

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

2006-0196
Application I. D. Number
10/4/2006
Application Date
Dole Street Single Family Home
Project Name/Description

Jay Reynolds

10 - 10 Dole Dr , Portland, Maine
Address of Proposed Site
352 A051001
Assessor's Reference: Chart-Block-Lot

Martell Builders Lic
Applicant
Po Box 6631 , Portland , ME 04101
Applicant's Mailing Address
Greg Martell
Consultant/Agent
Agent Ph: (207)831-1669 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

10-17
Set split ch?
How long the sq Garage
down, please tie in ok w/brw?
Just better
10-20

Rec'd p5

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

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 Pla \$50.00 Subdivision _____ Engineer Review \$250.00 Date 10/4/2006

DRC Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date 3/14/07 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance *[Signature]* 3/14/07 signature date *1-29/1-30*

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	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life * www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

Mr. Greg Martell
Martell Builders
PO Box 6631
Portland, ME 04101

October 20, 2006

Dear Mr. Martell:

RE: Application for lot split and single family house, Dole Street

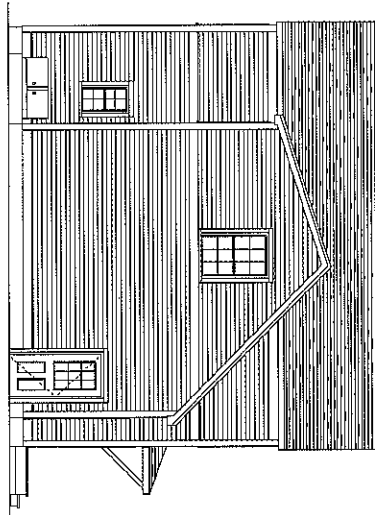
Upon review of the submittal, the City's Planning Division has the following comments:

1. Please provide the following information regarding the proposed sewer connection:
 - i. Documentation showing that you have permission to tie into the privately owned sewer main.
 - ii. Add the existing private sewer main to the site plan.
 - iii. Indicate the size and type of both the existing sewer main and the proposed sewer service (on the site plan).
2. Please add erosion control measures to your site plan.
3. Please provide the City with the deed for the property.

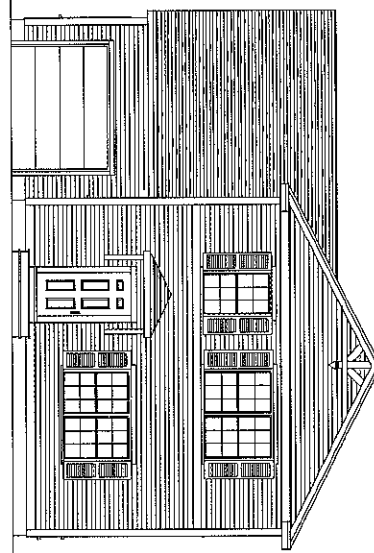
Please resubmit 3 copies of the revised plan to my attention.

Sincerely,

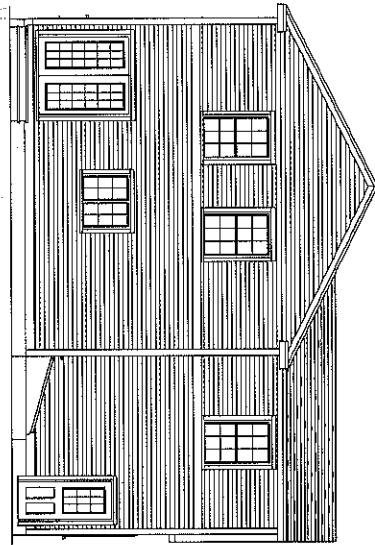
Jay Reynolds
Development Review Coordinator



