

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

BUILDING PERMITS DIVISION

PERMIT

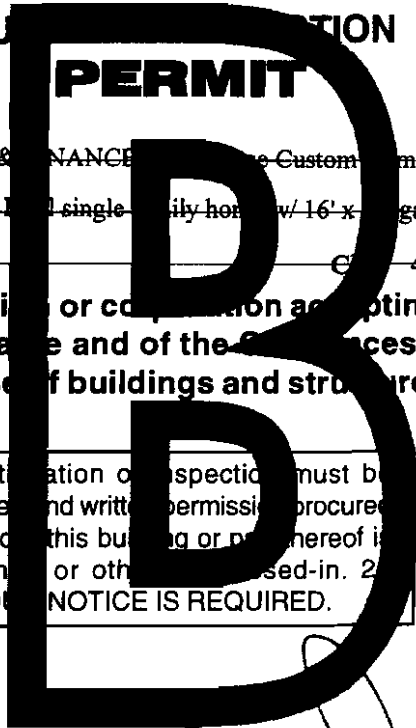
Permit Number: 100524

SEP - 9 2010

Please Read Application And Notes, If Any, Attached

This is to certify that CHASE CUSTOM HOMES & FINANCE Custom Home
has permission to Build 2 bedroom, 1 bath split level single family home w/ 16' x 16' garage City of Portland
AT 13 DAGGETT ST 409 E033001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.



Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise used-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

- Fire Dept. _____
 - Health Dept. _____
 - Appeal Board _____
 - Other _____
- Department Name _____

James Banker 9/9/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0524	Issue Date:	CBL: 409 E033001
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Location of Construction: 13 DAGGETT ST	Owner Name: CHASE CUSTOM HOMES & FIN	Owner Address: 1 PERCY HAWKES RD	Phone:
Business Name:	Contractor Name: Chase Custom Homes of Windham	Contractor Address: 1 Percy Hawks Road Windham	Phone 2078922700
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Land	Proposed Use: Single Family Home -Build 2 bedroom, 1 bath split level single family home w/ 16' x 24' garage	Permit Fee: \$1,095.00	Cost of Work: \$100,000.00	CEO District: 4
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Proposed Project Description: Build 2 bedroom, 1 bath split level single family home w/ 16' x 24' garage	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: SB JPL-2003 Signature: JMB 9/9/10
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:

Permit Taken By: Idobson	Date Applied For: 05/14/2010	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland N/A	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland N/A	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone panel 7-Zone X	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input checked="" type="checkbox"/> Site Plan 2010-0090	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 7/30/10 JEM	Date:	Date: ARM

PERMIT ISSUED

SEP - 9 2010

City of Portland

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0524	Date Applied For: 05/14/2010	CBL: 409 E033001
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Location of Construction: 13 DAGGETT ST	Owner Name: CHASE CUSTOM HOMES & FIN	Owner Address: 1 PERCY HAWKES RD	Phone:
Business Name:	Contractor Name: Chase Custom Homes of Windham	Contractor Address: 1 Percy Hawks Road Windham	Phone: (207) 892-2700
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home -Build 2 bedroom, 1 bath split level single family home w/ 16' x 24' garage	Proposed Project Description: Build 2 bedroom, 1 bath split level single family home w/ 16' x 24' garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/30/2010

Note:**Ok to Issue:**

- 1) This permit is being issued with the condition that the certificate of occupancy will not be issued until the outsale of the small front corner of the property is recorded at the registry of deeds.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 09/09/2010

Note:**Ok to Issue:**

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 4) Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 08/16/2010

Note:**Ok to Issue:**

- 1) The foundation drain is to outlet at the front of the house and the flow is to be directed towards the catch basin in the street.
- 2) 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.
- 3) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 4) 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.)
- 5) 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.
- 6) 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.

Location of Construction: 13 DAGGETT ST	Owner Name: CHASE CUSTOM HOMES & FIN	Owner Address: 1 PERCY HAWKES RD	Phone:
Business Name:	Contractor Name: Chase Custom Homes of Windham	Contractor Address: 1 Percy Hawks Road Windham	Phone (207) 892-2700
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 7) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 8) 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.
- 9) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

5/18/2010-amachado: Sent email to Phil. Will contact Ted when Phil has done his review.

-The road is not built to the end of the lot. It is about 7.5' short.

-Bulkhead shown on site plan but it is a split level.

-Footprint of entry landing & stairs on right side not match between the site plan and the building plans.

-Only one parking space within garage (16.5' x 23'). Need second parking space beyond 25' front setback - it scales at 12' to garage.

-front entry & stairs on site plan are shown too far to right. Would block garage entry.

-Proposed driveway does not line up with proposed garage.

-double doors on rear but no deck or entry stairs shown.

- one foot and two foot overhangs on footprint should be shown, foundation is 24' x 40' but site plan shows footprint as 26' x 40'

5/21/2010-amachado: Phil completed his review & sent me his comments. I spoke to Ted Wandishin & emailed him our comments.

5/28/2010-amachado: Left vcm for Ted W. At site plan meeting on Wed. It was determined that the street had to be built to the end of the lot or the applicant could end the lot where the street ends and carve ff a triangular piece which he could sell to his neighbor to not have to build the street.

