

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

2004-0009

Application I. D. Number

1/27/2004

Application Date

Marlborough Rd. Lot # 34  
Project Name/Description

**Mardigan Stephen E**

Applicant

460 Baxter Blvd, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Marlborough Rd, Portland, Maine

Address of Proposed Site

406 F034001

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) \_\_\_\_\_

1870 sq. Ft.

7500 sq. Ft.

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 \$250.00 Subdivision \_\_\_\_\_ Engineer Review \$50.00 Date 1/23/2004

**DRC Approval Status:**

- 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 \_\_\_\_\_

*Topo should be changed as drainage is picked up in back of house*

*Curb cuts / Trenches?*

*Diff fence*

*Subst Along R*

*Land Drain?*

*Coordinate w/neighbor*

*Jim Rogers 2-1-04 #152*

*3*

Department of Planning & Development  
Lee D. Urban, Director



**CITY OF PORTLAND**

**Division Directors**  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

John N. Lufkin  
Economic Development

February 4, 2004

Stephen Mardigan  
460 Baxter Boulevard  
Portland, ME 04103

Dear Mr. Mardigan:

RE: Application for Single Family Developments,  
Marlborough Rd., Lot 1 (CBL#406F029) (ID#2004-0010)  
Marlborough Rd., Lot 3 (CBL#406F034) (ID#2004-0009)

Thank you for your application to construct a 2 single-family homes at Marlborough Rd., lots 1 and 3.

Upon site plan review, the City has the following comments:

For both applications:

1. The Curbing, Curb tipdowns, and other right-of-way features are not shown correctly on the site plan. Please correct.
2. The proposed contours should wrap around the building to ensure drainage will be collected away from the foundation.
3. Please add erosion control to the site plan.
4. Please add a note to the site plan stating that the construction of the swale (within the private drainage easement) shall be coordinated between both property owners.
5. Please show, if any, the proposed foundation drains and outlets.

Please feel free to contact me at 874-8632 if you have any questions.

Sincerely,

Jay Reynolds  
Development Review Coordinator

CC: Sarah Hopkins, Development Review Services Manager  
Bob Greenlaw, Back Bay Boundary, Inc.

O:\PLAN\DRC\marlboroughlots1and3.doc

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

2004-0009  
Application I. D. Number  
  
01/27/2004  
Application Date  
  
Marlborough Rd. Lot # 3  
Project Name/Description

Mardigan Stephen E  
Applicant  
160 Baxter Blvd , Portland , ME 04103  
Applicant's Mailing Address

Marlborough Rd , Portland, Maine  
Address of Proposed Site  
406 F034001  
Assessor's Reference: Chart-Block-Lot

Consultant/Agent  
Agent Ph: \_\_\_\_\_ Agent Fax: \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

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

1870 sq. Ft. \_\_\_\_\_ 7500 sq. Ft. \_\_\_\_\_  
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 \_\_\_\_\_