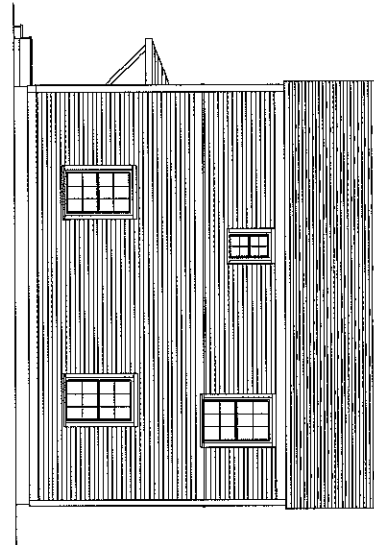
RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION



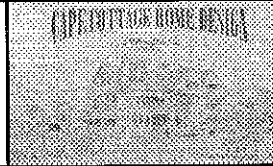
LEFT ELEVATION

DATE: 10/15/2024	SCALE: 1/8" = 1'-0"
BY: JLM	DATE: 10/15/2024
CHK: JLM	DATE: 10/15/2024
APP: JLM	DATE: 10/15/2024
DATE: 10/15/2024	SCALE: 1/8" = 1'-0"
BY: JLM	DATE: 10/15/2024
CHK: JLM	DATE: 10/15/2024
APP: JLM	DATE: 10/15/2024

PROJECT NAME:
**DOLE DRIVE
SPEC**

CONTRACTOR:
**MARTEL
BUILDERS
LLC.**

THIS PLAN SET IS TO BE CONSIDERED ONLY AS GENERAL GUIDANCE FOR THE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.



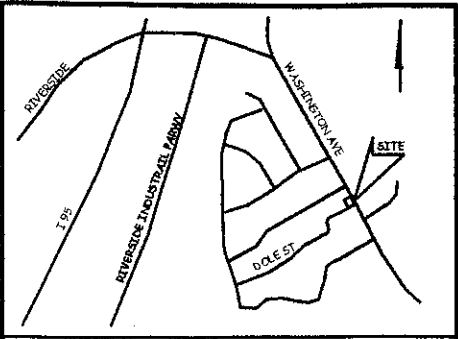
WASHINGTON AVENUE
 66' WIDE PUBLIC

Hill
 LLC
 Page 001

CERTIFICATION

THE SURVEY CONFORMS TO THE BOARD OF LICENSURE FOR
 PROFESSIONAL LAND SURVEYORS WITH EXCEPTION OF NO
 WRITTEN REPORT OR DESCRIPTION.

REVISED JULY 13, 2006



LOCATION MAP
(N.T.S.)

REFERENCES:

- (1) CITY OF PORTLAND, MAINE
COUNTY OF CUMBERLAND
- (2) TAX MAP 352, BLOCK A, PORTION LOT 27
- (3) BOUNDARY SURVEY,
PREPARED FOR BLACKBERRY HILL
DEVELOPMENT, LLC PREPARED BY
NADEAU & LODGE, INC
JOB # 2056228 AND DATED AUGUST 24, 2005
THE PLAN IS UNRECORDED.

NOTES:

- (1) SOURCE DEED: BOOK 22941, PAGE 001
- (2) OWNER OF RECORD: BLACKBERRY HILL
DEVELOPMENT, LLC
161 HOPE AVE.
PORTLAND, MAINE 04103
- (3) AREA OF SURVEYED PARCEL: 6,632 S.F.
- (4) BEARINGS ARE MAGNETIC TO THE YEAR 2005.
- (5) ALL BOOK, PLAN BOOK AND PAGE REFERENCES ARE
AT THE CUMBERLAND COUNTY REGISTRY OF DEED
IN PORTLAND, MAINE
- (6) RESIDENTIAL ZONER-3

LEGEND:

- CAPPED IRON ROD FOUND
- EXISTING STRUCTURE(S)
- N/F NOW OR FORMERLY
- BK REGISTRY BOOK #
- PG REGISTRY PAGE #
- X—X—X— RAIL FENCE
- SILT FENCE

