

No site plan

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

2006-0244
Application I. D. Number
12/28/2006
Application Date
13 Wall St / 1415 Forest Ave split lot
Project Name/Description

Macdonald Jody L &
Applicant
1415 Forest Ave , Portland, ME 04103
Applicant's Mailing Address
Brian Mulligan
Consultant/Agent
Agent Ph: (207)522-6676 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Jay Reynolds
Rec'd 1-207

1415 - 1415 Forest Ave, Portland, Maine
Address of Proposed Site
340 G001001
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)

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:
 Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
 Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
 Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
 After the Fact - Major Stormwater Traffic Movement Other _____
 After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 12/28/2006

DRC Approval Status: Reviewer _____
 Approved Approved w/Conditions See Attached Denied
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
 Performance Guarantee Accepted _____ date _____ amount _____ expiration date
 Inspection Fee Paid _____ date _____ amount _____
 Building Permit Issue _____ date _____
 Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
 Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date
 Final Inspection _____ date _____ signature _____
 Certificate Of Occupancy _____ date _____
 Performance Guarantee Released _____ date _____ signature _____
 Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date
 Defect Guarantee Released _____ date _____ signature _____

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.)



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 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: November 5, 2007

RE: C. of O. for #13 Wall Street,
(Id#2006-0244) (CBL 340 G 001001)

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

From: Donna Martin
To: C of O
Date: 8/27/2007 9:49:48 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 1415 FOREST AVE Parcel ID: 340 G001001

Date: 9/7/2007 **Time:**

Note: Call Jody @ 831-3650 Property Addr: 1415 FOREST AVE Parcel ID: 340 G001001

Application Type: Prmt
Application ID: 61831

Contact:
Phone1: Phone2:

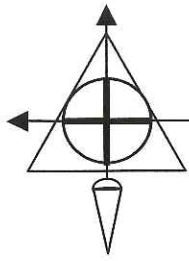
Owner Name: MACDONALD JODY L &
Owner Addr: 1415 FOREST AVE
PORTLAND, ME 04103

Donna Martin
Building Inspections
City of Portland
389 Congress St. Rm 315
Portland, ME. 04101

P 207-874-8703
F 207-874-8716

Still needs

- Grading ≠ Finish grading per plan.
- 2 street trees
- loam & seed
- House numbers
- Foundation not built according to plans - stepped down in Right Rear corner.
- catch basin needs grate/cover



BACK BAY BOUNDARY, INC.
LAND SURVEYING

Company: CITY OF PORTLAND PLANNING DEPT.	From: Bob GREENLAW
Attention: PHIL D.	Date: 10/30/2007
Fax #	JODY MAC DONALD WALL ST.

Pages including Fax Cover Page:

Comments:

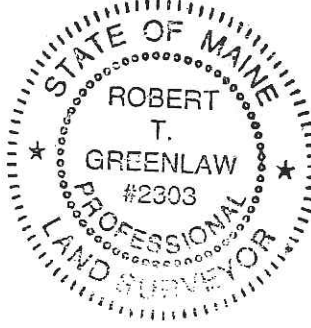
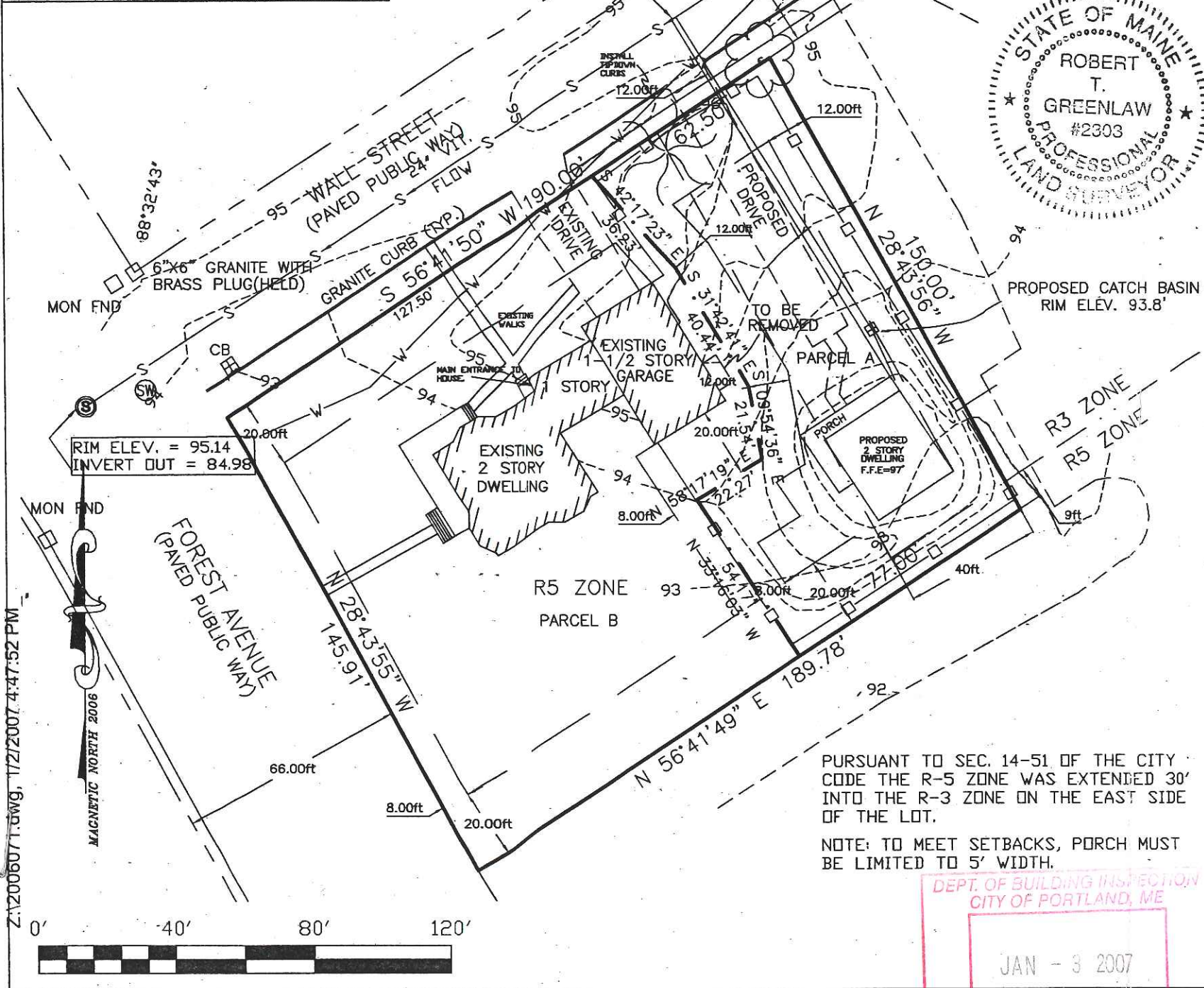
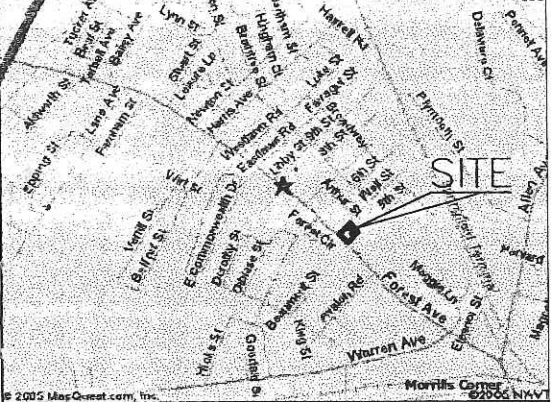
PLEASE FIND THE ATTACHED PLAN
FOR YOUR FILES.

