

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

2008-0149  
Application I. D. Number

10/15/2008  
Application Date

Single Family Home Colonial  
Project Name/Description

Bradford Allen E Jr. &  
Applicant

24 Woodmere Rd , Portland , ME 04103  
Applicant's Mailing Address

Ron Dubuc  
Consultant/Agent

Agent Ph: (207)576-6526 Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

401 - 401 Allen Ave, Portland, Maine  
Address of Proposed Site

401 A014001  
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"/> Design Review           |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation   |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance          | <input type="checkbox"/> Flood Hazard                | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> After the Fact - Major           | <input type="checkbox"/> Stormwater               | <input type="checkbox"/> Traffic Movement            | <input type="checkbox"/> Site Location           |
| <input type="checkbox"/> After the Fact - Minor           | <input type="checkbox"/> PAD Review               | <input type="checkbox"/> 14-403 Streets Review       | <input type="checkbox"/> Other _____             |

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 10/14/2008

**DRC Approval Status:**

Reviewer Philip DiPierro

- Approved  Approved w/Conditions See Attached  Denied

Approval Date 11/13/08 Approval Expiration [Signature] Extension to 11/13/08  Additional Sheets Attached

Condition Compliance [Signature] signature 11/13/08 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	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		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 type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input checked="" type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

TO: Inspections Department  
FROM: Philip DiPierro, Development Review Coordinator  
DATE: May 28, 2009  
RE: C. of O. for #401 Allen Avenue,  
(Id#2008-0149) (CBL 401 A 014001)

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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  
Tammy Munson, Inspection Services Manager  
File: Urban Insight

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## MEMORANDUM

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**To:** FILE

**From:** Philip DiPierro

**Dept:** DRC

**Subject:** Application ID: 2008-0149

**Date:** 11/13/2008

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See Conditions.

### Approval Conditions of DRC

- 1 All Site work (final grading, landscaping, loam and seed) must be completed 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 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.
- 4 A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5 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.)
- 6 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 7 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.

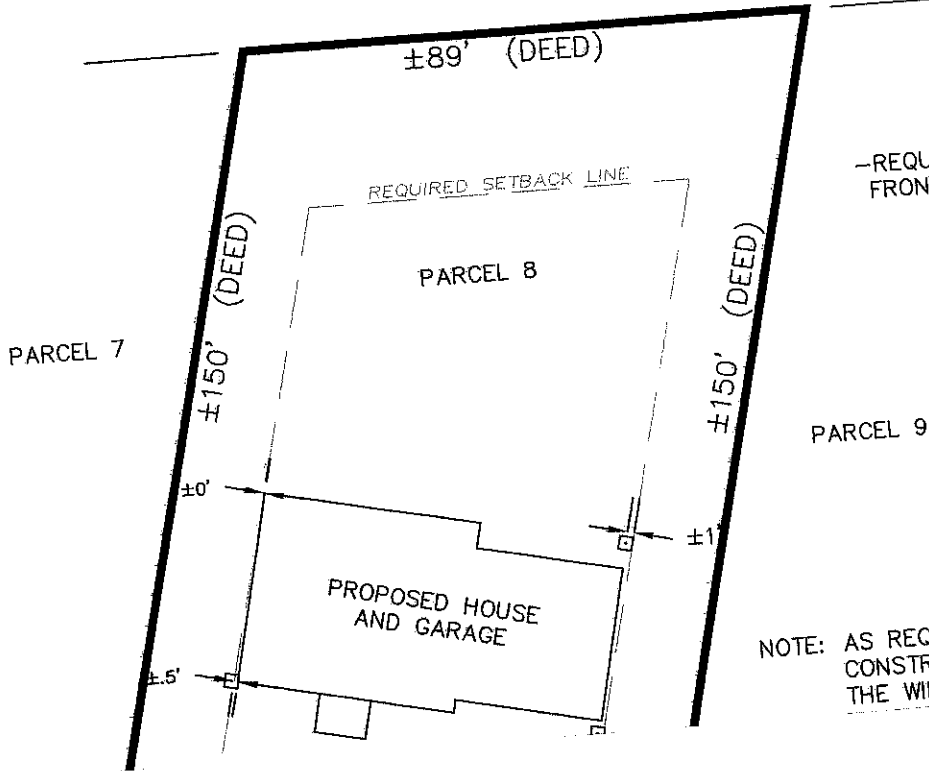
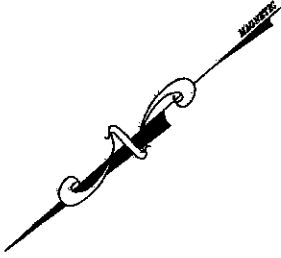
MICD-2008