SITE PLAN
18-14 DOLE DRIVE
PORTLAND, MAINE

PREPARED FOR:
MARTELL BUILDERS, LLC
 48 DEVONSHIRE STREET
 PORTLAND, ME 04103

PREPARED BY: **TKM**
LAND SURVEYORS, INC.
 29 ROSEWOOD DRIVE
 WESTBROOK, MAINE 04092-2546
 TEL. (207) 834-4205

DESIGNED:	T.D.	JOB NUMBER:	06-24
DRAWN:	R.C.	DATE:	MAY 2006
CHECKED:	T.D.	SCALE:	1" = 30'
			TIMOTHY DEPLIPP, PLS 2246
			NOT VALID UNLESS EMBOSSED

TO: Inspections Department
FROM: Philip DiPierro, Development Review Coordinator
DATE: August 15, 2007
RE: C. of O. for 10 Dole Avenue
(Id#2006-0196)(CBL 352 A 051001)

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

3/6/07

Mr. Phil DiPietro

Inclosed is discription of Land I own on
Dole Drive. which Sewer is privately owned.

Sewer was connected and extended on private
property and inspected by City of Portland.

If need anything else please call me
Greg Martell 831-1669

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT AMY K. MULKERIN, of Portland, County of Cumberland, State of Maine in consideration of one dollar and other valuable consideration paid by MARTELL BUILDERS, LLC, a Maine limited liability company, whose mailing address is P.O. Box 6631, Portland, ME 04101, the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto MARTELL BUILDERS, LLC, its successors and assigns forever.

A certain lot or parcel of land situated on the southerly sideline of Dole Drive, in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

Beginning at a found #5 steel rebar on the apparent southerly sideline of Dole Drive marking the northeasterly corner of land described in a deed to Monica S. Reardon and Michael K. Reardon dated October 25, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16906, Page 206; and the northwesterly corner of the herein described parcel as depicted on a plan entitled "Plan Depicting The Results Of A Boundary Survey Made for Blackberry Hill Development LLC Located on the Westerly Sideline of Washington Avenue and the Southerly Sideline of Dole Drive, Portland, Maine", dated August 24, 2005 by Nadeau & Lodge, Inc. Professional Land Surveyors, Portland, Maine. Said rebar being S 71° 25' 28" W, a distance of one hundred sixty-five and sixty-nine hundredths feet (165.69') from a found 1" iron pipe marking the intersection of the southerly sideline of Dole Drive with the westerly sideline of Washington Avenue.

Thence from said point of beginning, N 71° 25' 28" E along said southerly sideline of Dole Drive, a distance of eighty-four and eighteen hundredths feet (84.18') to a #5 steel rebar with survey cap #2124 to be set on the northerly line of land described in a deed to Eugene P. Biette, dated July 31, 2002 and recorded in said Registry of Deeds in Book 18003, Page 83.

Thence S 00° 09' 58" E, a distance of one hundred two and seventy-five hundredths feet (102.75') to a #5 steel rebar w/survey cap #2124 to be set

MAINE REAL ESTATE TAX PAID

on the northerly line of land described in a deed to Eugenia P. Biette, dated July 31, 2002 and recorded in said Registry of Deeds in Book 18603, Page 83,

Thence, S 71° 25' 28" W along said land of Biette, and along land described in a deed to Cheryl A. Ciechomski and Margaret A. Fournier, dated December 11, 1987 and recorded in said Registry of Deeds in Book 8104, Page 104, a distance of fifty-one and eighty-nine hundredths feet (51.89') to a point marking the southeasterly corner of said land of Reardon,

Thence, N 18° 28' 49" W along said land of Reardon, a distance of ninety-seven and forty-nine hundredths feet (97.49') to the point of beginning.

Total area of the herein described parcel equals 0.652 square feet, more or less. Meaning and intending to create a lot in accordance to minimum zoning requirements set forth in the City of Portland Zoning Ordinance.

This conveyance is made subject to a sewer easement from Paul Mason Ingram, Sr. and Marilyn J. Ingram - Trustees of the Edith Redin Trust to Holly A. Barnham, dated October 12, 1995 and recorded in said Registry of Deeds in Book 12164, Page 329.

