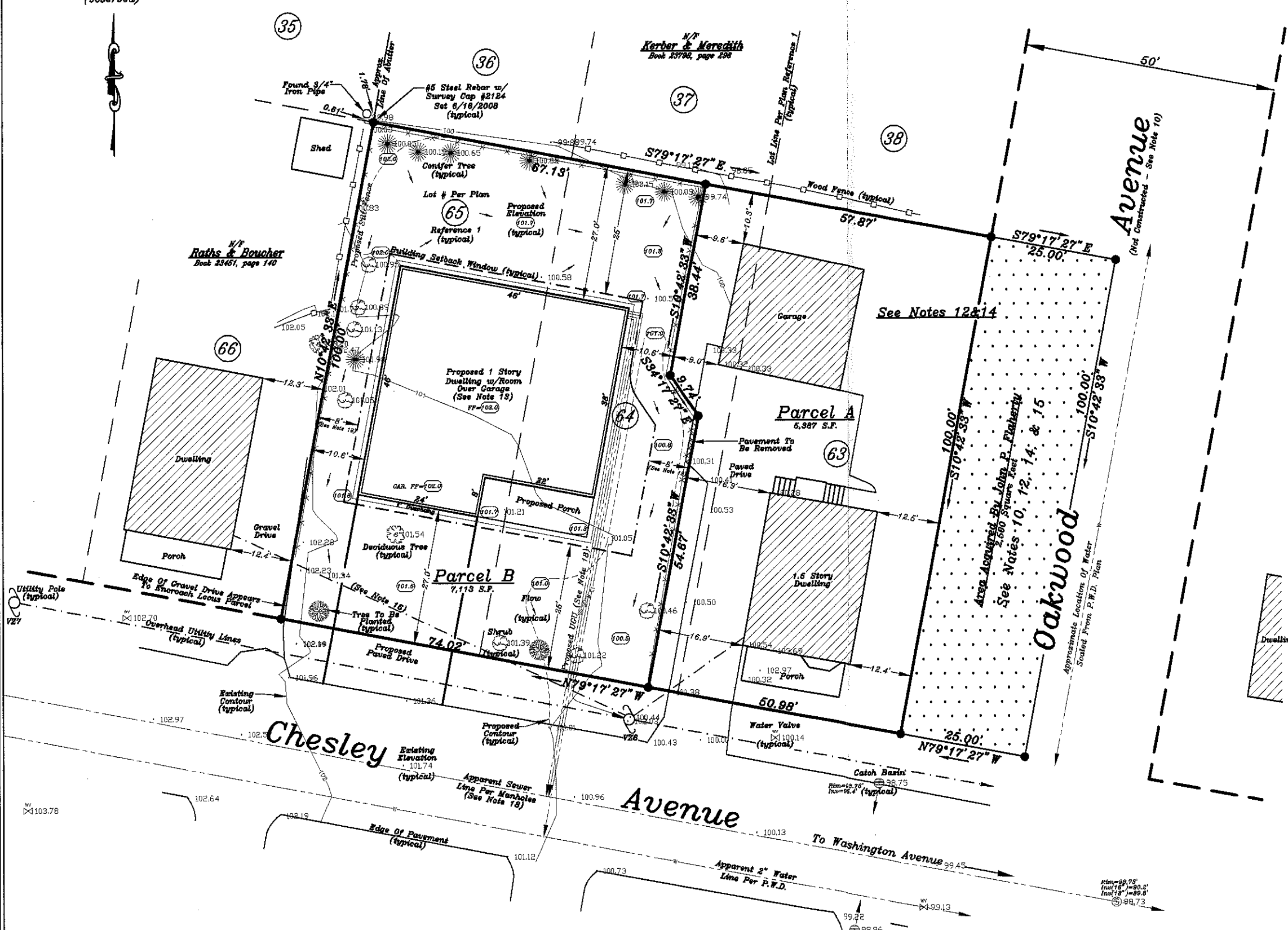
- "Washington Park, Portland, Maine", dated 1906 by J.L. Jones, G.P., recorded September 17, 1906 at the Cumberland County Registry of Deeds in Plan Book 18, page 122.
- "Plan Depicting The Details Of A Boundary Survey And Proposed Land Division Made For John P. Flaherty, Northeastern Sideline Of Chesley Avenue, Portland, Maine", dated August 14, 2007 by James D. Nadeau, LLC, Portland, Maine.

