

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

2005-0265  
 Application I. D. Number

DRC Copy  
 Jay Reynolds *Rec'd. 12-8*

12/6/2005  
 Application Date

Carriage Lane Duplex *Lot #2*  
 Project Name/Description

*to Park, Cases, etc?*  
 D.A. Brackett  
 Applicant  
 84 Country Lane, Portland, ME 04103  
 Applicant's Mailing Address

Dwight Brackett  
 Consultant/Agent  
 Applicant Ph: (207) 772-8629 Agent Fax:  
 Applicant or Agent Daytime Telephone, Fax

6 - 6 Carriage Ln, Portland, Maine  
 Address of Proposed Site  
 341 G022001  
 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) \_\_\_\_\_

1152  
 Proposed Building square Feet or # of Units  
 8001  
 Acreage of Site *1.3 New Plans, App'd*  
 Zoning \_\_\_\_\_

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots \_\_\_\_\_
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other \_\_\_\_\_

Fees Paid: Site Pla \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date \_\_\_\_\_  
 Reviewer *Jay Reynolds*  Denied

DRC Approval Status:

- Approved
- Approved w/Conditions See Attached
- Denied
- Approval Date *1-3-06*
- Approval Expiration *1-3-06*
- Condition Compliance
- signature *Jay Reynolds* date \_\_\_\_\_
- Extension to \_\_\_\_\_  Additional Sheets Attached

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 checked="" type="checkbox"/> Building Permit Issue          | _____ date _____           |  | _____ signature _____       |
| <input checked="" type="checkbox"/> Performance Guarantee Reduced  | _____ date _____           | _____ remaining balance _____                      | _____ expiration date _____ |
| <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 _____                              | _____ expiration date _____ |
| <input checked="" type="checkbox"/> Defect Guarantee Submitted     | _____ submitted date _____ | _____ amount _____                                 |                             |
| <input checked="" type="checkbox"/> Defect Guarantee Released      | _____ date _____           | _____ signature _____                              |                             |



Strengthening a Remarkable City. Building a Community for Life [www.portlandmaine.gov](http://www.portlandmaine.gov)

Planning and Development Department  
Lee D. Urban, Director

Planning Division  
Alexander Jaegerman, Director

December 27, 2005

Dwight Brackett  
84 Country Lane  
Portland, ME 04103

Dear Mr. Brackett:

RE: Applications for Carriage Lane Duplexes, Lots 1 and 2

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

1. Lot #1:
  - a. The proposed easement shown in the front/left portion of the lot has not been finalized by the developer. An amended subdivision plat is needed for the Planning Director's signature, then it needs to be recorded at the registry of deeds. Also, a mylar and 7 paper copies of the recorded version then must be delivered to the City.
  - b. The porch/stairs and the site plan do not match.
  - c. The scaling appears to be off.
2. Lot #2:
  - a. There are a number of lines on sheet #1 that have no meaning. Please label or remove them.
  - b. The porch/stairs and the site plan do not match.
  - c. The scaling appears to be off.

Please submit 4 copies of (each lot) revised plans to my attention.

Sincerely,

Jay Reynolds  
Development Review Coordinator

cc: Sarah Hopkins, Development Review Services Manager

**D.A. BRACKETT & CO., INC.**  
**84 Country Lane**  
**Portland, ME 04103**  
**(207) 772-8629**

December 6, 2005

City of Portland  
City Planning / Building Permits  
Congress St.  
Portland, ME 04101

To Whom It May Concern:

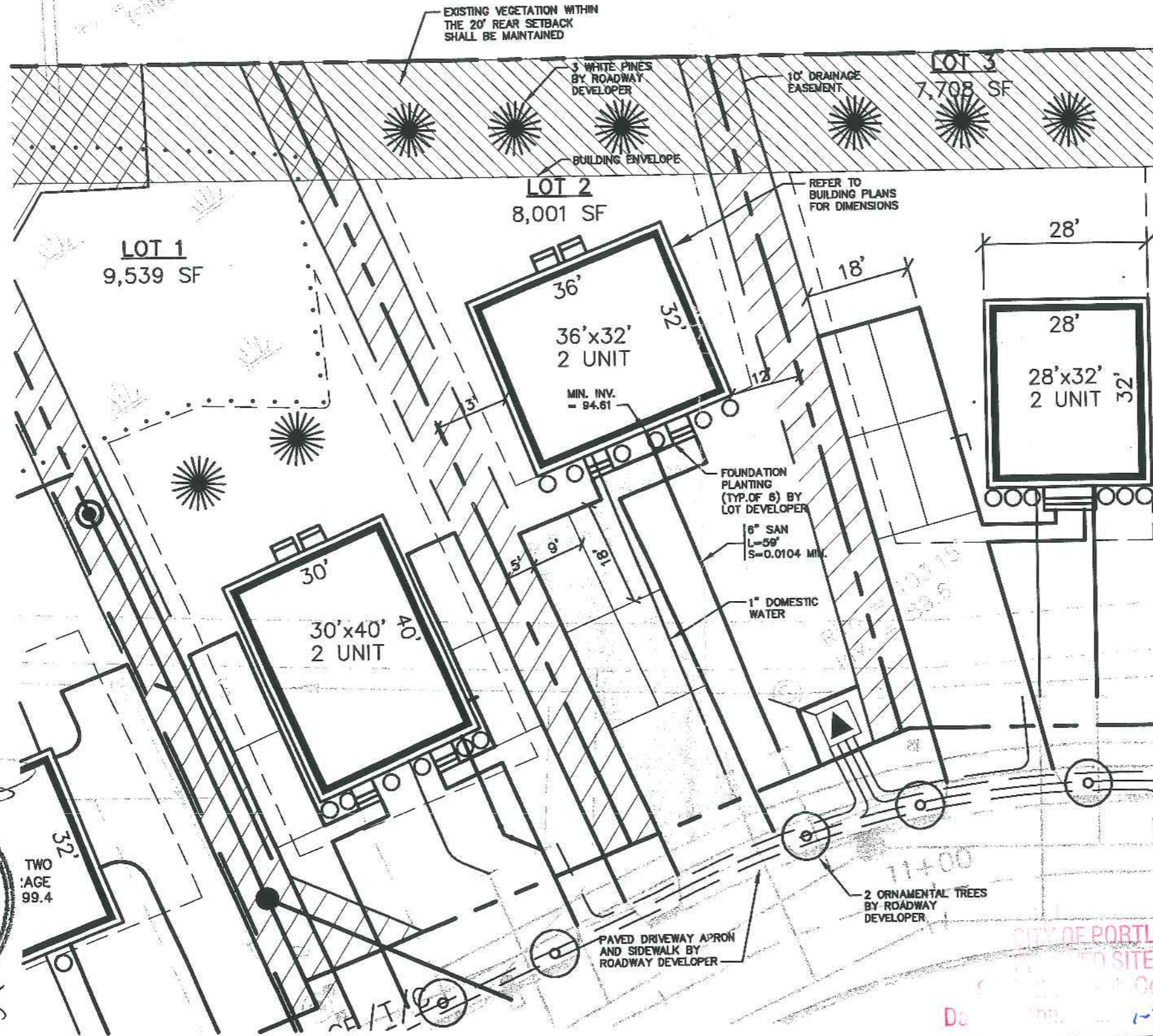
D.A. Brackett & Co., Inc. proposes to build one (1) 36' x 32' duplex building, on lot #2, Carriage Lane, Portland, ME. This building contains Two (2) individual apartments. Each apartment contains two (2) bedrooms.

This request for a permit is being submitted for your approval, for one (1) building, 36' x 32', on Carriage Lane in Portland, ME, containing two (2) apartments.