This parcel is also conveyed with a utility and sewer easement leading easterly from the easterly boundary of the above described parcel to the westerly sideline of Washington Avenue, as depicted as Lot "A" on the above described plan. Said easement also depicted as a portion of Lot "A" on a Plan of Lots on Dole Drive in Portland, Maine recorded in Plan Book 58, Page 1 in said Registry of Deeds

Being the same premises conveyed to the Grantor herein by Blackberry Hill Development LLC by deed dated November 15, 2005 and recorded in said Registry of Deeds in Book 23390, Page 293, and by corrective warranty deed dated April 20, 2006 to be recorded herewith.

TO HAVE AND TO HOLD, the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **MARTELL BUILDERS, LLC**, its successors and assigns, to its and their use and behoof forever.

AND I do COVENANT with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs and assigns shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons

IN WITNESS WHEREOF, the said AMY K. MULKERIN has hereunto set her hand and seal this 24th day of the month of April, 2006

SIGNED, SEALED and DELIVERED
in presence of:

Judith R. Scott

Amy K. Mulkerin
Amy K. Mulkerin

STATE OF MAINE
Cumberland, ss

April 24, 2006

Then personally appeared the above named Amy K. Mulkerin and acknowledged the foregoing instrument to be her free act and deed and the free act and deed

Before me,

Judith R. Scott
Notary Public
Print Name *Judith R. Scott*
Commission Expires _____

Affix Notarial Seal Here

Received
Recorded Register of Deeds
Apr 25 2006 09:59:20A
Cumberland County
John B O'Brien

SECTION I
DRC - Single Family Process

1. Applicant submits application through inspections.
 - Includes building plans and site plans.
 - Fees paid.
 - Inspections department routes the plans to other departments.
 2. DRC receives and reviews plans.
 - Site visit is done to evaluate roadway/layout/grading/abutters/drainage/ledge/wetlands.
 - Site plan is cross-referenced against the site plan checklist (see attachment A).
 3. DRC works with applicant to get site plan to approval status.
 - Plans get revised and re-submitted.
 4. DRC approves plans once they meet the required criteria.
 - 4 copies of plans required to be submitted (if revisions are made).
 - Conditions of approval are noted on the urban insight program.
 - Plans are stamped and dated.
 5. Approval is entered into 'Urban Insight' program.
 - DRC Signs off, adds conditions.
 - Approval page (with conditions) is printed out and brought to inspections (See Attachment B).
 6. Inspections receive approvals from DRC, building inspections, and Zoning.
 7. Inspections issues building permit.
-
8. Applicant holds pre-construction meeting (See Sec. II and V).
 9. DRC and Inspections monitor construction (See Sec. II).
 10. Applicant requests a CO inspection (See Sec. IV).
 11. A CO Inspection is made (See Sec. IV).
 12. Applicant completes all deficiencies, and
 13. Permanent C of O is issued by Inspections (See Sec. IV).
(JOB COMPLETE)

SINGLE FAMILY SITE PLAN CHECKLIST

For applicants, developers, owners, contractors:

The following items need to be included on your site plan for single-family building permit applications:

1	Stamped boundary survey
2	Scaled plans ($\geq 1''=20'$) on paper ($\geq 11'' \times 17''$)
3	Building/structure(s) shown
4	Existing and proposed grades (contours) shown
5	Silt fence (erosion control) shown
6	Driveway/parking spaces locations shown
7	Proposed utilities shown
8	Two proposed street trees shown (required)
9	Finish floor or sill elevation

SECTION V

DRC: Pre-Construction Meetings

Upon reviews and approvals,

1. Inspections issues building permit.
2. Applicant is responsible for setting up pre-construction meeting prior to commencing work.
 - For single family, change of use, etc., the applicant contacts Inspections to notify city representatives (DRC and Code Enforcement Officers).
 - For projects that involve work within the city right-of-ways, the applicant contacts the Public Works Department, who then facilitates the notification and scheduling.
3. Meeting is held and the following is discussed:
 - Conditions of approval
 - Inspection schedule
 - Site work
 - Right-of-way work
 - Utilities, scheduling, etc.
4. Work is allowed to commence if there are no outstanding issues. Applicants must meet the following criteria prior to commencing work:
 - Planning authority has approved the project.
 - Performance guarantees are in place.
 - Conditions of approval have been met.
 - Review and Inspection fees are paid.