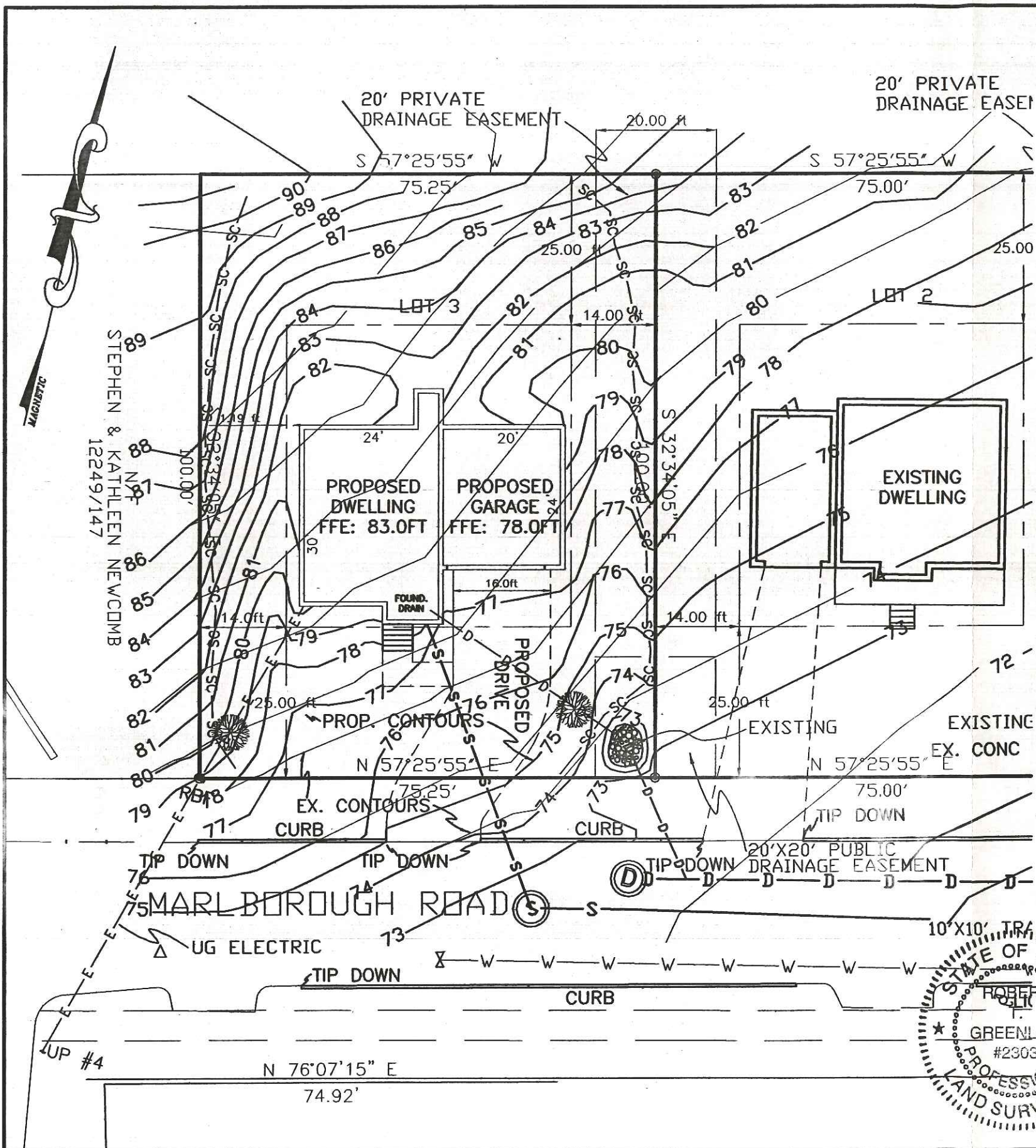
Fees Paid: Site Plan \$250.00 Subdivision \_\_\_\_\_ Engineer Review \$50.00 Date 01/23/2004

**DRC Approval Status:** Reviewer Sarah Hopkins  
 Approved  Approved w/Conditions See Attached  Denied  
Approval Date 02/12/2004 Approval Expiration 02/12/2005 Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance Sarah Hopkins signature 02/12/2004 date

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\* 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
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<input type="checkbox"/> Building Permit Issue	_____ date		
<input 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
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<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
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**GENERAL NOTES:**