7/7/2010-amachado: Received revised siteplan from Ted W.

7/8/2010-amachado: Reviewed revised site plan. Need to talk to Phil about the contours verses the building elevations.

7/14/2010-amachado: Left vcm for Ted. Elevations and proposed grades don't match. Need to apply for street extension permit which is minor siteplan.

7/16/2010-amachado: Ted revised the front elevation plan so it matches the contours. He is going to sell/give a small corner of the lot to not have to build the street. I told him that we need a description of the outsale before the permit issued and the deed recorded before the certificate of occupancy is issued.

7/18/2010-amachado: Talked to Phil. The proposed grading doesn't match the elevation. Phil contacted Ted W. 7/19/10.

7/30/2010-amachado: Received revised siteplan that shows revised grading.

8/2/2010-amachado: Received description of the land that will be given to the abutter so the street does not need to be extended 7.5'

8/5/2010-trmm: need items listed on review sheet and Phil D's sign off.

8/16/2010-jmb: Received email for DRC approval

9/8/2010-jmb: Taking over from Tammy and Jon, left vcm for Ted R. To call for a meeting to resolve all details from plan review. The revised plan from 8/27/10 are not complete or do not meet code, and a pdf or reduced copy is required.

9/9/2010-jmb: Ted came into the office, reviewed items and he marked up the 11x 17 copy, ok to issue

BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

10-0524
13 Daggett

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	4' 8" x 16"	
① Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	not shown	OK 8/27/10
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" Bolts	
Lally Column Type (Section R407)		
Girder & Header Spans (Table R 502.5(2))	3-2x12' - OK	
Built-Up Wood Center Girder Dimension/Type	" "	
Sill/Band Joist Type & Dimensions	2x6 PT	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's - 11' + 13' span - OK	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	2x8's	

10-0524

R802.4(2))		
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x10's - 16" oc	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	OK	
Fastener Schedule (Table R602.3(1) & (2))	Per IRC	
Private Garage (Section R309) Living Space? <i>yes</i> (Above or beside)		
<i>2</i> Fire separation (Section R309.2) <i>→ note on ceiling</i>		OK 8/27/10
<i>2</i> Opening Protection (Section R309.1)	OK - shows fire door	
<i>3</i> Emergency Escape and Rescue Openings (Section R310)	not noted	OK 8/27/10
Roof Covering (Chapter 9)	Asphalt	
Safety Glazing (Section R308)	N/A	
Attic Access (Section R807)	OK 22x34"	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
<i>4</i> Header Schedule (Section 502.5(1) & (2))	not shown	OK 8/27/10
<i>5</i> Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	R-38 Roof / R-19 walls - need R-19 in floor	OK 8/27/10

10-0524

Factor Fenestration	U Factor max. 35	
Type of Heating System		
Means of Egress (Sec R311 & R312) Basement		
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)	- 10" T / 7 3/4" R	
Width (Section R311.5.1)	- 36"	
Headroom (Section R311.5.2)	6'-8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	need graspable rail w/ Returns	OK 8/27/10
Smoke Detectors (Section R313) Location and type/Interconnected	Condition	OK
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	No details on any exterior porches or decks. Condition - feather deck not included	

OK 9/9/10



CITY OF [redacted]

Receipt

5.14.2010

Received from

Cher Carter

Location of Work

13 Dwyer

Cost of Construction \$

Building Fee

\$1,020

Permit Fee \$

Site Fee

300

Certificate of Occupancy Fee

75

Total

1395

Building (11)

Plumbing (15)

Electrical (12)

Site Plan (12)

Other

CBL

409-E-32

Check #

2266

Total Collected \$

1395

No work is to be started until permit issued.
Please keep original receipt for your records.

Taken by:

[Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Jeanie Bourke - 13 Daggett Street - Single Family Home Construction

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 8/16/2010 11:13 AM
Subject: 13 Daggett Street - Single Family Home Construction

Hi all, this project, site plan #2010-0010 at 13 Daggett Street, meets minimum DRC site plan requirements for the issuance of the building permit. Please see UI for sign-off with conditions.

Thanks.

Phil



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>13 Daggett St.</u>		
Total Square Footage of Proposed Structure/Area <u>1014</u>	Square Footage of Lot <u>7503</u>	Number of Stories <u>1.5</u>
Tax Assessor's Chart, Block & Lot Chart# <u>409</u> Block# <u>E</u> Lot# <u>33-34</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Chase Custom Homes + Finance, Inc</u> Address <u>1 Percy Hawkes Rd.</u> City, State & Zip <u>Windham ME 04062</u>	Telephone: <u>892-2700</u> <u>x219</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>SAME</u> Address <u>SAME</u> City, State & Zip	Cost Of Work: \$ <u>100,000.</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>1 and</u> Number of Residential Units <u>1</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Construct new single family dwelling</u>		
Is property part of a subdivision? <u>yes</u> If yes, please name _____		
Project description: <u>Construct a new single family 2 BR Split Level 1 Bath 16x24'</u>		
Contractor's name: <u>SAME AS OWNER</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Red</u>		Telephone: <u>3100079</u>
Mailing address: <u>1 Percy Hawkes Rd, Windham ME 04062</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, **Dept. of Building Inspections** authorized representative shall have the authority to enter all areas covered by this permit at any reasonable time for the purpose of enforcing provisions of the codes applicable to this permit. **City of Portland Maine**

Signature: [Signature] Date: 4/21/10

This is not a permit; you may not commence ANY work until the permit is issued

Applicant: Chase Custom Homes (Ted)

Date: 5/18/10 (7/18/10)

Address: 13 Dasset St.