Pre-construction Meeting Participant Contacts

Todd Merkle – Department of Public Works 874-8833

Mike Collins – Code Enforcement (Electrical) 874-8694

Greg Vining – Department of Public Works 874-8838

Jim Carmody – Department of Public Works 874-8894

Jeanie Bourke – Code Enforcement & Inspections 874-8715

Jay Kelly – Fire Department Inspections 756-8096 (multi-story buildings only)

Call Tim:
see if he down:

Strengthening a Remarkable City. Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee O. Urban, Director

Planning Division
Alexander Jaegerman, Director

Greg
831-1669

Tim:
4" Sewerline
4" Storm
1" Water line

Mr. Greg Martell
Martell Builders
PO Box 6631
Portland, ME 04101

October 20, 2006

Dear Mr. Martell:

RE: Application for lot split and single family house, Dole Street

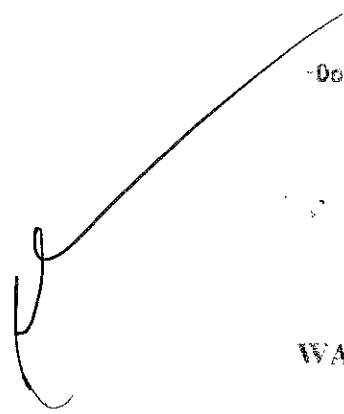
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- ✓ 2. Please add erosion control measures to your site plan.
- ✓ 3. Please provide the City with the deed for the property.

Please resubmit 3 copies of the revised plan to my attention.

Sincerely,

Jay Reynolds
Development Review Coordinator



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Sewer easement is conveyed - is it implied that Martell can tie into it?

AND I do COVENANT with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs and assigns shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

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Notary Public *of Cumberland*
Print Name *Judith R. Scott*
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SIGNED, SEALED and DELIVERED
in presence of:

Suzanne R. Scott

Amy K. Mulkerin
Amy K. Mulkerin

STATE OF MAINE
Cumberland, ss

April 24, 2006

Then personally appeared the above named Amy K. Mulkerin and acknowledged the foregoing instrument to be her free act and deed and the free act and deed

Before me,

Suzanne R. Scott
Notary Public/Attorney
Print Name Suzanne R. Scott
Commission Expires _____

Affix Notarial Seal Here

Received
Recorded Register of Deeds
Apr 25 2006 09:59:20A
Cumberland County
John B O'Brien

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT **AMY K. MULKERIN**, of Portland, County of Cumberland, State of Maine in consideration of one dollar and other valuable consideration paid by **MARTELL BUILDERS, LLC**, a Maine limited liability company, whose mailing address is P.O. Box 6631, Portland, ME 04101, the receipt whereof is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto **MARTELL BUILDERS, LLC**, its successors and assigns forever.

A certain lot or parcel of land situated on the southerly sideline of Dole Drive, in the City of Portland, County of Cumberland and State of Maine, being more particularly bounded and described as follows:

Beginning at a found #5 steel rebar on the apparent southerly sideline of Dole Drive marking the northeasterly corner of land described in a deed to Monica S. Reardon and Michael K. Reardon dated October 25, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16906, Page 206; and the northwesterly corner of the herein described parcel as depicted on a plan entitled "Plan Depicting The Results Of A Boundary Survey Made for Blackberry Hill Development LLC Located on the Westerly Sideline of Washington Avenue and the Southerly Sideline of Dole Drive, Portland, Maine", dated August 24, 2005 by Nadeau & Lodge, Inc Professional Land Surveyors, Portland, Maine. Said rebar being S 71° 25' 28" W, a distance of one hundred sixty-five and sixty-nine hundredths feet (165.69') from a found 1" iron pipe marking the intersection of the southerly sideline of Dole Drive with the westerly sideline of Washington Avenue.

Thence from said point of beginning, N 71° 25' 28" E along said southerly sideline of Dole Drive, a distance of eighty-four and eighteen hundredths feet (84.18') to a #5 steel rebar with survey cap #2124 to be set on the northerly line of land described in a deed to Eugene P. Biette, dated July 31, 2002 and recorded in said Registry of Deeds in Book 18003, Page 83.

Thence S 00° 09' 58" E, a distance of one hundred two and seventy-five hundredths feet (102.75') to a #5 steel rebar w/survey cap #2124 to be set

MAINE REAL ESTATE TAX PAID

on the northerly line of land described in a deed to Eugenia P. Biette, dated July 31, 2002 and recorded in said Registry of Deeds in Book 18003, Page 83;

Thence, S 71° 25' 28" W along said land of Biette, and along land described in a deed to Cheryl A. Ciechowski and Margaret A. Fournier, dated December 11, 1987 and recorded in said Registry of Deeds in Book 8104, Page 104, a distance of fifty-one and eighty-nine hundredths feet (51.89') to a point marking the southeasterly corner of said land of Reardon;

Thence, N 18° 28' 49" W along said land of Reardon, a distance of ninety-seven and forty-nine hundredths feet (97.49') to the point of beginning.

Total area of the herein described parcel equals 6,632 square feet, more or less. Meaning and intending to create a lot in accordance to minimum zoning requirements set forth in the City of Portland Zoning Ordinance.

This conveyance is made subject to a sewer easement from Paul Mason Ingram, Sr. and Marilyn J. Ingram - Trustees of the Edith Redin Trust to Holly A. Burnham, dated October 12, 1995 and recorded in said Registry of Deeds in Book 12164, Page 329.

This parcel is also conveyed with a utility and sewer easement leading easterly from the easterly boundary of the above described parcel to the westerly sideline of Washington Avenue, as depicted as Lot "A" on the above described plan. Said easement also depicted as a portion of Lot "A" on a Plan of Lots on Dole Drive in Portland, Maine recorded in Plan Book 58, Page 1 in said Registry of Deeds.

Being the same premises conveyed to the Grantor herein by Blackberry Hill Development LLC by deed dated November 15, 2005 and recorded in said Registry of Deeds in Book 23390, Page 293, and by corrective warranty deed dated April 20, 2006 to be recorded herewith.

TO HAVE AND TO HOLD, the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **MARTELL BUILDERS, LLC**, its successors and assigns, to its and their use and behoof forever.

AND I do COVENANT with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs and assigns shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said AMY K. MULKERIN has hereunto set her hand and seal this 24th day of the month of April, 2006.

SIGNED, SEALED and DELIVERED
in presence of:

Suzanne R. Scott

Amy K. Mulkerin

STATE OF MAINE
Cumberland, ss

April 24, 2006

Then personally appeared the above named Amy K. Mulkerin and acknowledged the foregoing instrument to be her free act and deed and the free act and deed

Before me,

Suzanne R. Scott
Notary Public / Attorney
Print Name Suzanne R. Scott
Commission Expires _____

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Apr 25 2006 09:59:20A
Cumberland County
John B O'Brien

From: Lannie Dobson
To: C of O
Date: 8/6/2007 9:34:52 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 10 DOLE DR Parcel ID: 352
A051001

Date: 8/8/2007 **Time:** 6:00:00 AM

Note: 653-8500 Pete Property Addr: 10 DOLE DR Parcel ID: 352 A051001

Application Type: Prmt
Application ID: 61465

Contact:
Phone1: Phone2:

Owner Name: MARTELL BUILDERS LLC
Owner Addr: PO BOX 6631
PORTLAND , ME 04101