THIS IS NOT A BOUNDARY SURVEY

JOB NO. 150-32

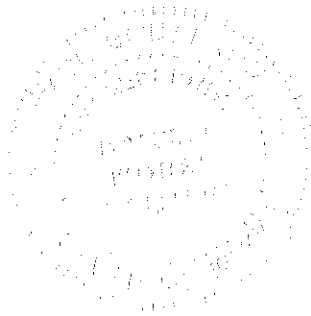
ALLEN AVENUE  
PORTLAND, MAINE

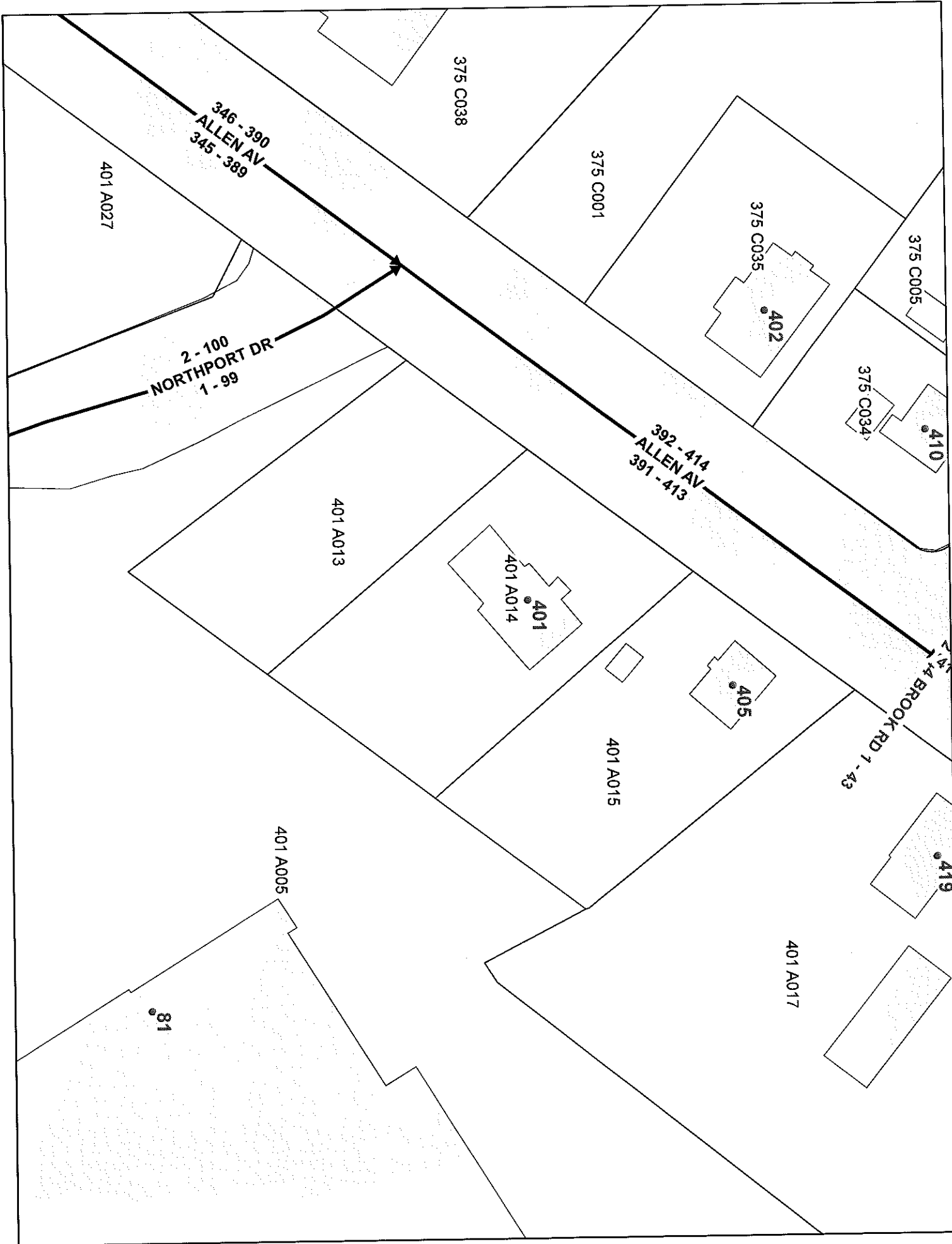
JOB NAME: BRADFORD



-REQUIRED SETBACKS-  
FRONT & REAR: 25'  
SIDES: 14'

NOTE: AS REQUESTED BY FORTIN HOM  
CONSTRUCTION, WE REDUCED  
THE WIDTH OF THE GARAGE





401 A027

346 - 390  
ALLEN AV  
345 - 389

375 C038

375 C001

375 C035

402

375 C005

375 C034

410

2 - 100  
NORTHPORT DR  
1 - 99

392 - 414  
ALLEN AV  
391 - 413

401 A013

401  
401 A014

405

1-43  
BROOK RD 1 - 43

401 A015

419

401 A005

401 A017

81

**From:** Lisa Danforth  
**To:** csh  
**Date:** 5/27/2009 10:14:45 AM  
**Subject:** Inspection Scheduled. Property Addr: 401 ALLEN AVE Parcel ID: 401 A014001 Dist: 4

Date: 5/28/2009 Time:

Note: Final for C of O - Ron 576-6526, original was scheduled and conducted on 5/22/09. Corrections are all set. Need C of O for bank closing on 5/29/09. Property Addr: 401 ALLEN AVE Parcel ID: 401 A014001

Application Type: Prmt  
Application ID: 81302

Contact:  
Phone1: Phone2:

Owner Name: BRADFORD ALLEN E JR &  
Owner Addr: 24 WOODMERE RD  
PORTLAND , ME 04103

Lisa Danforth  
City of Portland  
Planning & Development Department  