C-B-L: 409-E-033:34

perm. # -10-0524

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

* reviewed site plan 7/1/10

* reviewed site plan 7/30/10 - this review is based on this

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build 24'x40' single family - split level - 1' ~~over~~ ^{15'8"} overlay, 2'x17'8" overlay. 2 story more than half lower level above grade.

W/ 17'8" x 24'5" slope below. Sewage Disposal - public.

Lot Street Frontage - 50' min - ~~75.03' given~~ 67.53' (OK)

Front Yard - 25' min - ~~25'~~ ^{33'} to steps; 47' to foundation ^(OK) 5' min. (setback is to foundation -

Rear Yard - 25' min - ~~30'~~ ^{29'} ~~given~~ scaled. (OK) allowed 2' OH

Side Yard - 1 or 14' by 8' min - 15' on left ~~3'~~ scaled. (OK)

Projections - front steps - 5' x ~~14'~~ ^{14'}; side steps ~~5' x 4'~~ ^{16'} scaled to steps on print. (OK)

Width of Lot - 65' min - 74' scaled (OK)

Height - 35' max. - 20.5' scaled.

Lot Area - 6500 ϕ - ~~7503 ϕ~~ (OK)

Lot Coverage Impervious Surface - 35% = 2625 ϕ

Area per Family - 6500 ϕ (OK)

2 x 17.67 = 35.34
1 x 15.67 = 15.67
24 x 40 = 960
~~342.40~~ 5' x 14' = 70
5 x 14 = 70
5 x 14 = 70
43.75
1098.75 (OK) 1105.01 ϕ (OK)

Off-street Parking - 2 spaces required - slope is 16.5' wide x 28' deep inside - 1 parking space outside (12' x 20')

Loading Bays - N/A

Site Plan - minor/minor 2010-0010

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - Zone X

* ~~14' 403' needs to build 7.5' of road to end of lot~~ not ~~need~~ have to build street * deducing corner of lot to clutter to



SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

www.northeastcivilsolutions.com

153 U.S. Route 1

Scarborough

Maine 04074

tel

207.883.1000

800.882.2227

fax

207.883.1001

RECEIVED

AUG 2 2010

Dept. of Building Inspections
City of Portland Maine

**Proposed
Legal Description
For a
7± s.f. parcel
on
Daggett Street,
Portland, Maine
For
Chase Custom Homes
Project No. 26866.1**

Dated July 28, 2010

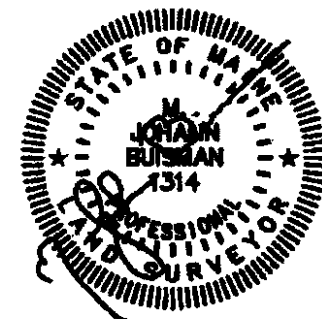


Exhibit A

(7±)

A certain lot or parcel of land located on the westerly side of Daggett Street, in the Town of Portland, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

BEGINNING at a #5 rebar w/cap stamped "NCS, INC PLS 1314" on the westerly right-of-way line of Daggett Street at the most northeasterly corner of land N/F of Chase Custom Homes as recorded in Deed Book 21584, Page 65, Cumberland County Registry of Deeds (CCRD);

THENCE S 17°59'11" E along the westerly right-of-way line of Daggett Street 7.50' to a point;

THENCE N 32°55'04" W along the northeasterly line of the remaining land of said Chase Custom Homes 7.76' to a point. Said point being on the southerly line of land N/F of the Andrew DeForte as recorded in Deed Book 16523, Page 288 CCRD;

THENCE N 72°00'49" E along the southerly line of said Deforte 2.00' to the POINT OF BEGINNING.

The above described parcel contains 7 s.f. more or less.

Meaning and intending to describe a portion of the same land as conveyed from Andrew DeForte to Chase Custom Homes & Finance, Inc. dated July 20, 2004 and recorded in Deed Book 21584, Page 65 CCRD.

The basis of bearing for the above described parcel is Magnetic North 2001. The above described parcel is shown on a boundary survey prepared for Chase Custom Homes & Finance, Inc by Northeast Civil Solutions, Inc., dated July 2, 2010.

RECEIVED

AUG 2 2010

**Dept. of Building Inspections
City of Portland Maine**

Ann Machado - Re: Daggett St. description

From: Ann Machado
To: Ted Wandishin
Date: 8/2/2010 2:12 PM
Subject: Re: Daggett St. description

Thanks Ted.

Remember we will need the recorded deed before the certificate of occupancy is issued.