Sincerely,

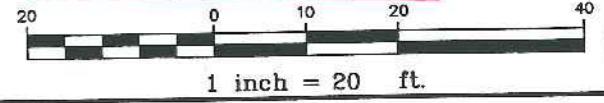
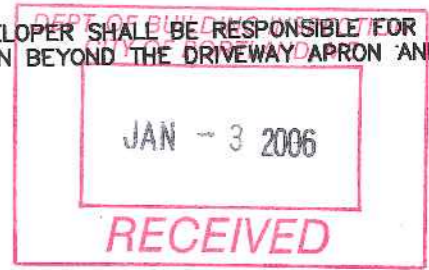
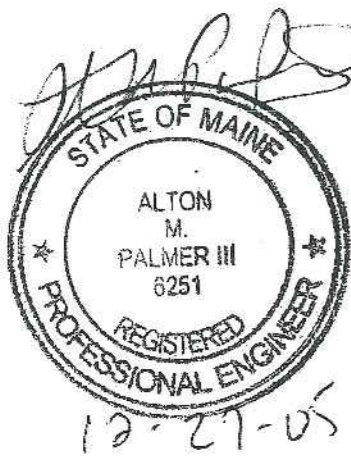
Dwight A. Brackett  
President/Owner





**NOTES:**

1. LOT LAYOUT AND GRADING CONFIGURATIONS SHOWN ON THIS PLAN REPRESENT THE INTENDED FINAL DEVELOPMENT OF THE LOT FOR BUILDING PERMIT PURPOSES AS APPROVED BY THE CITY OF PORTLAND PLANNING BOARD ON FEBRUARY 24, 2004. ANY DEVIATION FROM THESE PLANS, BE IT EITHER BUILDING SIZE, PARKING CONFIGURATION, GRADING CHANGES, ETC. SHALL REQUIRE REVIEW AND APPROVAL FROM THE CITY OF PORTLAND PLANNING BOARD, AS WELL AS REVIEW BY THE SUBDIVISION DEVELOPER.
2. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES IN 2002.
3. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
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CITY OF PORTLAND  
 RECEIVED SITE PLAN  
 Conditions  
 1-3-06

| Rev. | Date | Revision |
|------|------|----------|
|      |      |          |

|                     |               |
|---------------------|---------------|
| Design: DER         | Date: 4/04    |
| Draft: CAH          | Job No.: 632  |
| Checked: DER        | Scale: 1"=20' |
| File Name: 632-LOTS |               |

**GP** Gorrill-Palmer Consulting Engineers, Inc.  
 Traffic and Civil Engineering Services

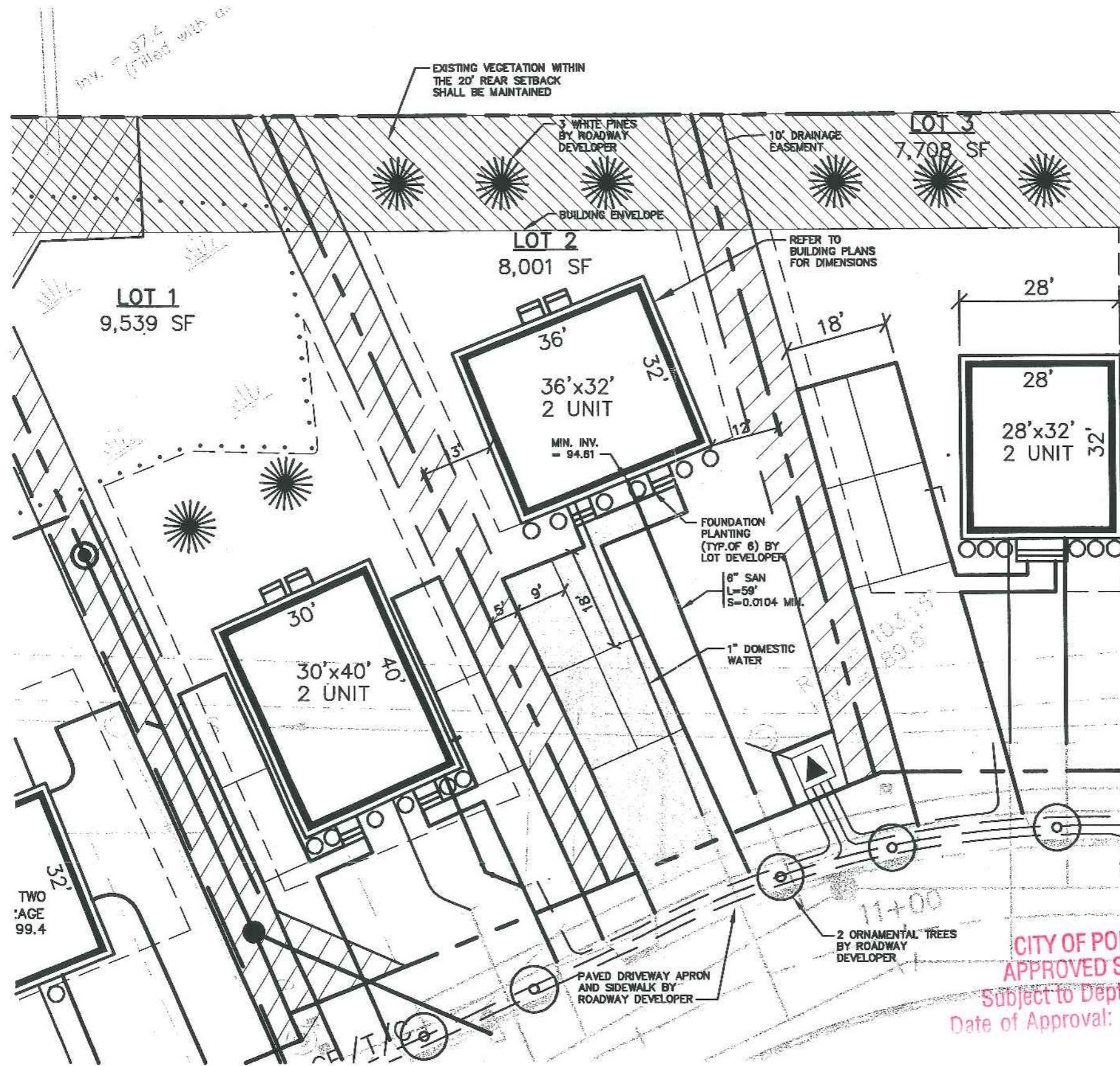
PO Box 1237  
 15 Shaker Road  
 Gray, ME 04039  
 207-657-6910  
 FAX: 207-657-6912  
 E-Mail: mailbox@gorrillpalmer.com

Drawing Name: **Lot 2 Lot Layout and Utility Plan**

Project: **CARRIAGE LANE**

Figure No.  
**1**





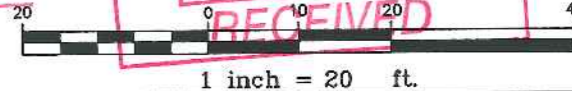
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*Douglas E. Reynolds*  
 DOUGLAS E. REYNOLDS  
 NO. 9972  
 PROFESSIONAL ENGINEER  
 12-19-05

CITY OF PORTLAND  
 APPROVED SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval: 1-3-06