Inspection Services Division  
P-207-874-8703  
F-207-874-8716

**CC:** Certificate of O

**From:** Lannie Dobson  
**To:** C of O  
**Date:** 5/14/2009 9:44:07 AM  
**Subject:** Certificate of Occupancy/Final Scheduled. Property Addr: 401 ALLEN AVE Parcel ID:  
401 A014001 Dist

Date: 5/22/2009 Time: 6:00:00 AM

Note: 576-6526 Ron Property Addr: 401 ALLEN AVE Parcel ID: 401 A014001

Application Type: Prmt  
Application ID: 81302

Contact:  
Phone1: Phone2:

Owner Name: BRADFORD ALLEN E JR &  
Owner Addr: 24 WOODMERE RD  
PORTLAND , ME 04103

**Fortin**  
Home Construction, Inc.

Customer Name: *Allen & Whitney Bradford*

Plan Status: *FINAL*

Revision Date: *10/10/08*

Scale: *3/16" = 1'-0"*

Project Location: *Allen Ave. Portland*

Project Description: *30' x 34' Colonial w/ 23' x 24' Garage*



**Front Elevation**

THIS DRAWING IS PROVIDED BY FORTIN HOME CONSTRUCTION, INC. TO BE USED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSE ONLY. THE INFORMATION PRESENTED ON THIS DRAWING HAS NOT BEEN PREPARED OR REVIEWED BY A REGISTERED ARCHITECT. FORTIN HOME CONSTRUCTION, INC. SUGGESTS THAT ITS CUSTOMERS SEEK THE SERVICES OF A REGISTERED ARCHITECT TO OBTAIN TECHNICAL BLUEPRINTS IF THE CUSTOMER DESIRES.

**Final Plans**  
Approved By/On:

**Front  
Elevation**





**Rear Elevation**

THIS DRAWING IS PROVIDED BY FORTIN HOME CONSTRUCTION, INC. TO BE USED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSE ONLY. THE INFORMATION PRESENTED ON THIS DRAWING HAS NOT BEEN PREPARED OR REVIEWED BY A REGISTERED ARCHITECT. FORTIN HOME CONSTRUCTION, INC. SUGGESTS THAT ITS CUSTOMERS SEEK THE SERVICES OF A REGISTERED ARCHITECT TO OBTAIN TECHNICAL BLUEPRINTS IF THE CUSTOMER DESIRES.

Final Plans  
Approved By/On:

**Rear  
Elevation**

**Fortin**  
Home Construction, Inc.

Customer Name: *Allen & Whitney Bradford*

Plan Status: *FINAL*

Revision Date: *10/10/08*

Scale: *3/16" = 1'-0"*

Project Location: *Allen Ave. Portland*

Project Description: *30' x 34' Colonial w/ 23' x 24' Garage*



**Left Side Elevation**

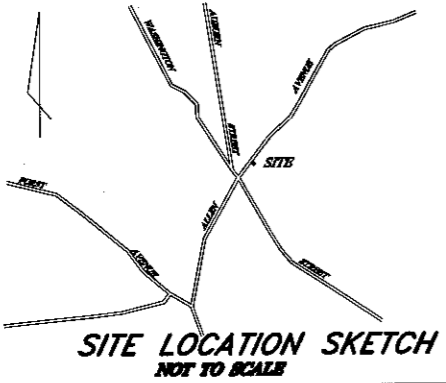


**Right Side Elevation**

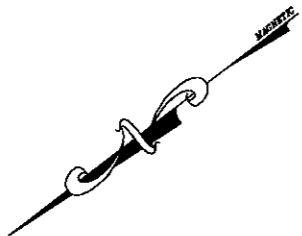
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Final Plans  
Approved By/On:

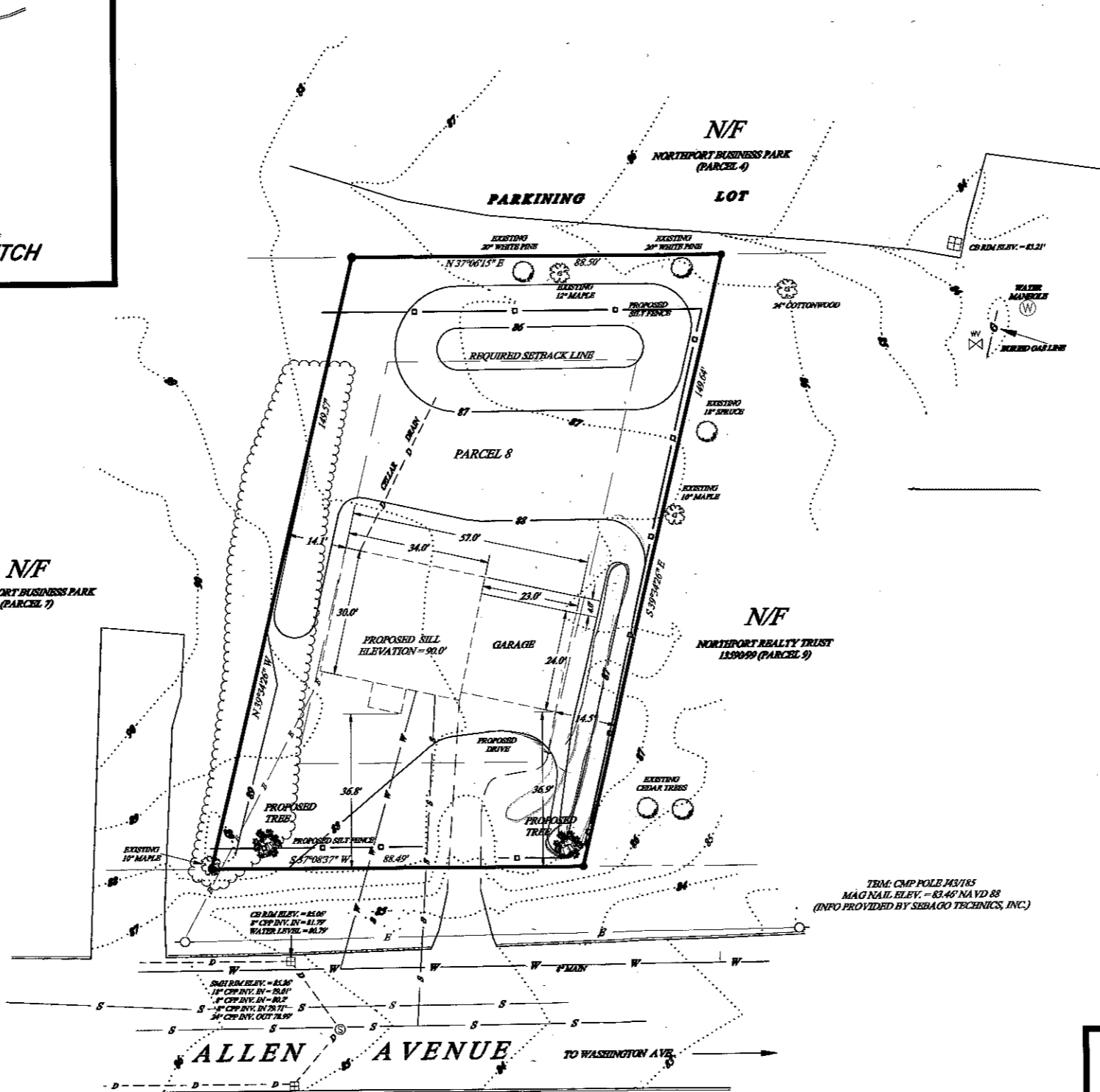
**Side  
Elevations**



SITE LOCATION SKETCH  
NOT TO SCALE



N/F  
NORTHEAST BUSINESS PARK  
(PARCEL 7)



LEGEND:

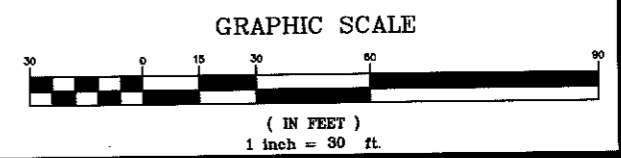
- IRON PIPE FOUND (5/8" rebar with cap #2117)
- N/F NOW OR FORMERLY
- UTILITY POLE
- ⊗ HARDWOOD TREE
- SOFTWOOD TREE
- ⊙ SEWER MANHOLE
- ⊕ CATCH BASIN
- RIGHT OF WAY LIMITS
- ==== EDGE OF PAVEMENT
- W F MAIN WATER LINE
- S SEWER LINE
- G G GAS LINE
- E E OVERHEAD UTILITY
- D D UNDER DRAIN
- SILT FENCE/EROSION CONTROL
- ~ TREE LINE

NOTES:

- 1) ALL BOUNDARY INFORMATION AS TAKEN FROM A PLAN SET TITLED "FIRST AMENDED CONDOMINIUM PLAN OF NORTHEAST BUSINESS PARK FOR E.L. BRADFORD, INC." BY SEBAGO TECHNIKS, INC. DATED FEB. 2, 2004 AND LAST REVISED MAY 28, 2004 AND RECORDED IN THE CLERK AND COUNTY DEPARTMENT OF LANDS IN PLAN BOOK 26246, PAGE 32.
- 2) ELEVATIONS ARE NAVD 83. ELEVATION WHICH MARK PROVIDED BY SEBAGO TECHNIKS, INC. THIS CMP POLE MARKS - MAGN. NAIL ELEV. - 83.44 NAVD 83.
- 3) PROPERTY IS LOCATED BY A-S BOUNDARY SURVEY.
- 4) ALL UNDERGROUND UTILITIES ARE TO BE FIELD VERIFIED BY OWNER AND/OR THE RELEVANT UTILITY COMPANY BEFORE ANY CONSTRUCTION BEGINS. THIS PLAN DOES NOT ASSURE THE ACCURACY OF UNDERGROUND UTILITIES AS SHOWN. THE UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON RECORDS AND FIELD SURVEY.

OWNER OF RECORD:

ALLEN E. BRADFORD, Jr. & WHITNEY E. BRADFORD  
BOOK 26246, PAGE 32



CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORDINARY AND FREQUENT CONTACT EXPECTED OF PROFESSIONAL LAND SURVEYORS AND THE RESULTS SHOWN HEREIN REPRESENT THE LANDOWNER'S RESPONSIBILITY TO THE PUBLIC AS REQUIRED UNDER THE STANDARDS OF PRACTICE AS ENFORCED BY THE BOARD OF LICENSES FOR PROFESSIONAL LAND SURVEYORS (M.R.S.A. TITLE 24, CHAPTER 131 DATED APRIL, 2001).

EXCEPT AS FOLLOWS:  
1) BOUNDARIES BY OTHERS, NO CERTIFICATION  
PLAN PREPARED BY: K.W.M.  
PLAN CHECKED BY: S.A.D.



THIS PLAN IS NOT VALID UNLESS ENDORSED ABOVE

EXISTING CONDITIONS SURVEY  
**SITE PLAN & TOPOGRAPHY**  
ON ALLEN AVENUE - PORTLAND, MAINE  
MADE FOR  
**FORTIN HOME CONSTRUCTION, INC.**  
35 MARCALYN STREET - ALBANY, MAINE 06010  
BY  
**JKL LAND SURVEYING**  
4 NORTH STREET, SUITE 3 - MECHANIC FALLS, MAINE 06052  
946-5555  
BOOK 137 PAGE 125 JOB NO: 09090 ENC SURVEY CD 2005  
OCTOBER 24, 2005

**CERTIFICATION:**

TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORDINARY AND PRUDENT CONDUCT EXPECTED OF PROFESSIONAL LAND SURVEYORS AND THE RESULT SHOWN HERE REPRESENTS THE LICENSERS RESPONSIBILITY TO THE PUBLIC AS REQUIRED UNDER THE STANDARDS OF PRACTICE AS DEFINED BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (A.R.S.A. TITLE 32, CHAPTER 121 DATED APRIL, 2001).

EXCEPT AS FOLLOWS:  
 1) BOUNDARIES BY OTHERS, NO CERTIFICATION

PLAN PREPARED BY: J.W.M.

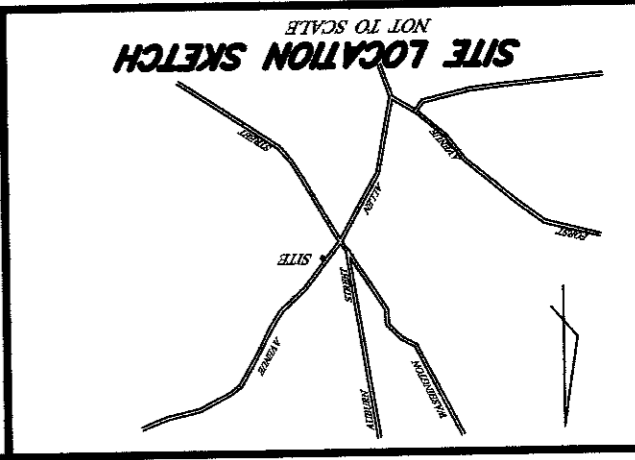
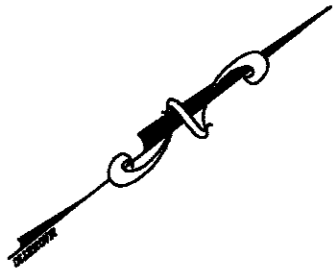
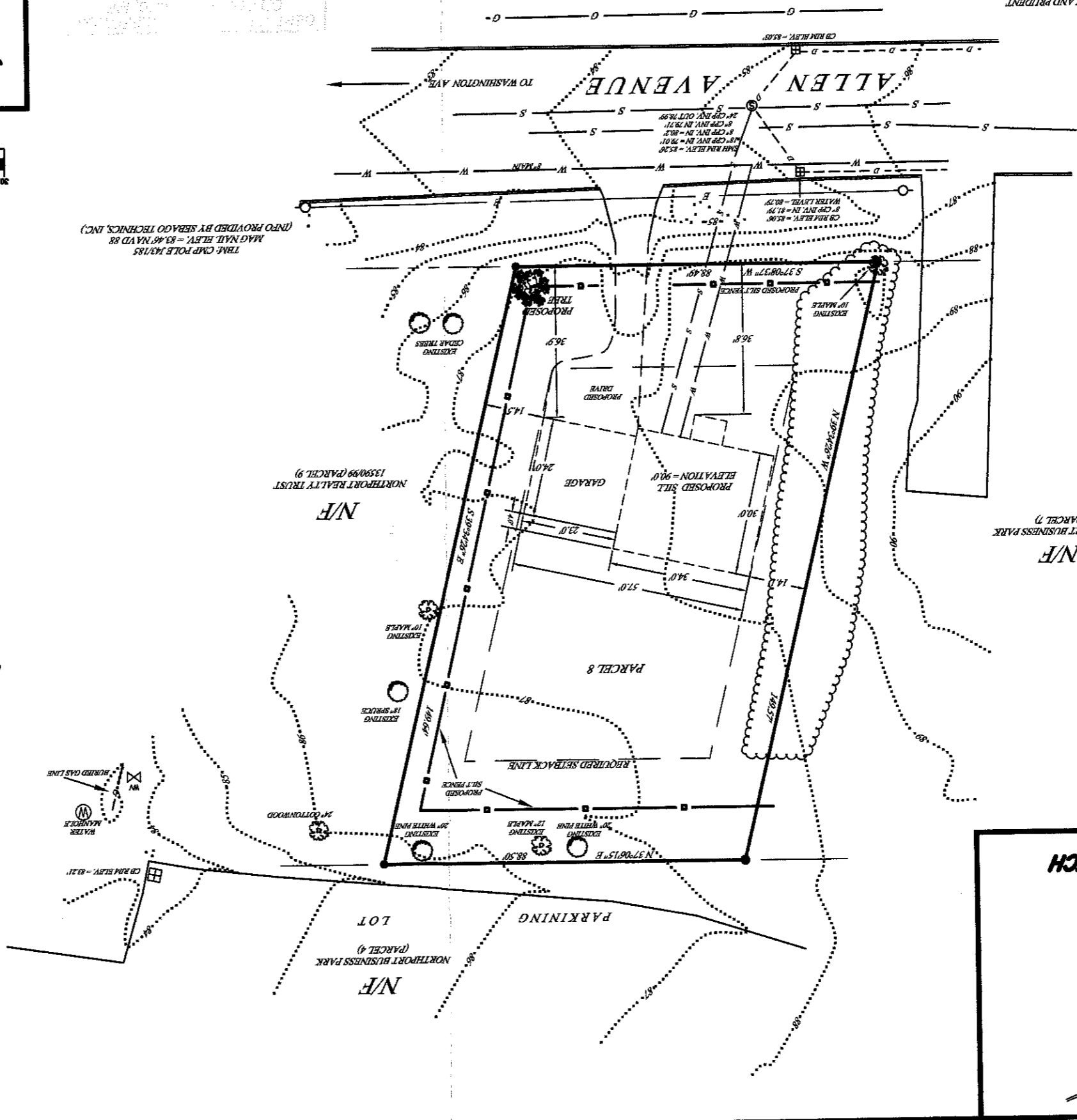
PLAN CHECKED BY: S.A.D.

THIS PLAN IS NOT VALID UNLESS EMBOSSED ABOVE



NOV - 3 2008

TRM. CMP POLE #49185  
 MAG NAIL ELEV. = 83.46 NAVD 88  
 (INFO PROVIDED BY SEBAGO TECHNIQS, INC.)



**SITE LOCATION SKETCH**  
 NOT TO SCALE

BOOK 137 FILE 1325 JOB NO.: 080069 DISC. SURVEY CD 2005  
 OCTOBER 31, 2008

346-3556  
 4 NORTH STREET, SUITE 3 - MECHANIC FALLS, MAINE 04258

BY  
 35 MARSHALYN STREET -- AUBURN, MAINE 04210

**FORTIN HOME CONSTRUCTION, INC.**

MADE FOR  
 401 ALLEN AVENUE -- PORTLAND, MAINE  
**SITE PLAN & TOPOGRAPHY**  
 -- EXISTING CONDITIONS SURVEY --

1 inch = 30 ft  
 ( IN FEET )



**GRAPHIC SCALE**

**OWNER OF RECORD:**  
 ALLENE BRADFORD, JR. & WHITNEY E. BRADFORD  
 BOOK 26246, PAGE 32

ALL UNDERGROUND UTILITIES ARE TO BE FIELD VERIFIED BY DIGSAFE AND/OR THE RESPECTIVE UTILITY COMPANY BEFORE ANY EXCAVATION BEGINS. THIS PLAN DOES NOT ASSURE THE ACCURACY OF UNDERGROUND UTILITIES AS LABELED. THE UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON MARKINGS MADE BY OTHERS.

- NOTES:**
- 1) ALL BOUNDARY INFORMATION AS TAKEN FROM A PLAN SET TITLED "FIRST AMENDED CONDOMINIUM PLAN OF NORTHPORT BUSINESS PARK FOR L.T. BEAN INC.", BY SEBAGO TECHNIQS, INC. DATED JUNE 1, 2006 AND LAST REVISED MAY 20, 2007 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 207, PAGE 267-272.
  - 2) ELEVATIONS ARE NAVD 88. ELEVATION BENCH MARK PROVIDED BY SEBAGO TECHNIQS, INC., TRM. CMP POLE #49185 - MAG NAIL ELEV. = 83.46 NAVD 88
  - 3) PROPERTY IS LOCATED IN R-3 RESIDENTIAL ZONE  
 REQUIRED SETBACKS  
 FRONT: 25'  
 REAR: 25'  
 SIDES: 14'
  - 4) ALL UNDERGROUND UTILITIES ARE TO BE FIELD VERIFIED BY DIGSAFE AND/OR THE RESPECTIVE UTILITY COMPANY BEFORE ANY EXCAVATION BEGINS. THIS PLAN DOES NOT ASSURE THE ACCURACY OF UNDERGROUND UTILITIES AS LABELED. THE UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED ON MARKINGS MADE BY OTHERS.

- LEGEND:**
- IRON PIPE FOUND (5/8" rubber with cap #2117)
  - N/O OR FORMERLY
  - UTILITY POLE
  - HARDWOOD TREE
  - SOFTWOOD TREE
  - SEWER MANHOLE
  - CATCH BASIN
  - RIGHT OF WAY LIMITS
  - EDGE OF PAVEMENT
  - WATER LINE
  - SEWER LINE
  - GAS LINE
  - OVERHEAD UTILITIES
  - UNDER DRAIN
  - SILT FENCE/EROSION CONTROL
  - TREE LINE

**LEGEND:**