Ann

>>> Ted Wandishin <twandishin@cchfi.com> 8/2/2010 12:17 PM >>>
Thanks, Ann.
Ted

----- Forwarded message -----

From: <copler@maine.rr.com>
Date: Mon, Aug 2, 2010 at 1:03 PM
Subject: Attached image data
To: twandishin@cchfi.com

--

Ted Wandishin
Chase Custom Homes Real Estate, Inc.
Broker/Realtor
207-310-0079

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

Zoning Copy

Marge Schmuckal

2010-0010
Application I. D. Number

5/14/2010
Application Date

Single Family Home
Project Name/Description

Chase Custom Homes & Finance Inc

Applicant

1 Percy Hawkes Rd , Windham , ME 04062

Applicant's Mailing Address

Chase Custom Homes/Ted

Consultant/Agent

Agent Ph: (207)310-0079

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

13 - 13 Deggett St , Portland, Maine

Address of Proposed Site

409 E033001

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

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"/> After the Fact - Major | | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement |
| <input type="checkbox"/> After the Fact - Minor | | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| | | | <input type="checkbox"/> DEP Local Certification |
| | | | <input type="checkbox"/> Site Location |
| | | | <input type="checkbox"/> Housing Replacement |
| | | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 5/14/2010

Zoning 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

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

DAGGETT STREET

CONTINUED PAPER STREET UNACCEPTED SEWER

April 7, 2009

Daggett Street is listed as "Continued" on the City of Portland City Council Order #84 titled "Order Excepting Streets From Deemed Vacation", as passed on September 3, 1997 and recorded in the Cumberland County Registry of Deeds in Deed Book 13326, Page 19.

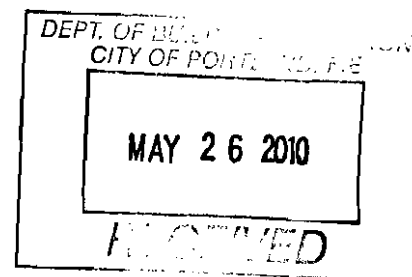
Daggett Street is shown as Newburgh Street on the plan titled "Ray Gardens" dated Sept 1, 1914, and recorded at the Cumberland County Registry of Deeds in Plan Book 12, Page 103. The street name was changed to Daggett Street; this is indicated in the street records file under Streets Renamed.

Sewer Lateral Connection cards are on file in the vault. Several of the cards state that it is an unaccepted street. No sewer plans for Daggett Street have been located in the Vault; the Sites and Subdivisions Index was researched and no sites or subdivisions are filed for Daggett Street.

A sewer is present, but there is no information indicating it is Owned by the City of Portland, or was constructed by the City. Until new information is received I will assume that the sewer is private.

A sewer and storm drain is shown for a small subdivision for #13 Daggett Street (Vault Plan 960/3) but there is no mention of ownership or who built it. Vault Plan 913/1 shows a sewer and storm main stubs up Daggett Street and a note for "Done by Others" for pipework in Daggett Street.

William B. Clark, Jr. PLS 2100 City of Portland - DPW Engineering



Ann Machado - Re: New Single Family Home - 13 Daggett Street - site plan #2010-0010

From: Philip DiPierro
To: Machado, Ann
Date: 5/21/2010 9:32 AM
Subject: Re: New Single Family Home - 13 Daggett Street - site plan #2010-0010

Hi Ann, my comments are as follows.

- The foundation drain should be shown on the site plan - will it connect to the storm drain?
- The sewer service cannot connect directly into the manhole. It should tie into the sewer pipe in the street.
- The proposed grading does not match the grades shown on the elevations that were submitted. This should be corrected.
- A surveyor should pin the front corners. This could be made a condition of approval prior to the issuance of any CO.

Let me know if you have any questions. Thanks.

Phil

>>> Ann Machado 5/18/2010 9:29 AM >>>
Phil -

I've got lots of issues with this one. I will wait for your review before we contact Ted at Chase Custom Homes.

- The road is not built to the end of the lot. It is about 7.5' short.
- Bulkhead shown on site plan but it is a split level.
- Footprint of entry landing & stairs on right side not match between the site plan and the building plans.
- Only one parking space within garage (16.5' x 23'). Need second parking space beyond 25' front setback - it scales at 12' to garage.
- front entry & stairs on site plan are shown too far to right. Would block garage entry.
- Proposed driveway does not line up with proposed garage.
- double doors on rear but no deck or entry stairs shown.
- one foot and two foot overhangs on footprint should be shown, foundation is 24' x 40' but site plan shows footprint as 26' x 40'

Ann

twardishin@ccch.com. Ann

talked to Ted Wardishin 5/21/10

emailed him our comments

Marge Schmuckal - Re: Fwd: Daggett Street Status

From: Marge Schmuckal
To: Barbara Barhydt; Danielle West-Chuhta; David Margolis-Pineo; William ...
Date: 5/27/2010 9:47 AM
Subject: Re: Fwd: Daggett Street Status

I believe that to be correct. 14-403 states that if there is no "permanently paved" street, the ordinance requires the street to be brought up to City standards from wherever pavement ends to the end of the property being developed.

Marge

>>> Danielle West-Chuhta (Danielle West-Chuhta) 5/27/2010 9:29 AM >>>
My recollection of section 14-403 is that it applies whether or not the street is accepted.