**Locus Deed Reference:**

Martin C. Driscoll  
To  
John P. Flaherty and Joann L. Flaherty  
dated April 22, 1990 and recorded April 22, 1990 at the Cumberland County Registry of Deeds in Book 2532, page 420.  
(See Note 10)

**General Notes:**

- This plan is not intended to depict walls or other of the site currently. An opinion of title should be rendered by a title attorney.
- This office reserves the right to be held harmless by all 3rd party claims.
- No portion of the locus parcel scales to a Flood Hazard Zone per FEMA Flood Insurance Rate Map Community - Flood Hazard: 22007 5007C, under date of January 1, 2002. The parcel scales to Zone 2.
- This office reserves the right to be held harmless for unknown or unobtainable records which could affect the results of this survey.
- Reference is made to "Contract For Land Surveying Services" between James D. Nadeau, LLC and the listed client(s), which shall be considered an integral part of this survey.
- See Plan Reference for additional boundary information.
- Locus Parcel to shown on the City of Portland Assessor's Map 459, Block 2, as Lots 74, 75, and 76, and to be known as 85 Chesley Avenue.
- Area of Locus Parcel is 12,800 square feet (0.29 acre) more or less, not including Area Acquired By John P. Flaherty.
- Chesley Avenue was accepted December 6, 1916 per City of Portland Board, Vol. 42, page 297.
- See Order for Order Surveying Streets From Surveyed Plats dated September 5, 1997 recorded September 15, 1997 in OGD Book 12522, page 74, which states that for Chesley Avenue depicted on OGD Plan Book 74, page 125, the city shall "Continue 50' from Chesley Street, south westerly". For convenience with City of Portland Public Parks, the 50' is on the westerly side of Chesley Avenue.
- John L. Flaherty died November 6, 2004, leaving John P. Flaherty as surviving joint tenant.
- See letter dated March 17, 2008 from Mayor Thomas, City of Portland Planning Administrator, which states municipal determination that the depicted proposed division of land into two parcels which include parcel A and parcel B meets all the requirements of the R-3 underlying zone.
- Locus Parcel to parcel Residential 3 (R-3). See City of Portland Zoning Ordinance for all regulations and restrictions which pertain to this parcel. An 4' side yard is required for 1 or 1.5 story structures and the side yard requirement increases to 14' for a 2 story and 18' for 3 1/2 stories.
- Any future consequences of Parcel A shall require a reference to the deed to the original rights of passage that appears on the plan entitled "Washington Park", dated 1906 by J.L. Jones, G.P., recorded at the Cumberland County Registry of Deeds in Plan Book 18, page 122, may have pertained to All N.E.S.A. Site 2002, near Washington Park, 2. Flaherty conveyed to the City of Portland, Order dated September 2, 1997 and recorded at said Registry of Deeds in Book 15224, page 74.
- No fence, building, or other man-made improvements shall be placed, built or erected in Area Acquired By John P. Flaherty.
- Overhead communication line surveying land N/P Raths & Boucher appears to encroach on Locus Parcel.
- Elevations are based on an assumed vertical datum.
- Proposed underground utilities to include sewer, water, drain, power, and perhaps natural gas. Chesley Avenue sewer and drain appear to be combined.
- This plan does not address wetland issues, and/or approvals, if any.
- Proposed dwelling to be served by city water and sewer.
- Proposed locations of utility lines to be determined in field by contractor, and shall connect to existing utility lines within Chesley Avenue right of way.



This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorised alterations unknown to this office.

James D. Nadeau, LLC  
James D. Nadeau, P.L.S. 48124 (agent) Date: \_\_\_\_\_

Revised 7-21-08: Added contours, site fence, utility hook-ups, Note 21, etc.

**Sketch Plan For Municipal Building Permit  
Made For  
John P. Flaherty  
Northeasterly Sideline Of Chesley Avenue  
PORTLAND, MAINE**

PREPARED BY:  
**James D. Nadeau, LLC**  
Professional Land Surveyors  
918 BRIGHTON AVENUE PH. (207) 878-7870  
PORTLAND, ME 04102 FAX (207) 878-7871

RECORD OWNER: John P. Flaherty 55 Chesley Avenue Portland, Maine 04103	DRAWN BY: TPB/DN CHECKED BY: JDN/TPB INSPE: Topcon GPT-3003W	PLAN DATE: 6/26/2008 SURVEY DATE: July 2007 SCALE: 1" = 10' SHEET No: 1 of 1
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FIELD BOOK: Topcon Ranger JOB No: 2081040R1