SHOULD YOU NEED REDUCED COPIES
PLEASE LET ME KNOW.

Bob GREENLAW

13 Wall St. / 1415 Forest

SITE LOCATION MAP:



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: JODY L. MACDONALD AND AMY M. HAWKES BOOK 22716 PAGE 165, AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
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LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR,
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3. TOTAL AREA OF SUBJECT PARCEL: 28,376 SQ. FT., 0.65 ACRES
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e.) WALL STREET CHOM SCATTERED SITES APARTMENTS WALL STREET PORTLAND MAINE, DATED JULY 13, 1999 PREPARED BY NADEAU & LODGE, INC. PORTLAND, MAINE. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN, BOOK 199, PAGE 604.
5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF OF THIS SURVEY.

6. ZONING:

RESIDENTIAL ZONES:	R-5	R-3
SETBACKS: FRONT -	20 FT;	25 FT
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LEGEND

- Edge of Traveled Way
- Setback Line
- Old Lot Line
- E --- Overhead Utility
- Abutter Line
- Proposed Property Line
- Property Line
- Street Line
- CRS ● Capped 5/8" Rebar Set With Registration #2303
- IRF ⊗ Iron Rod Found "X" Shaped
- Monument Found
- ⊕ Utility Pole
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- 12345/99 Deed Book/Page Of Local Registry
- ☁ Existing Deciduous Tree
- ☎ Existing Coniferous Tree

SURVEYORS STATEMENT:

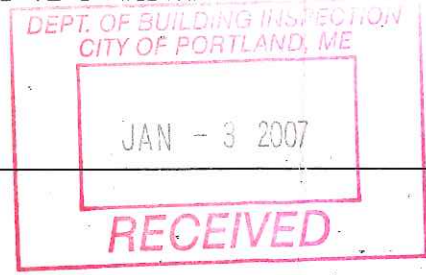
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

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

Robert T. Greenlaw
 ROBERT T. GREENLAW P.L.S., #2303
 V. PRESIDENT BACK BAY BOUNDARY, INC.

REVISED: OCTOBER 10, 2006
 DATE: AUGUST 23, 2006

PURSUANT TO SEC. 14-51 OF THE CITY CODE THE R-5 ZONE WAS EXTENDED 30' INTO THE R-3 ZONE ON THE EAST SIDE OF THE LOT.
 NOTE: TO MEET SETBACKS, PORCH MUST BE LIMITED TO 5' WIDTH.



REVISION 2: 10/10/2006 - RE-REVISED PROPOSED BLDG LAYOUT
 REVISION 1: 08/29/2006 - REVISED PROPOSED BLDG LAYOUT; ADDED DETAILS

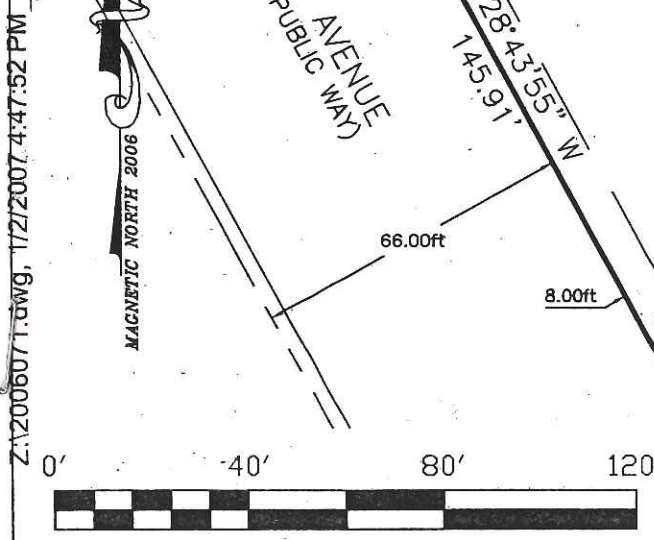
BOUNDARY AND TOPOGRAPHIC SITE PLAN
 1415 FOREST AVENUE AND 13 WALL STREET, PORTLAND, MAINE
 PROPOSED SITE PLAN