>>> William Clark 5/27/2010 9:27 AM >>>
It would apply to the entire street as we have no record of any acceptance for Daggett St.

>>> Barbara Barhydt May 26, 2010 6:05 PM >>>
Is this for the entire street or just the portion that is unpaved?

>>> David Margolis-Pineo (David Margolis-Pineo) 05/26/10 5:01 PM >>>
So Bill, help me out on "Continued." Does that mean excepted by the Council in 1997?

>>> William Clark 5/26/2010 3:34 PM >>>
Hi David,

I did some research a while back.

My street status card for Daggett Street is attached.

Bill

Ann Machado - 14-403 Street extension

From: Ann Machado
To: Barbara Barhydt
Date: 7/12/2010 3:04 PM
Subject: 14-403 Street extension

Barbara -

We have a new single family home application for 13 Daggett Street. The existing street ends 7.5' before the end of the lot. This was discussed at Site plan review a few weeks ago. The applicant has been told he has to build the last 7.5' of the street or sell a small triangular piece to his neighbor so his lot ends at the end of the street. If he decides to build the street he needs to do a 14-403 street extension application. What kind of a review is this and which application is it?

Thanks.

minor site plan

Ann

Ann Machado - Re: 13 Daggett St.

From: Philip DiPierro
To: Machado, Ann
Date: 7/19/2010 12:08 PM
Subject: Re: 13 Daggett St.

I left a message on Friday and just talked to him this morning. He is supposed to be coordinating with his surveyor/engineer.

phil

>>> Ann Machado 7/19/2010 10:39 AM >>>
Phil -

Did you talk to Ted W. on Friday about the building elevations and the contours?

Ann

MAINE REAL ESTATE TAX PAID

WARRANTY DEED

ANDREW DEFORTE

of 11 Daggett Street, Portland, ME 04103

for consideration paid, grants to

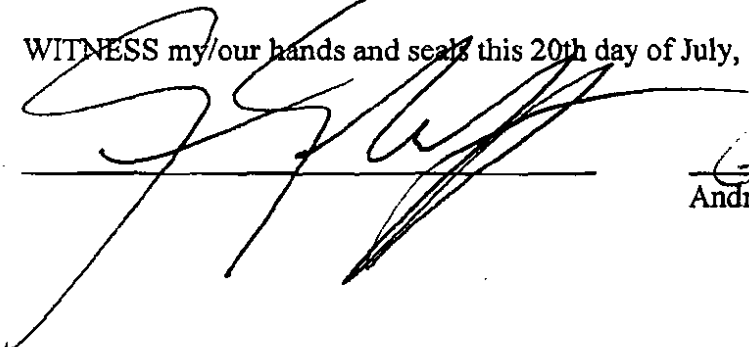
CHASE CUSTOM HOMES & FINANCE, INC.

of 1 Percy Hawkes Road, Windham, ME 04092, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my/our hands and seals this 20th day of July, 2004.



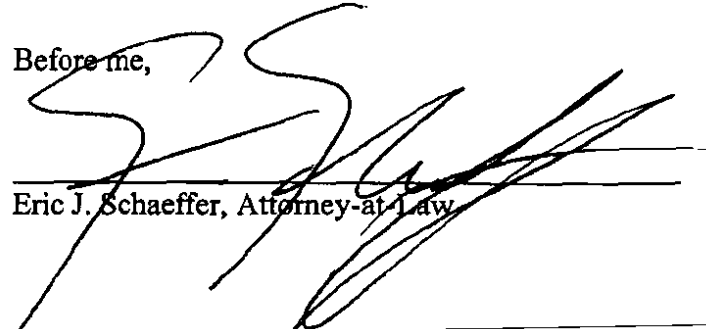
Andrew Deforte

State of Maine
Cumberland, ss.

July 20, 2004

Personally appeared before me the above-named Andrew Deforte and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Eric J. Schaeffer, Attorney-at-Law

Exhibit A

A certain lot or parcel of land together with any buildings thereon situated in the City of Portland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 5/8" capped rebar set on the westerly sideline of Daggett Street at the northeasterly corner of land now or formerly of Patricia A. Russell and George P. Russell pursuant to a deed dated November 14, 2003, and recorded in the Cumberland County Registry of Deeds in Book 20560, Page 23;

Thence, South 72°00'49" West along said land of Russell One Hundred (100.00) feet to a 5/8" capped rebar set in the ground on the easterly sideline of land now or formerly of James G. Towns;

Thence, North 17°59'11" West along said land of Towns a distance of Seventy-Five (75.00) feet to a 5/8" capped rebar set, being the southwesterly corner of Lot 150 as shown on the plan of "Ray Gardens" as recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 103;

Thence, North 72°00'49" East along the north sideline of said Lot 150 a distance of One Hundred (100.00) feet to a 5/8" capped rebar set on the westerly sideline of Daggett Street;

Thence, South 17°59'11" East along the said line of Daggett Street Seventy-Five (75.00) feet to the point of beginning.