1. RECORD OWNER OF PARCEL: STEPHEN E. MARDIGAN AS DESCRIBED IN BOOK 17062 PAGE 167 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, 12/01/03. PORTLAND CHART 406 BLOCK F LOTS 33-35.
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED IN THE MONTH OF OCTOBER BY BACK BAY BOUNDARY, INC. UTILIZING THE FOLLOWING EQUIPMENT:
  - a) LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 24 DATA COLLECTOR
3. AREA OF SUBJECT PARCEL: 7525.00 SQ. FT. 0.17 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - a.) RAY GARDENS, PORTLAND, ME., OWNED BY J.W.WILBUR, SEPT. 1, 1914. PORTLAND, MAINE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12 PAGE 103.
5. ZONING: R-3 ZONE
6. TEMPORARY FILL CURRENTLY PLACED ON LOT 3 TO BE REMOVED. ORIGINAL CONTOURS TO BE RESTORED.
7. ELECTRIC, WATER, AND SEWER LINES TO BE VERIFIED IN FIELD AND ATTACHED TO EXISTING STUBBED LINES.
8. CONSTRUCTION OF SWALE IN PRIVATE DRAINAGE EASEMENT SHALL BE COORDINATED WITH BOTH PROPERTY OWNERS.

**LEGEND**

● Capped 5/8" Rebar Found	— u — Overhead Utility
● Iron Pipe or Solid Pin Found	⊕ Utility Pole
▲ Survey Instrument Point	- - - Edge of traveled way
— Abutter Line	- - - Set Back Line
— Property Line	⊗ Tree Per City Specifications
— Street Line	— Existing Contours
(50.00') Distance from reference plan or deed.	— Proposed Contours
N/F Now Or Formerly	— SILT OR EROSION CONTROL
	— SC — MEASURES PER DEP SPECS

**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.  
PRESIDENT BACK BAY BOUNDARY, INC.

CITY OF PORTLAND  
**APPROVED SITE PLAN**  
Subject to Dept. Condition  
Date of Approval: 2-12-04

DATE: 02/12/2004

EXISTING CONDITIONS SITE PLAN  
LOT 3 MARLBOROUGH ROAD PORTLAND, MAINE

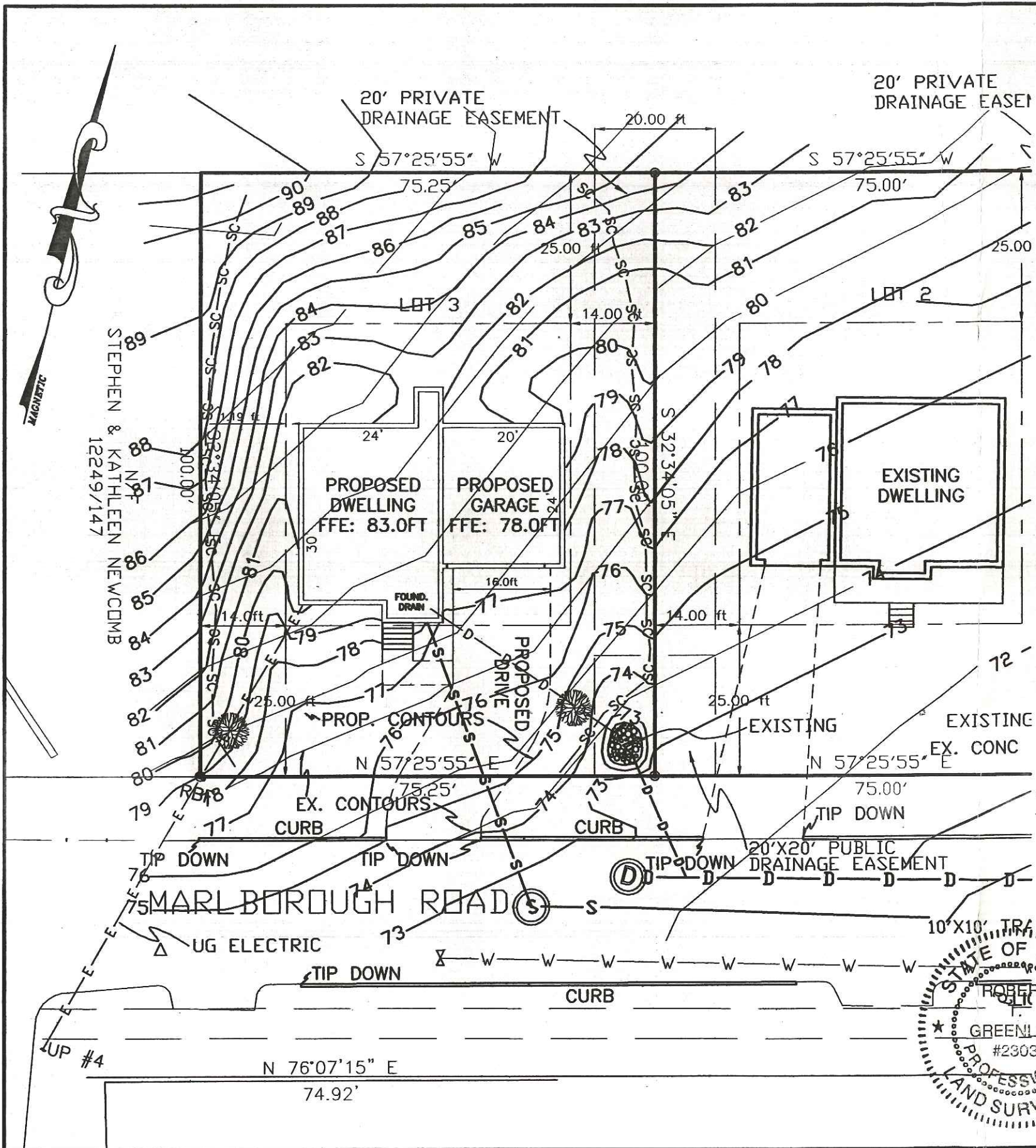
REVISION 1: 02/11/2004 CHANGED DRIVEWAY ALIGNMENTS & CORRECTED CURB CUTS  
DRAWN BY: DMD - PJM  
CHECKED BY: GAS  
SCALE: 1"=20'  
DATE: 10/24/2003  
PREPARED BY:  
**BACK BAY BOUNDARY, INC.**  
PROFESSIONAL LAND SURVEYING