FOR: **JODY MACDONALD**

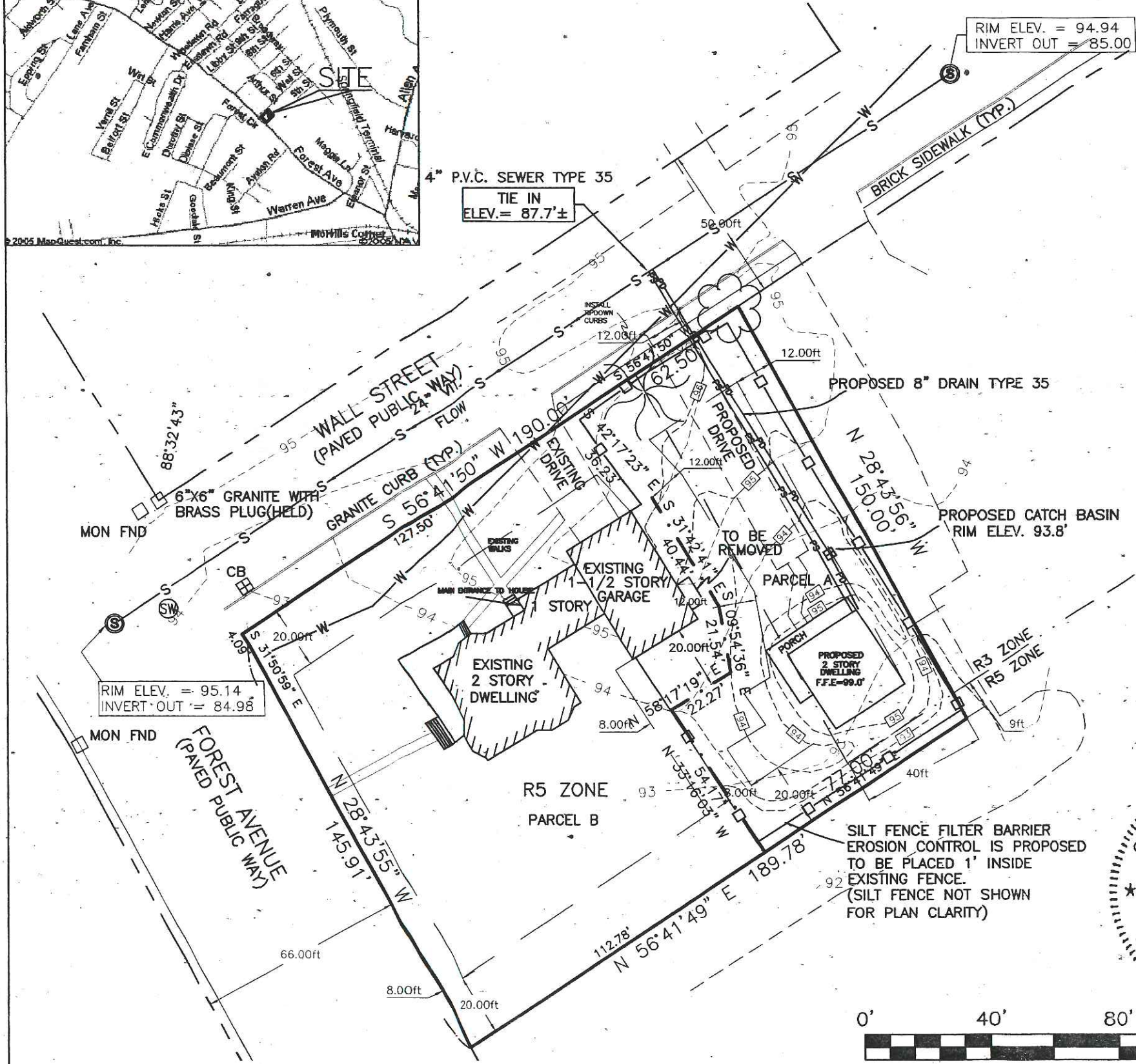
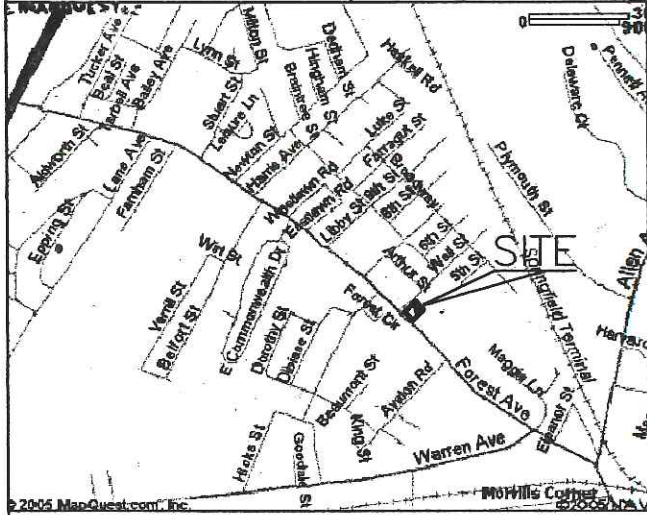
DRAWN BY: RTG / PJM	DATE OF SURVEY: 07/24/2006
CHECKED BY: PJM	JOB NUMBER: 2006071
SCALE: 1"=40'	REV 2 DATE: 10/10/2006
SHEET: 2 OF 3	

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 643 FOREST AVENUE
 PORTLAND, MAINE 04101
 207-774-2855 FAX 207-347-4346

DRAWER: 2006 NO: 071



SITE LOCATION MAP:

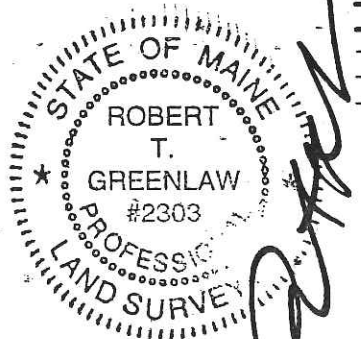


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LEGEND

- Edge of Traveled Way
- Setback Line
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- Abutter Line
- Proposed Property Line
- Property Line
- Street Line
- PD - Proposed Drain Line
- PS - Proposed Sewer Line
- CRS ⊙ Capped 5/8" Rebar Set With Registration #2303
- IRF ⊙ Iron Rod Found "X" Shaped
- Monument Found
- ⊙ Utility Pole
- (dist) Distance from reference plan or deed.
- N/F Now Or Formerly
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- Existing Deciduous Tree
- Existing Coniferous Tree



SURVEYORS STATEMENT:

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REVISED: MARCH 29, 2007
DATE: AUGUST 23, 2006

ROBERT T. GREENLAW P.L.S., #2303
V. PRESIDENT BACK BAY BOUNDARY, INC.

REVISION 3: 03/19/2007 - INCREASED SCALE; LABELED CONTOURS
REVISION 2: 10/10/2006 - RE-REVISED PROPOSED BLDG LAYOUT
REVISION 1: 08/29/2006 - REVISED PROPOSED BLDG LAYOUT; ADDED DETAILS

BOUNDARY AND TOPOGRAPHIC SITE PLAN
1415 FOREST AVENUE AND 13 WALL STREET, PORTLAND, MAINE
PROPOSED SITE PLAN

FOR: **JODY MACDONALD**

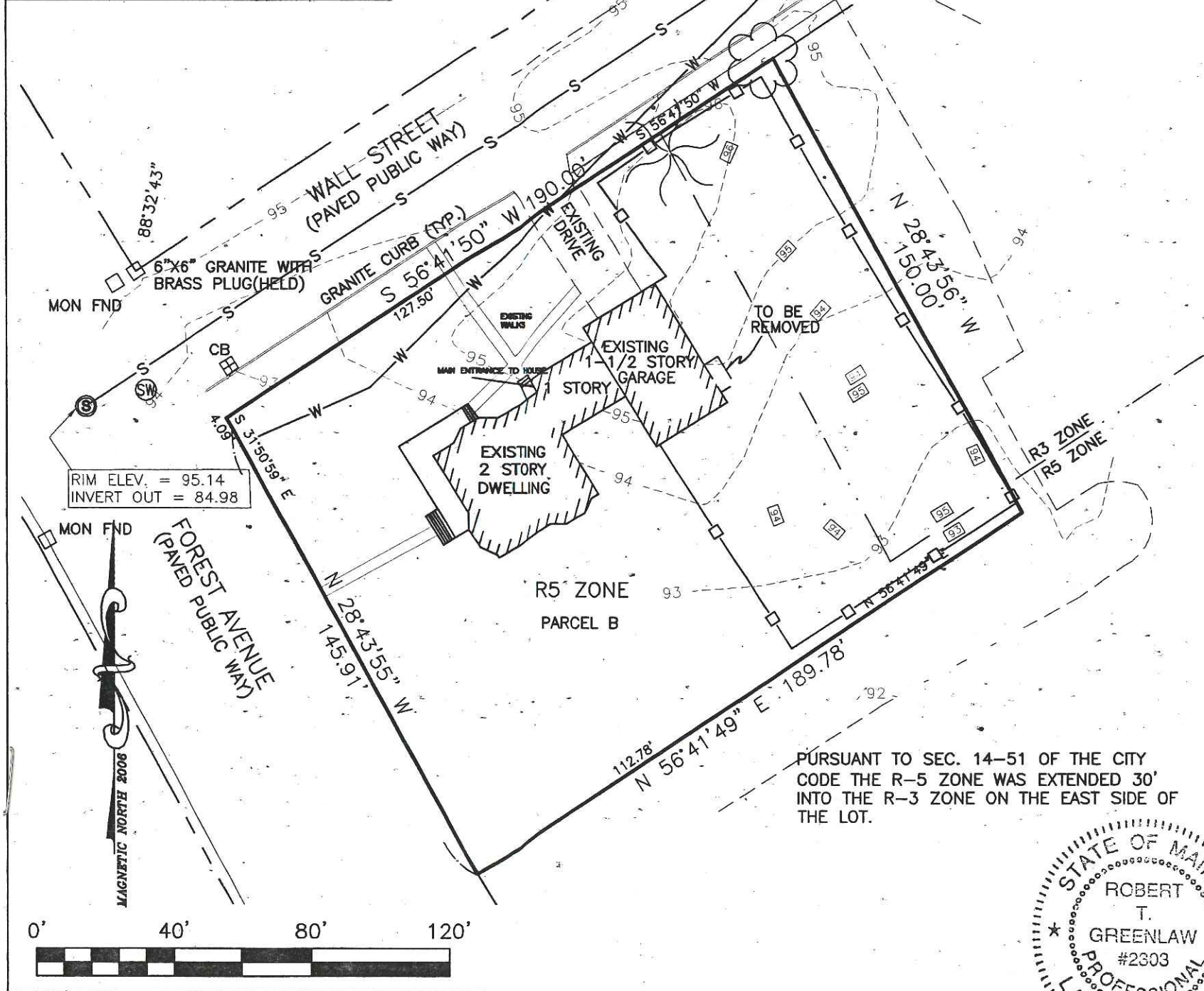
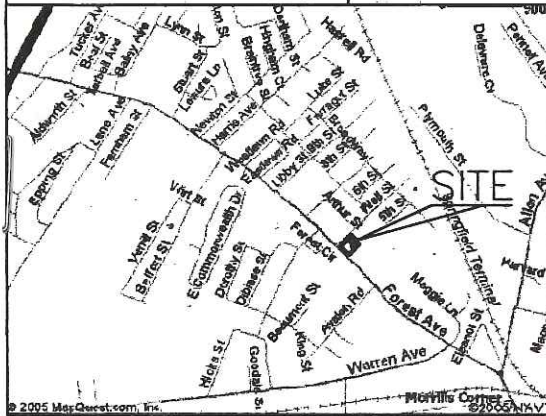
DRAWN BY: RTG / PJM	REV. 3 DATE: 03/29/2007
CHECKED BY: PJM / RTG	JOB NUMBER: 2006071
SCALE: 1"=40'	DATE OF SURVEY: 07/24/2006
SHEET: 2 OF 3	

PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING

643 FOREST AVENUE
PORTLAND, MAINE 04101
207-774-2855 FAX 207-347-4346

DRAWER: 2006 NO: 071

SITE LOCATION MAP:



Ø UP W/SPIKE
RIM ELEV. = 94.94
INVERT OUT = 85.00

RIM ELEV. = 95.14
INVERT OUT = 84.98

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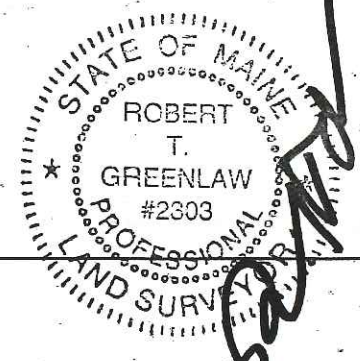
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REVISED: AUGUST 28, 2006
DATE: AUGUST 23, 2006

ROBERT T. GREENLAW P.L.S., #2303
V. PRESIDENT BACK BAY BOUNDARY, INC.



REVISION 3: 03/29/2007 - INCREASED SCALE; LABELED CONTOURS; UPDATED SERVER DETAILS
REVISION 2: 10/10/2006 - NO CHANGES THIS SHEET
REVISION 1: 08/29/2006 - REVISED PROPOSED BLDG LAYOUT

BOUNDARY AND TOPOGRAPHIC SITE PLAN
EXISTING CONDITIONS PLAN
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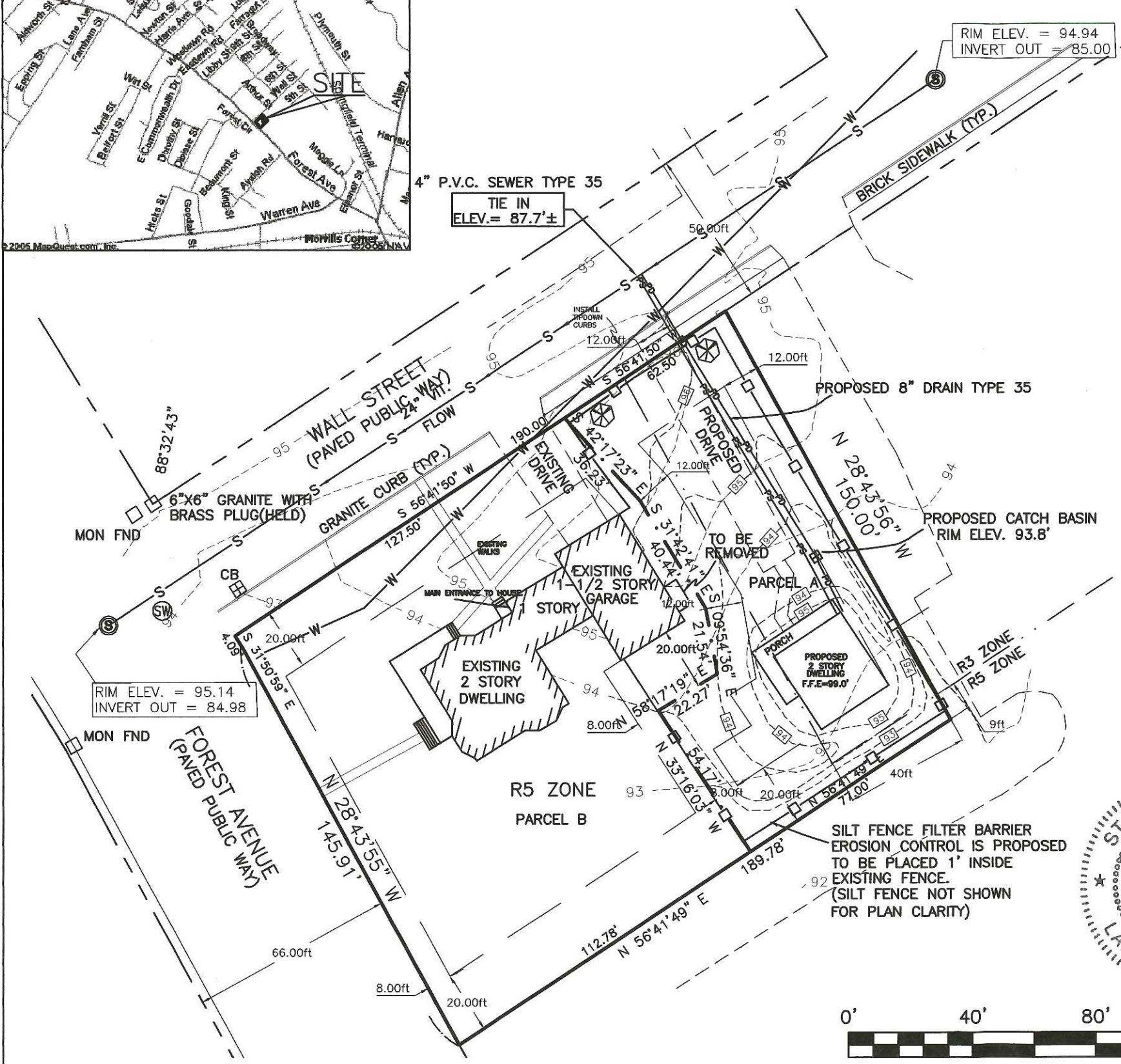
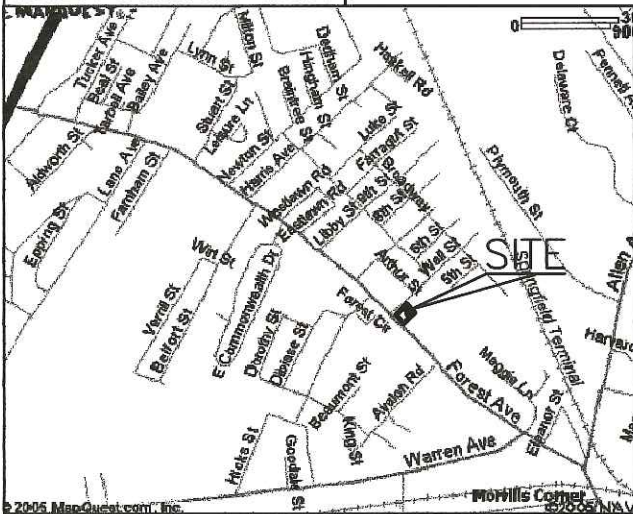
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RIM ELEV. = 94.94
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4" P.V.C. SEWER TYPE 35
TIE IN
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- ANY NEW STREET TREES PLANTED OR TRANSPLANTED SHALL BE IN EXCESS OF 2-1/2 INCHES IN DIAMETER.

LEGEND

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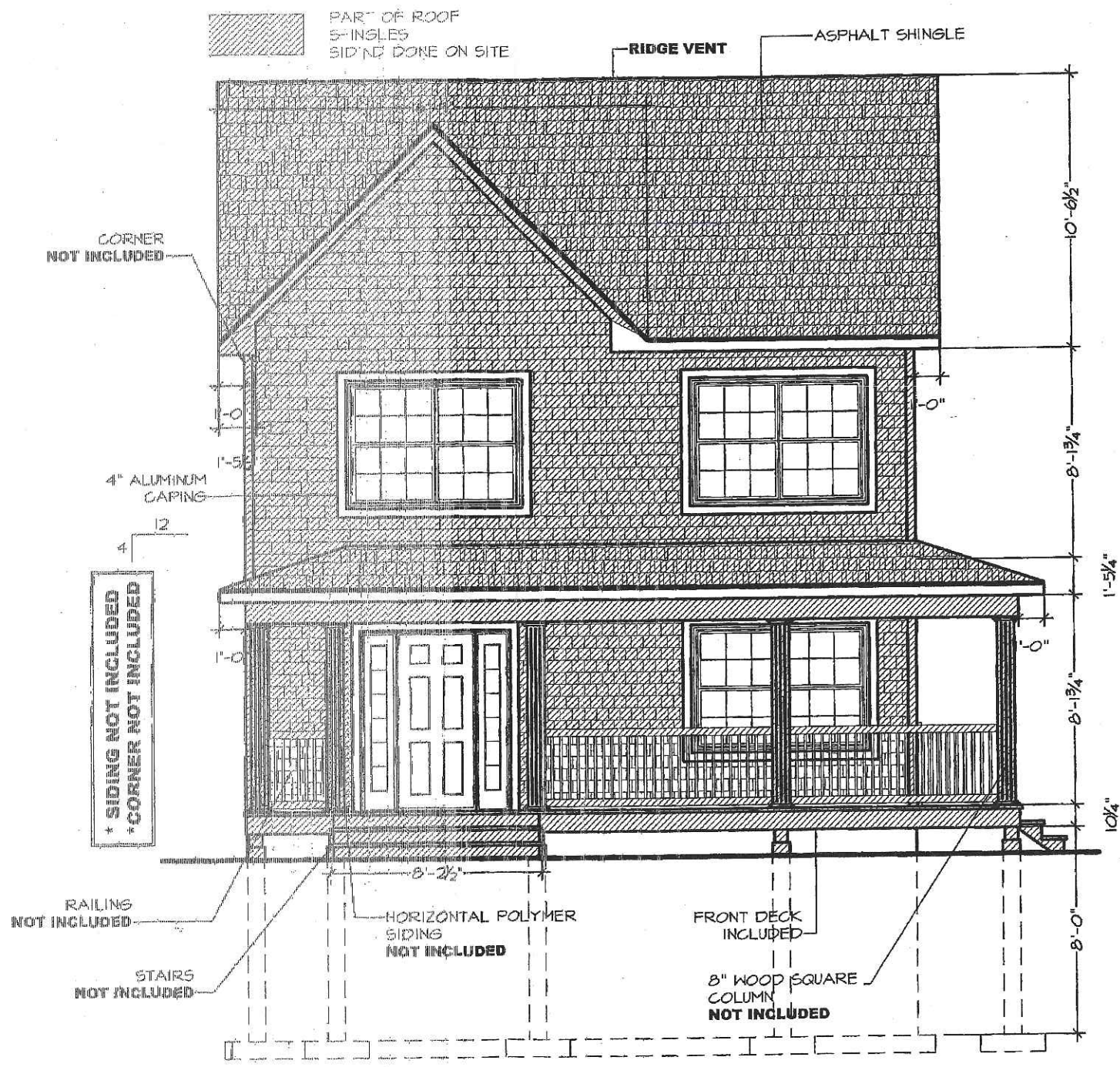
BOUNDARY AND TOPOGRAPHIC SITE PLAN
1415 FOREST AVENUE AND 13 WALL STREET, PORTLAND, MAINE
PROPOSED SITE PLAN

JODY MACDONALD

DRAWN BY: RTG / PJM
CHECKED BY: PJM / RTG
SCALE: 1"=40'
DATE OF SURVEY: 07/24/2006
JOB NUMBER: 2006071
REV 3 DATE: 03/30/2007
SHEET: 2 OF 3


PREPARED BY:
BACK BAY BOUNDARY, INC.
PROFESSIONAL LAND SURVEYING
643 FOREST AVENUE
PORTLAND, MAINE 04101
207-774-2855 FAX 207-347-4346

DRAWER: 2006 NO: 071



VALID FOR CONSTRUCTION

PFS CORP. USE

CUSTOMIZED BY  FOR IDEAL MODULAR HOMES

CUSTOMER(S): JODY MAC DONALD
 PLAN: FRONT ELEVATION
 MODEL: *Grandway*

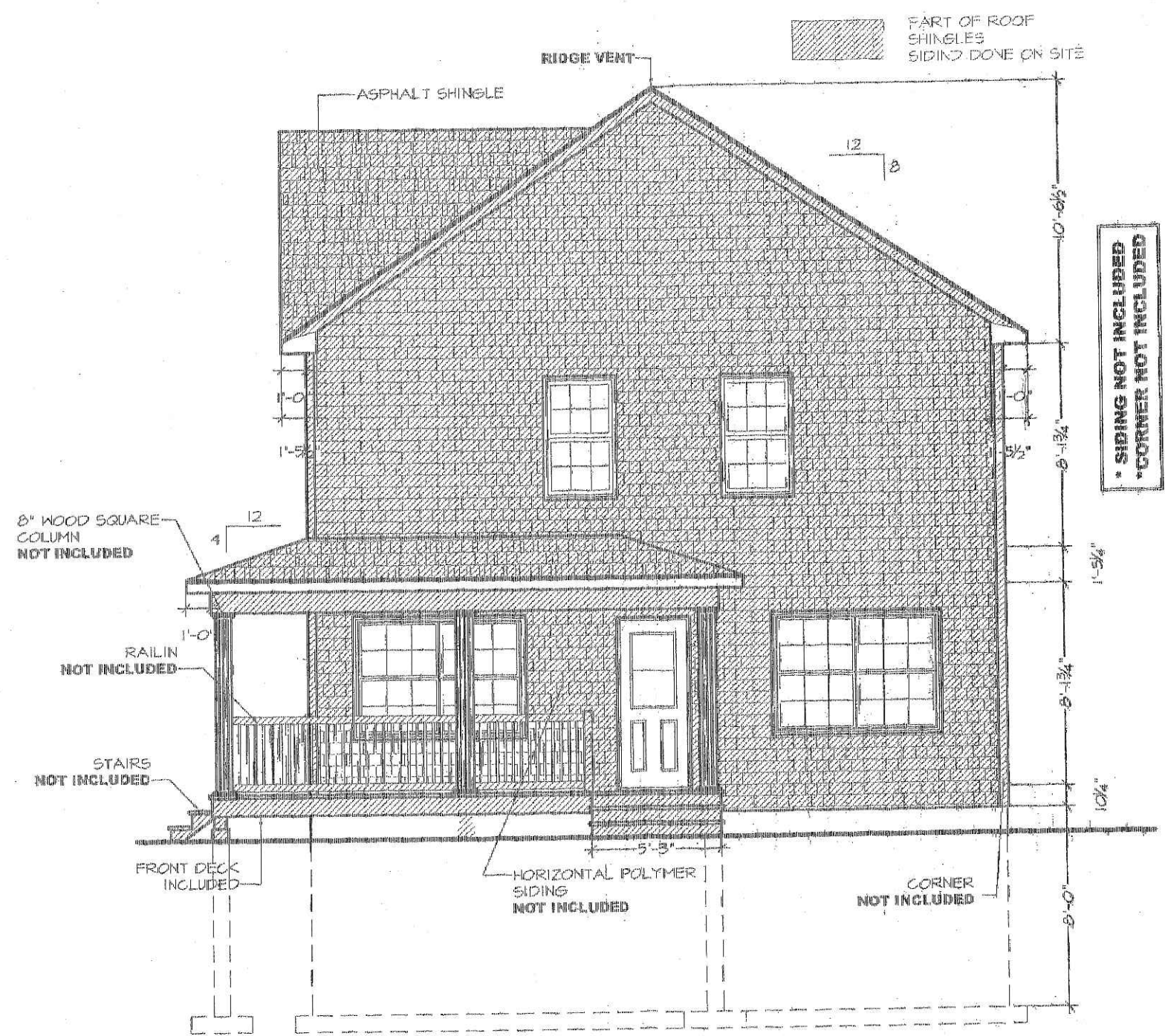
THE CUSTOMER(S)'S SIGNATURE CONFIRMS THAT THE BLUEPRINTS ARE FINAL APPROVED. "LES RESIDENCES PRO-FAB INC." WILL NOT BE RESPONSIBLE ABOUT A BAD COMPREHENSION AND/OR A BAD INTERPRETATION OF THE BLUEPRINTS BY THE CUSTOMER(S).

X
 CUSTOMER'S SIGNATURE
 CUSTOMER'S SIGNATURE
 SALESPERSON'S SIGNATURE

REVISION :	BY :
11-06-2006	K.R.
11-16-2006	K.R.
11-21-2006	K.R.
11-27-2006	K.R.

AREA: -- CONTRACT: C-9391 SCALE: 3/16" BY: K.R. DATE: 10-24-2006

ALL RIGHTS RESERVED 3/8



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 CONSTRUCTION

PFS CORP. USE

CUSTOMIZED BY



FOR
**IDEAL
 MODULAR
 HOMES**

CUSTOMER(S):
 JODY MAC DONALD

PLAN:
 RIGHT ELEVATION

MODEL:

THE CUSTOMER(S)'S SIGNATURE
 CONFIRMS THAT THE
 BLUEPRINTS ARE FINAL
 APPROVED. PFS RESIDENCES
 PRO-FAB INC. WILL NOT BE
 RESPONSIBLE ABOUT A BAD
 COMPREHENSION AND/OR A
 BAD INTERPRETATION OF THE
 BLUEPRINTS BY THE
 CUSTOMER(S)

X
 CUSTOMER'S SIGNATURE
 CUSTOMER'S SIGNATURE
 SALESPERSON'S SIGNATURE

REVISION:	BY:
11-08-2006	K.R.
11-16-2006	K.R.
11-21-2006	K.R.
11-27-2006	K.R.

L R AREA:
 X

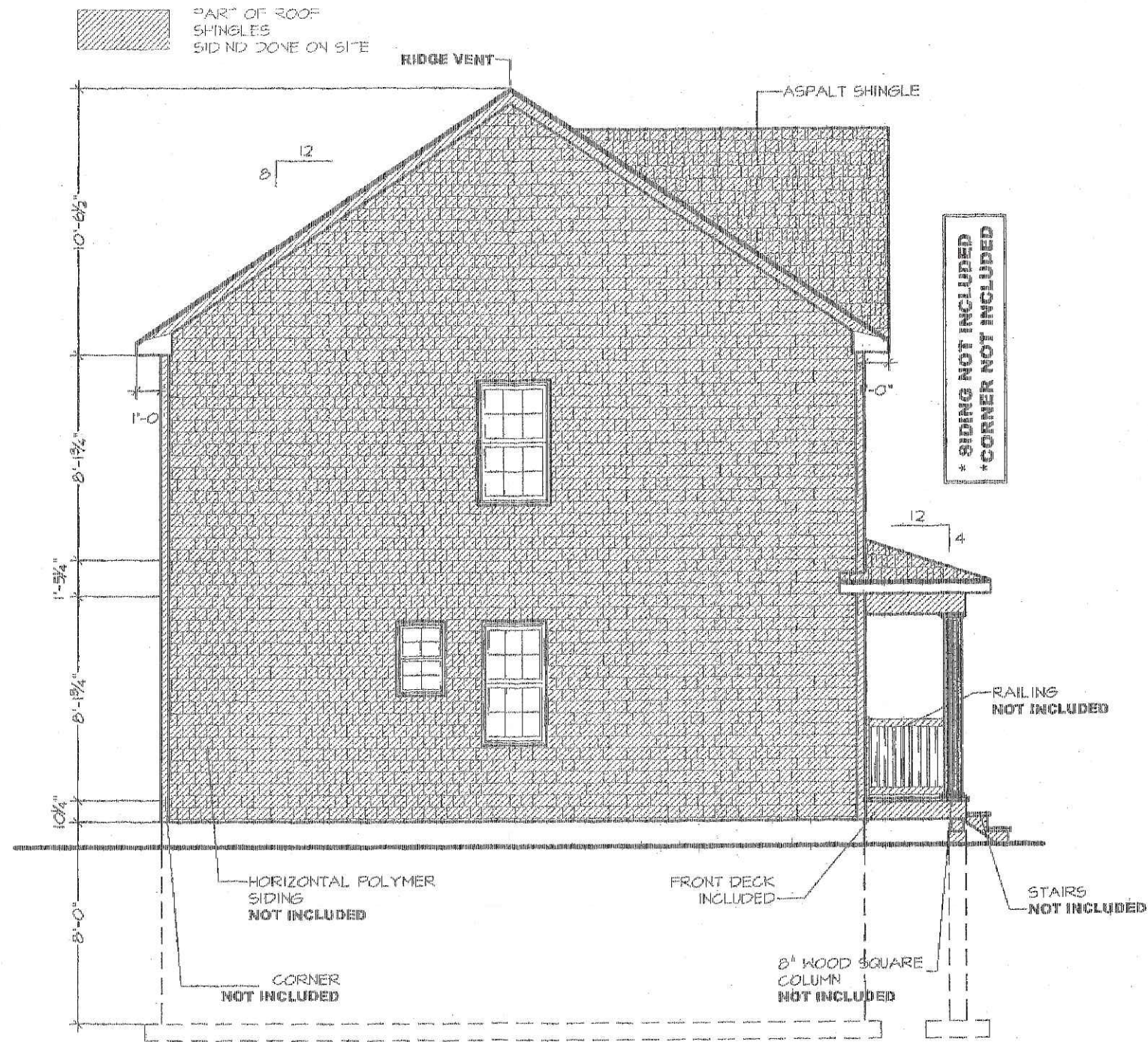
CONTRACT:
 C-9391

SCALE:
 3/16"

BY:
 K.R.



DATE:
 10-24-2006

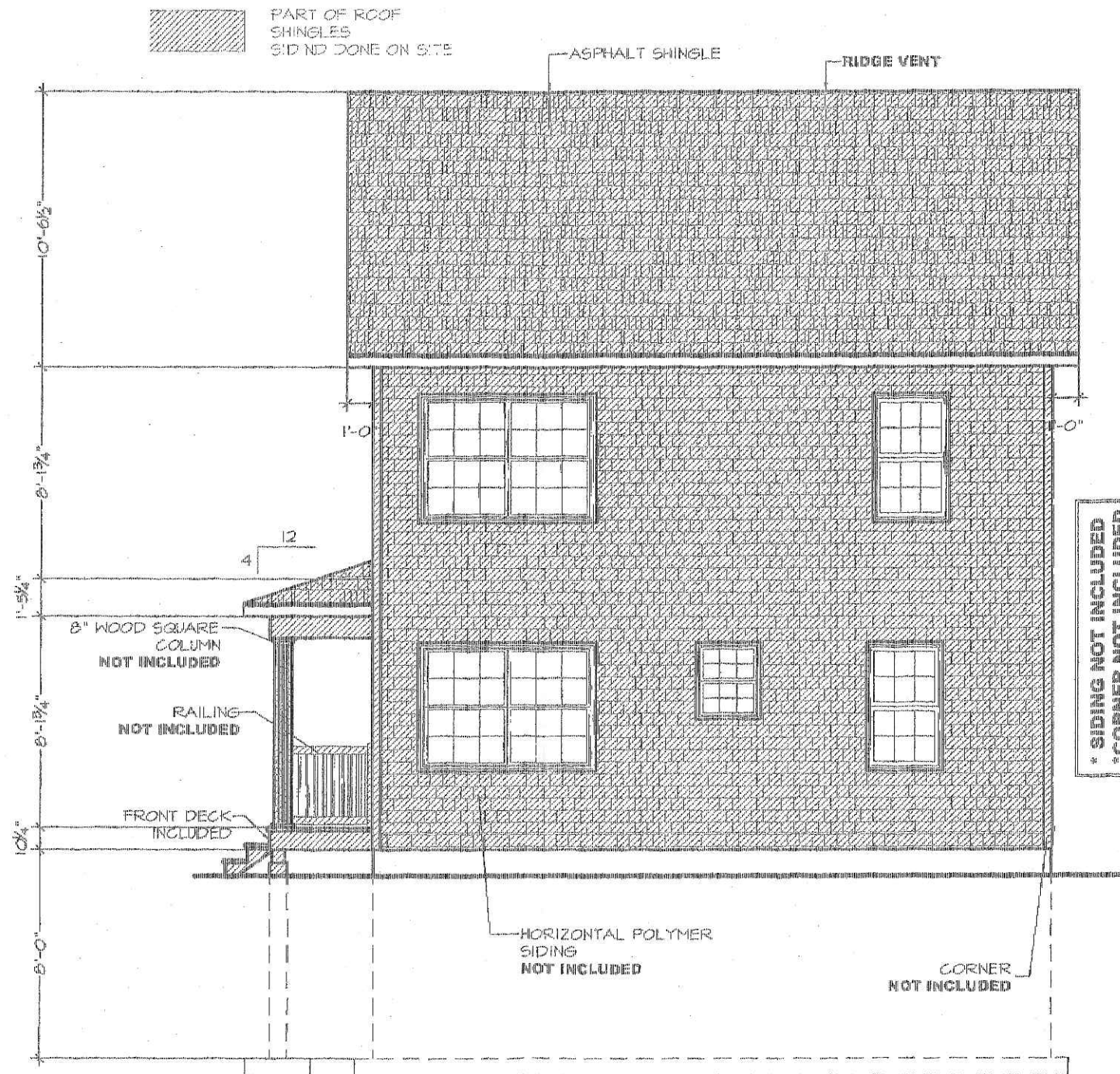
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* SIDING NOT INCLUDED
* CORNER NOT INCLUDED

VALID FOR
CONSTRUCTION

PFS CORP. USE	CUSTOMIZED BY	FOR	CUSTOMER(S)	THE CUSTOMER(S)'S SIGNATURE CONFIRMS THAT THE BLUEPRINTS ARE FINAL APPROVED. "LES RESIDENCES PRO-FAB INC." WILL NOT BE RESPONSABLE ABOUT A BAD COMPREHENSION AND/OR A BAD INTERPRETATION OF THE BLUEPRINTS BY THE CUSTOMER(S).	X CUSTOMER'S SIGNATURE CUSTOMER'S SIGNATURE SALESPERSON'S SIGNATURE	REVISION :	BY :
		IDEAL MODULAR HOMES	JODY MAC DONALD			11-06-2006	K.R.
			PLAN :			11-16-2006	K.R.
			MODEL :			11-21-2006	K.R.
			L R AREA :	CONTRACT :	SCALE :	BY :	DATE :
			X	C-9391	3/16"	K.R.	10-24-2006
							ALL RIGHTS RESERVED
							



* SIDING NOT INCLUDED
* CORNER NOT INCLUDED

NO CONSTRUCTION
WARRANTY

PFS CORP. USE

CUSTOMIZED BY

 FOR IDEAL MODULAR HOMES

CUSTOMER(S): JODY MAC DONALD
 PLAN: REAR ELEVATION
 MODEL: ---

THE CUSTOMER(S)'S SIGNATURE CONFIRMS THAT THE BLUEPRINTS ARE FINAL APPROVED. *LES RESIDENCES PRO-FAB INC.* WILL NOT BE RESPONSABLE ABOUT A BAD COMPREHENSION AND/OR A BAD INTERPRETATION OF THE BLUEPRINTS BY THE CUSTOMER(S).

X CUSTOMER'S SIGNATURE
 CUSTOMER'S SIGNATURE
 SALESPERSON'S SIGNATURE

REVISION :	BY :
11-06-2006	K.R.
11-16-2006	K.R.
11-21-2006	K.R.
11-27-2006	K.R.

L	R	AREA :	CONTRACT :	SCALE :	BY :
-	X	--	C-9391	3/16"	K.R.

DATE : 10-24-2006

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