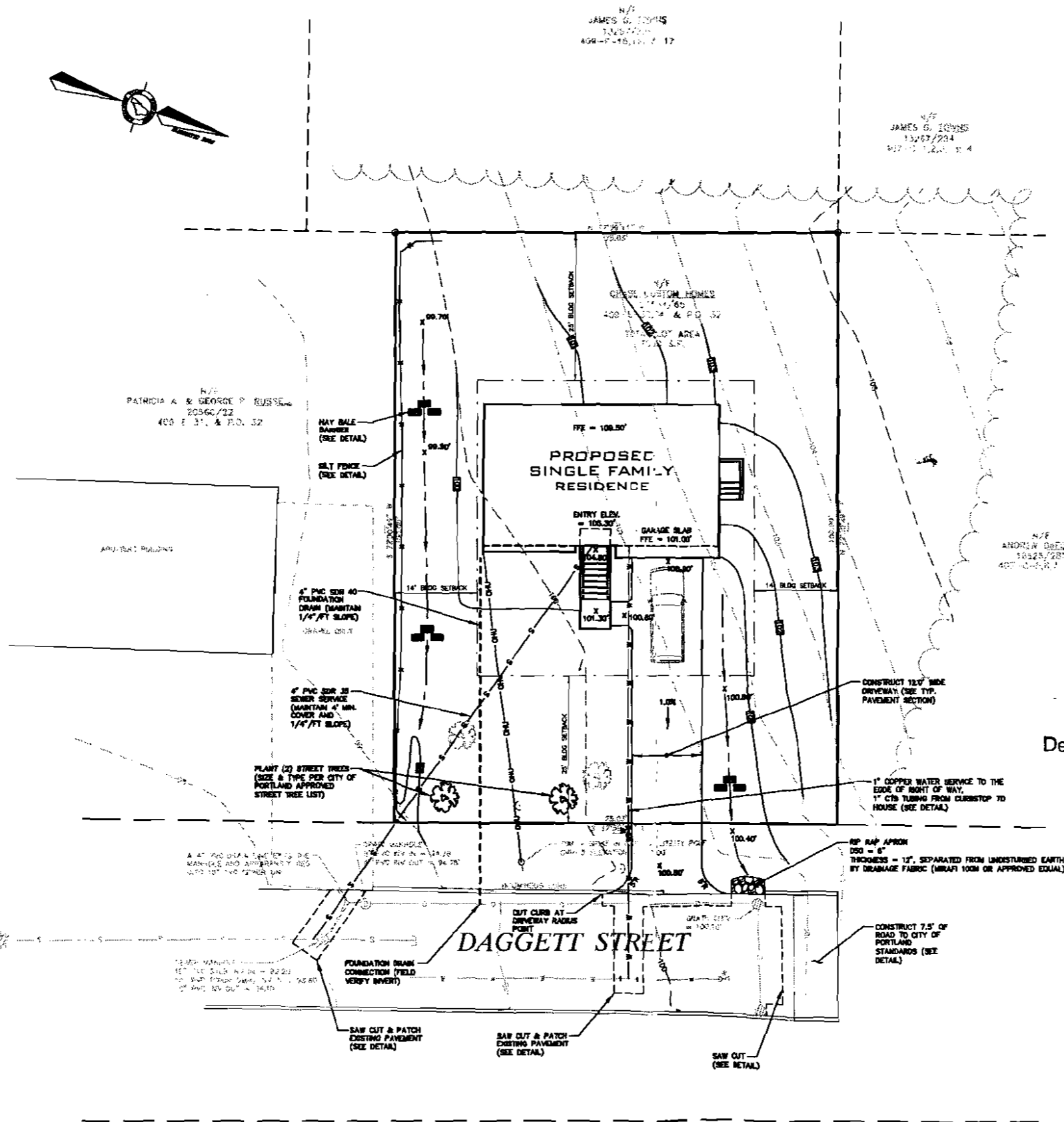
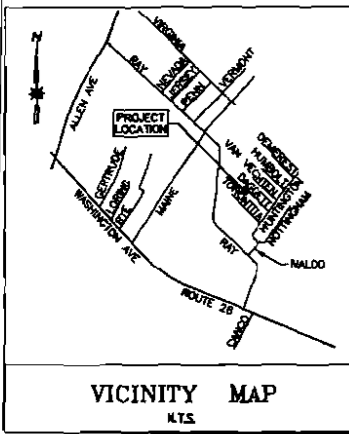
Said property also being all of lot 148 and 149 and the northern half of Lot 147 as shown on said Plan.

For title of Grantor reference is hereby made to a deed of Anna Coiro dated July 7, 2001 recorded in Cumberland County Registry of Deeds in Book 16523, Page 288.

G:\REALESTATE\Chase Legal.doc

Received
Recorded Register of Deeds
Jul 23, 2004 10:18:08A
Cumberland County
John B O'Brien

13 DAGGETT STREET PORTLAND, MAINE



SHEET INDEX

1. SITE, GRADING, DRAINAGE & EROSION AND SEDIMENTATION CONTROL PLAN
2. EXISTING CONDITIONS PLAN
3. EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS

LEGEND

	BOUNDARY LINE
	EDGE OF PAVEMENT
	RIGHT-OF-WAY LINE
	ABUTMENT
	BUILDING SETBACK
	EXISTING CONTOUR
	EXISTING UTILITY POLE
	EXISTING CATCH BASIN
	EXISTING DRAIN MANHOLE
	EXISTING DRAIN LINE
	EXISTING SEWER MANHOLE
	EXISTING SEWER LINE
	EXISTING WATER LINE
	EXISTING GATE VALVE
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED UNDERGROUND ELEC.
	PROPOSED CONTOUR
	PROPOSED FOUNDATION DRAIN
	SILT FENCE
	HAY BALE BARRIER

NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH CITY OF PORTLAND, PORTLAND WATER DISTRICT (PW&D), CENTRAL MAINE POWER (CMP), AND MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. ANY CONFLICT BETWEEN SPECIFICATIONS AND PLANS SHALL BE RESOLVED BY THE ENGINEER.