DRAWER: 2003









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*Robert T. Greenlaw*  
 ROBERT T. GREENLAW P.L.S.  
 PRESIDENT BACK BAY BOUNDARY, INC.

DATE: 02/12/2004



**EXISTING CONDITIONS SITE PLAN**  
 LOT 3 MARLBOROUGH ROAD PORTLAND, MAINE  
 FOR: **STEPHEN E. MARDIGAN**

REVISION 1: 02/11/2004 CHANGED DRIVEWAY ALIGNMENTS & CORRECTED CURB CUTS

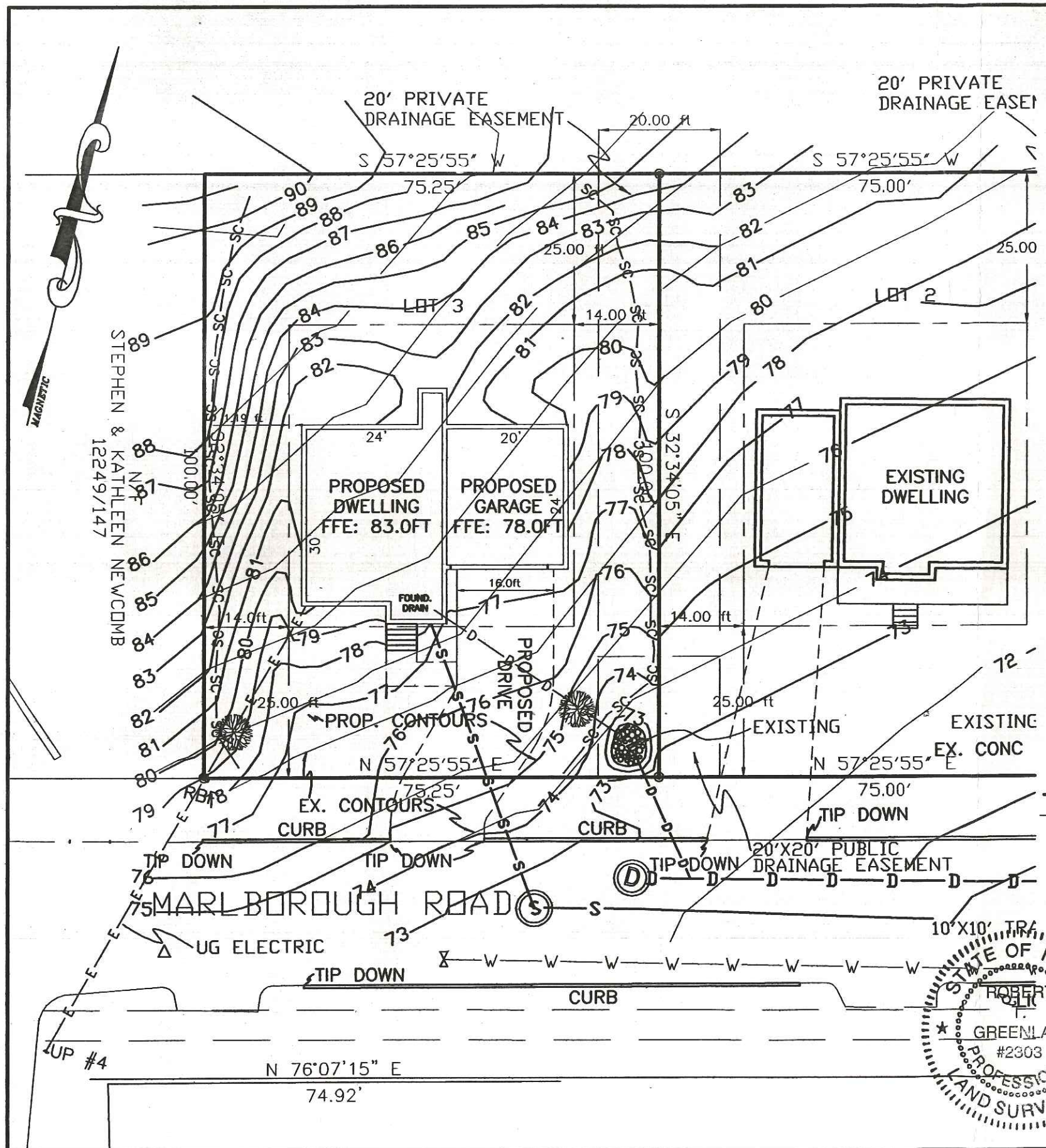
DRAWN BY: DMD - PJM  
 CHECKED BY: GAS  
 SCALE: 1"=20'  
 DATE: 10/24/2003  
 JOB NUMBER: 2003148  
 SHEET: 2 OF 2

PREPARED BY:  
**BACK BAY BOUNDARY, INC.**  
 PROFESSIONAL LAND SURVEYING  
 65 NEWBURY STREET  
 PORTLAND, MAINE  
 207-774-2855 FAX 207-761-2010

CITY OF PORTLAND  
 APPLICABLE SITE PLAN  
 Subject to Dept. Conditions  
 Date of Approval: 2-12-04

DRAWER: 2003 NO: 148





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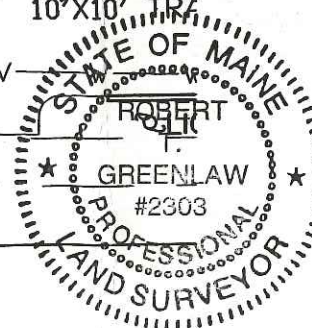
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PRESIDENT BACK BAY BOUNDARY, INC.

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CITY OF PORTLAND  
 DEPT. OF PUBLIC WORKS  
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