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 JAN - 3 2006



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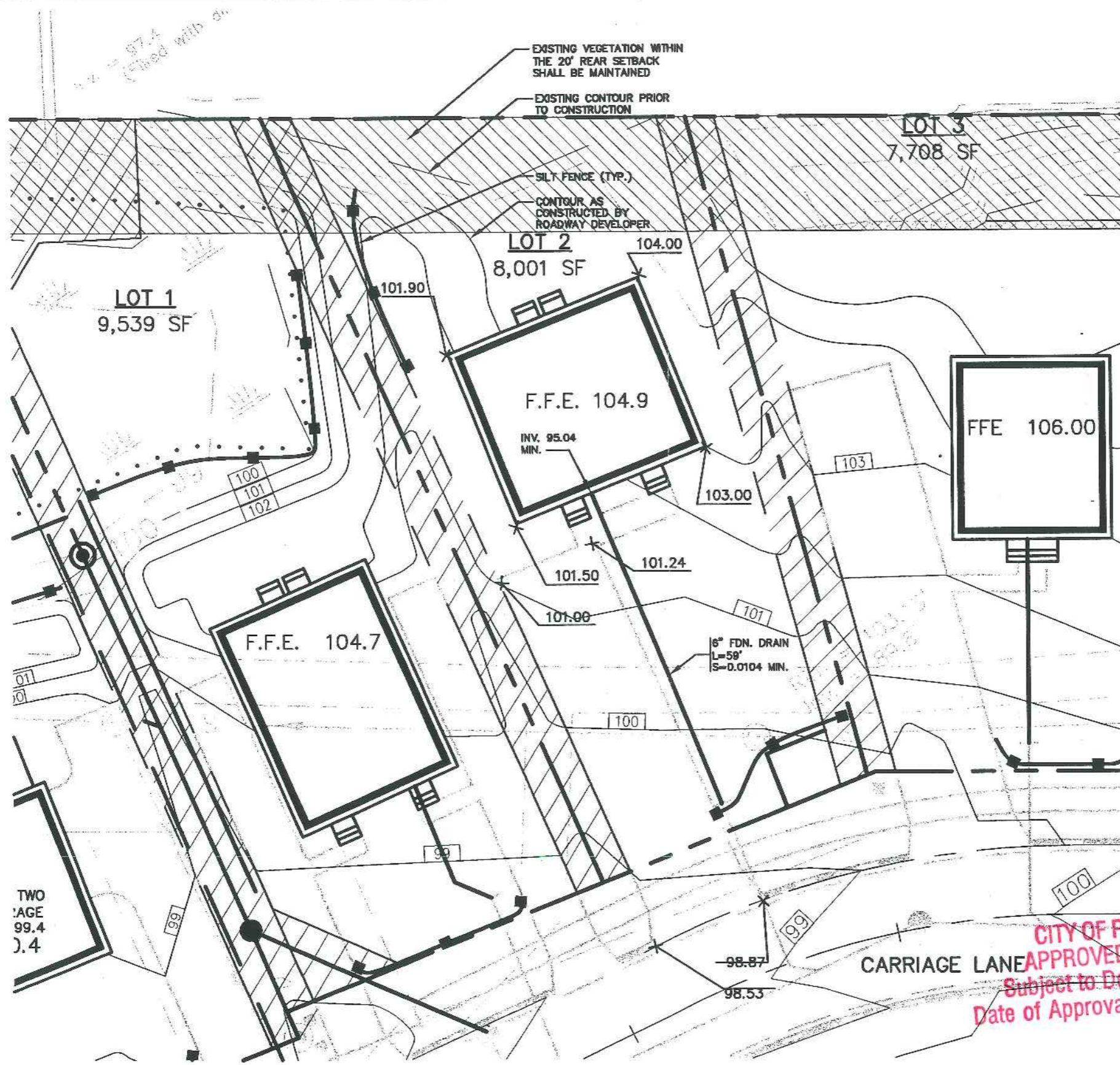
PO Box 1237  
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|               |  |
|---------------|--|
| Drawing Name: | <b>Lot 2 Lot Layout and Utility Plan</b> |
| Project:      | <b>CARRIAGE LANE</b>                     |

Figure No.  
**1**





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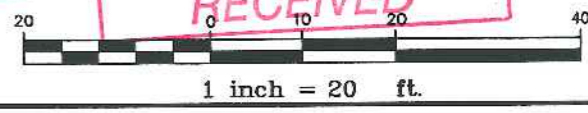
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*[Signature]*  
 DOUGLAS  
 REYNOLDS  
 NO. 9800  
 REGISTERED  
 PROFESSIONAL ENGINEER  
 12-19-05

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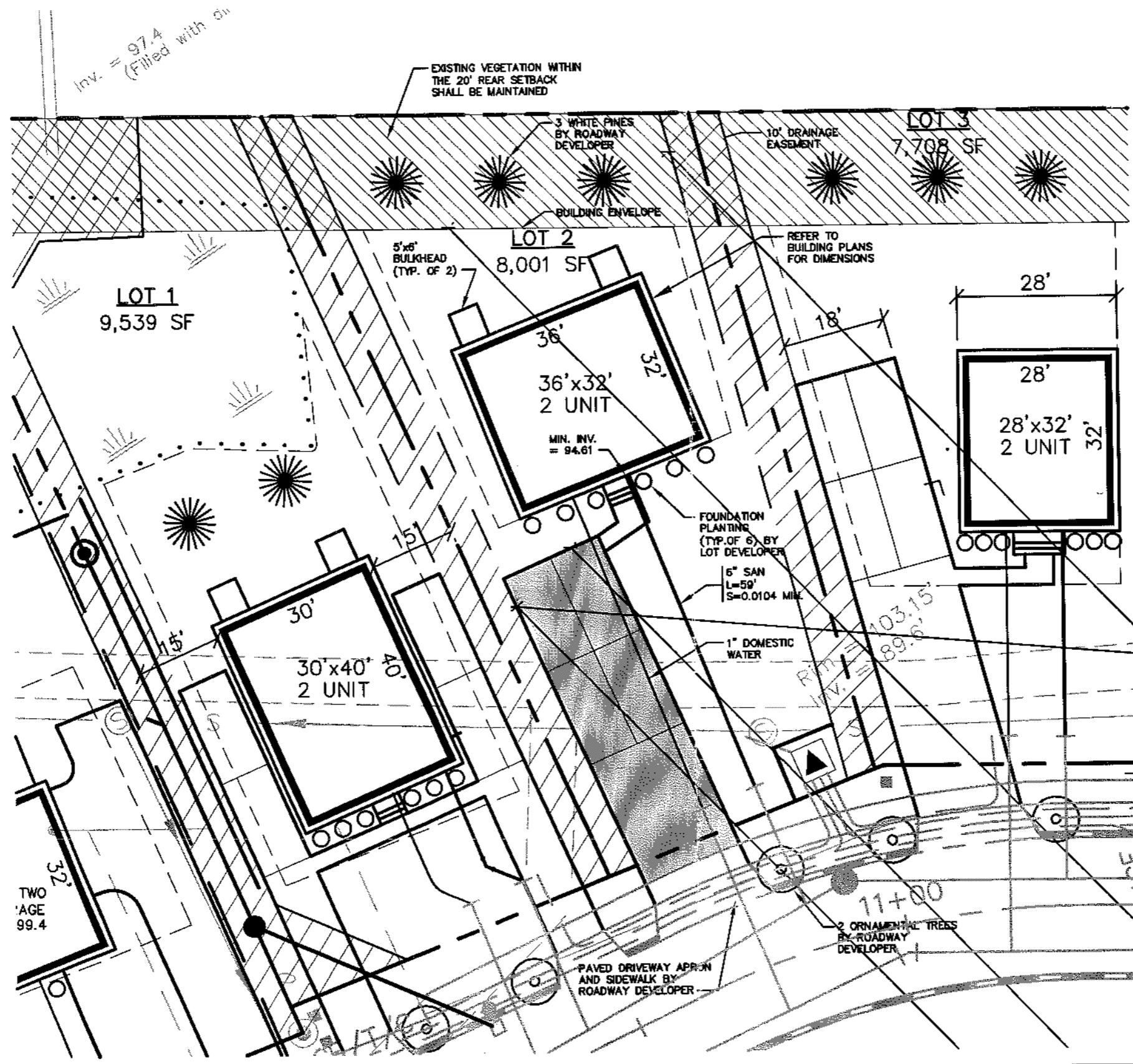
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|               |                           |
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| Project:      | <b>CARRIAGE LANE</b>      |

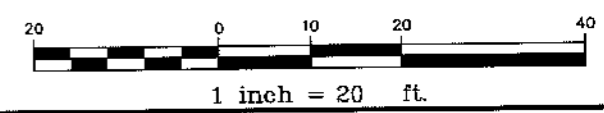
Figure No.  
**2**





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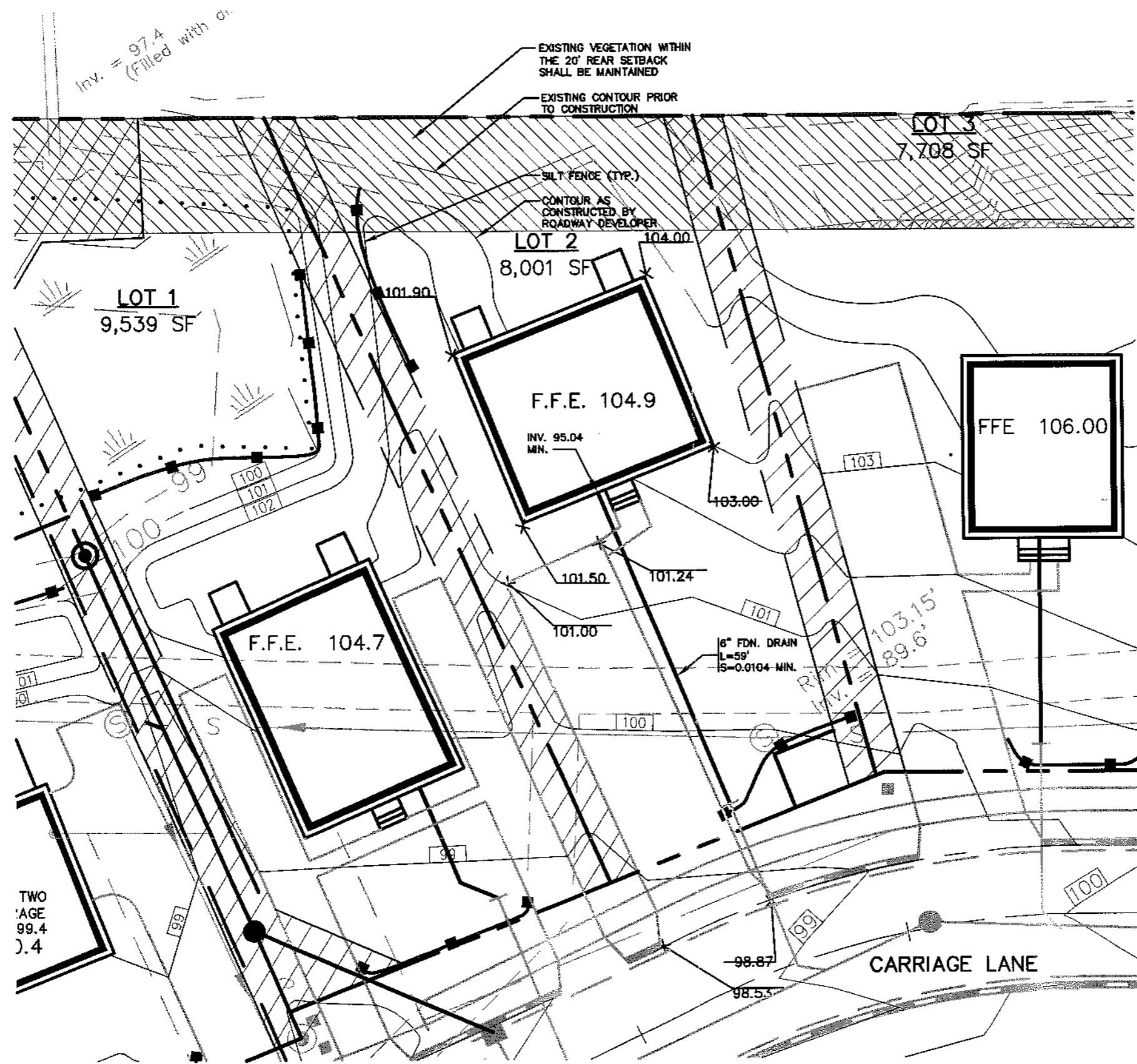
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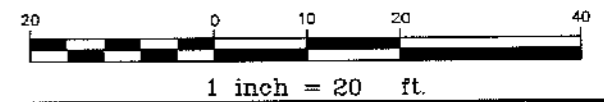
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Figure No. **1**



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