SOILS LEGEND

SYMBOL	SOIL TYPE	HSG
Sn	SCANTIC SILT LOAM	0

THE SOURCE OF THE SOIL TYPES AND BOUNDARIES IS THE NATIONAL COOPERATIVE SOIL SURVEY (NCSS).

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revised	By	Date	Reason

PROJECT NUMBER: 26884 ACAD FILE: 2688-SITL00G SCALE: 1" = 10' DATE: JULY 7, 2010

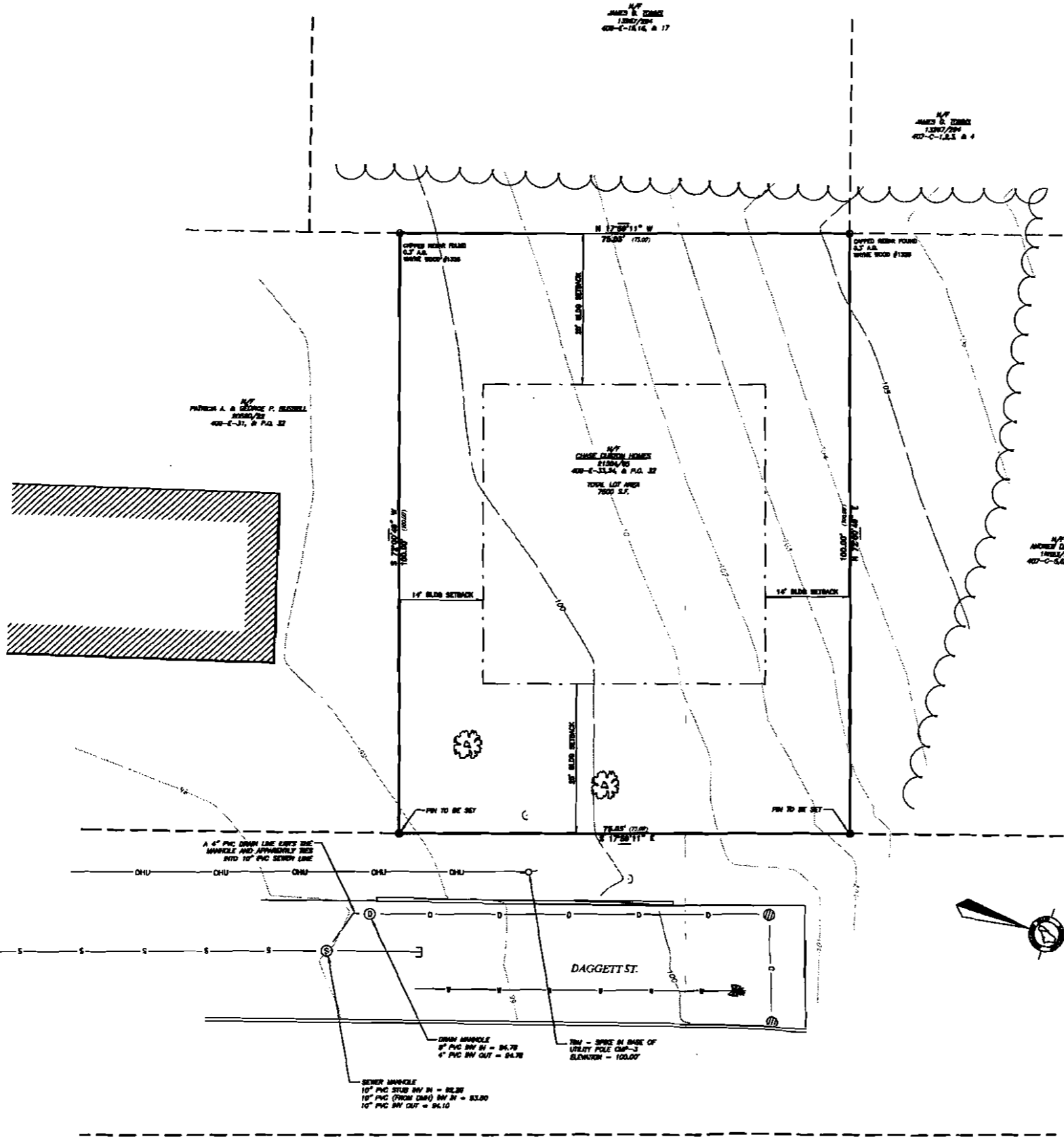
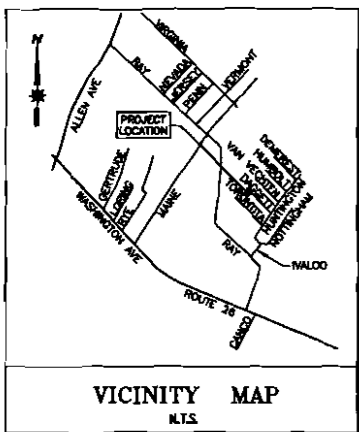
DRAWING STATUS:
 OFFICE REVIEW
 CLIENT REVIEW
 PERMIT REVIEW
 ORD SET
 CONTRACT DRAWING
 CONSTRUCTION
7-7-10

Site Name:
SINGLE FAMILY RESIDENCE
 13 DAGGETT STREET, PORTLAND, MAINE 04107

Client:
CHASE CUSTOM HOMES & FINANCE, INC.
 1 PERRY HAVES ROAD, WINDHAM, MAINE 04092

ALAN COLLINS
10000
7-7-10

Northeast Civil Solutions
INCORPORATED
133 US ROUTE 1, SCARBOROUGH, MAINE 04074
Tel: 207.883.1000 Fax: 207.883.1901
Email: info@northeastcivilsolutions.com



LEGEND

- FOUND CAPPED IRON ROD (NUMBER AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- FOUND DECIDUOUS TREE
- SEWER MANHOLE
- DRAIN MANHOLE
- WATER VALVE
- TREE LINE (APPROXIMATE)
- BOUNDARY LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OVERHEAD UTILITY
- SEWER LINE
- DRAIN LINE
- WATER LINE
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CORD)
- TAX MAP-BLOCK-LOT
- PARENTS DENOTE RECORD DATA

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC, 1987 (PER PLAN REFERENCED IN NOTE 4.a. BELOW).
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CLAMBERLAND COUNTY REGISTRY OF DEEDS (CORD).
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM ANDREW DUFORTY TO CHASE CUSTOM HOMES, DATED JULY 20, 2004 AND RECORDED IN DEED BOOK 21594, PAGE 65.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. "SINGLE FAMILY RESIDENCE SITE PLAN OF 18-23 DAGGETT STREET IN PORTLAND, MAINE FOR ANDREW DUFORTY" BY WAYNE WOOD & CO. DATED MARCH 2001. (UNRECORDED).
 - b. "TWO GARAGES, PORTLAND, MAINE" BY A.L. ELIOT, C.E. DATED SEPTEMBER 1, 1914 AND RECORDED IN PLAN BOOK 12, PAGE 103.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAP 409, BLOCK E, LOTS 33 & 34, AND A PORTION OF LOT 32.
6. THE PARCEL SURVEYED IS LOCATED IN THE R3 ZONE. PORTIONS OF BULK AND SPACE REQUIREMENTS FOR A TWO STORY RESIDENCE ARE AS FOLLOWS:
 - FRONT & REAR YARD SETBACK 25 FEET
 - SIDE YARD SETBACK 14 FEET
 - MINIMUM STREET FRONTAGE 75 FEET
 - MINIMUM LOT WIDTH 75 FEET
 - MINIMUM LOT SIZE 6000 S.F. (UNRECORDED)
 - MAXIMUM STRUCTURE HEIGHT 33 FEET
 - MAXIMUM LOT COVERAGE 25 %
7. ACTUAL LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE TO BE FIELD VERIFIED. ALL UTILITY CONNECTIONS ARE TO BE FIELD FITTED AND COMPLY WITH ALL BUILDING CODES. CONTACT DIG SAFE AT 1-888-344-7233 PRIOR TO EXCAVATION.
8. AN ELEVATION OF 100.00 FEET WAS ASSUMED AT THE TBM.
9. DAGGETT STREET IS NOT AN ACCEPTED CITY STREET.
10. BOUNDARY INFORMATION WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4.a. ABOVE.

Revision	To	By	Change

PROJECT: 28808-1 DRAWING NAME: 28808-1.DWG
 DATE: JULY 2, 2010 SCALE: 1"= 10'
 FIELD BY: JR / ADA (7/07/2004) DRAWN BY: JAP

EXISTING CONDITIONS PLAN
 15 DAGGETT STREET, PORTLAND, MAINE

Client:
CHASE CUSTOM HOMES & FINANCE, INC.
 1 PERRY HAWKES ROAD, WINDHAM, MAINE 04092

Prepared For:
CHASE CUSTOM HOMES & FINANCE, INC.
 1 PERRY HAWKES ROAD, WINDHAM, MAINE 04092

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
 INCORPORATED
 153 US ROUTE 1, SCARBOROUGH, MAINE 04074
 Tel: 207.883.1000 Fax: 207.883.1001 e-mail: info@northeastcivilsolutions.com
 800.883.2227

STAMP AND SIGNATURE

J. J. B. 7-7-10
 J. J. B. DSR
 MAINE P.E. No. 1214



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 14 2010 _____

Received from Chen...

Location of Work 13 Depot

Cost of Construction \$ _____ Building Fee: 1020

Permit Fee \$ _____ Site Fee: 300

Certificate of Occupancy Fee: 75

Total: 1395

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 409-E-33

Check #: 2266 Total Collected \$ 1395

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy