

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

DRC Copy

Phil DiPierro

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 Daggett 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
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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"/> Site Location |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement | <input type="checkbox"/> Housing Replacement |
| <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 5/14/2010

DRC Approval Status:

Reviewer Phil DiPierro

- Approved Approved w/Conditions See Attached Denied

Approval Date 8/16/10 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 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 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	

MEMORANDUM

To: FILE

From: Philip DiPierro

Dept: DRC

Subject: Application ID: 2010-0010

Date: 8/16/2010

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 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.

- 4 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.

- 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 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.)

- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

- 8 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.

- 9 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.

- 01 This permit is being issued with the condition that the certificate of occupancy will not be issued until the new deed showing the outsale of the 7" x 100' strip on the right side of the property is recorded at the registry of deeds.

outsale

Exhibit A

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

Beginning at a #5 rebar with 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 the Cumberland County Registry of Deeds at Book 21584, Page 65;

Thence S 17°59'11" E along the westerly right-of-way line of Daggett Street 7.00' to a point and an iron pin to be set;

Thence S 72°00' 49" N a distance of 100.00 feet to a point and an iron pin to be set, said point being on the northeasterly boundary line of land N?F of James G. Towns as recorded in the Cumberland County Registry of Deeds at Book 13267, Page 294;

Thence N 17°59'11" W along the northeasterly boundary line of said Towns a distance of 7.00 feet to a dapped rebar found and stamped "0.3' A.G. Wayne Wood #1328" ;

Thence N 72°00'49" E a distance of 100.00 feet, more or less, to the point of beginning.

The above-described parcel contains 700.00 square feet, more or less.

Being a portion of the premises conveyed from Andrew DeForte to Chase Custom Homes & Finance, Inc., dated July 20, 2004 and recorded in the Cumberland County Registry of Deeds at Book 21584, Page 65.

The basis of bearing for the above-described parcel is Magnetic North 1987. The above-described parcel is shown on a boundary survey prepared for Chase Custom Homes & Finance, Inc. by Northeast Civil Solutions, Inc., dated July 28, 2010.

RECEIVED

OCT 22 2010

Dept. of Building Inspections
City of Portland Maine

**Philip DiPierro - Certificate of Occupancy/Final Scheduled. Property Addr: 13
DAGGETT ST Parcel ID: 409 E033001 Dist: 4**

From: Lannie Dobson
To: C of O
Date: 6/9/2011 10:43 AM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 13 DAGGETT ST Parcel ID: 409 E033001
Dist: 4

Date: 6/13/2011 Time: 6:00:00 AM

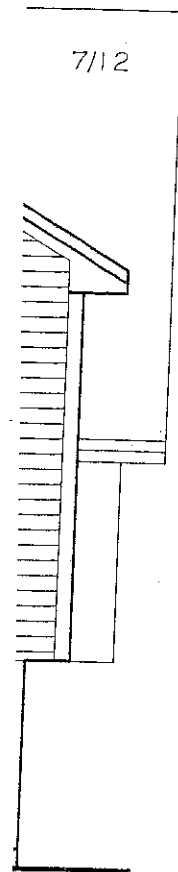
Note: Please call in a.m. 892-2700 office cell 415-0154 Property Addr: 13 DAGGETT ST Parcel ID: 409
E033001

Application Type: Prmt
Application ID:

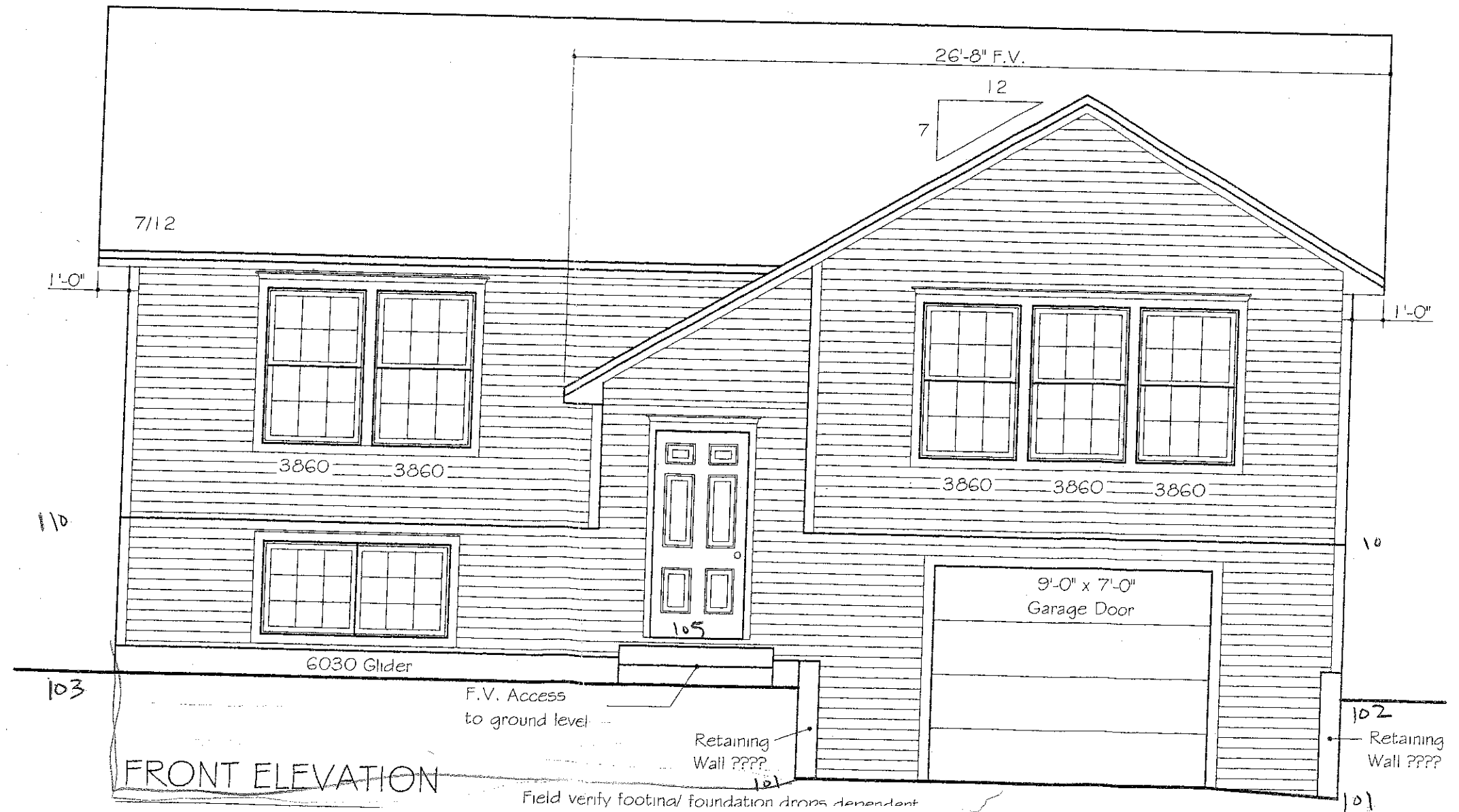
Contact:
Phone1: Phone2:

Owner Name: CHASE CUSTOM HOMES &
Owner Addr: 1 PERCY HAWKES RD
WINDHAM, ME 04062

Brent Cyr - Chase Custom Homes



7/12



FRONT ELEVATION

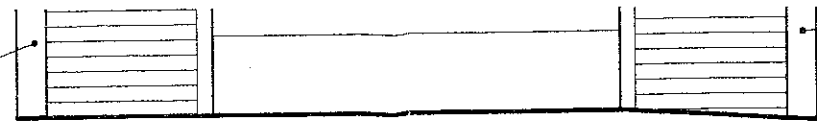
Field verify footina/ foundation drops dependent

FRONT ELEVATION

Scale: N.T.S.

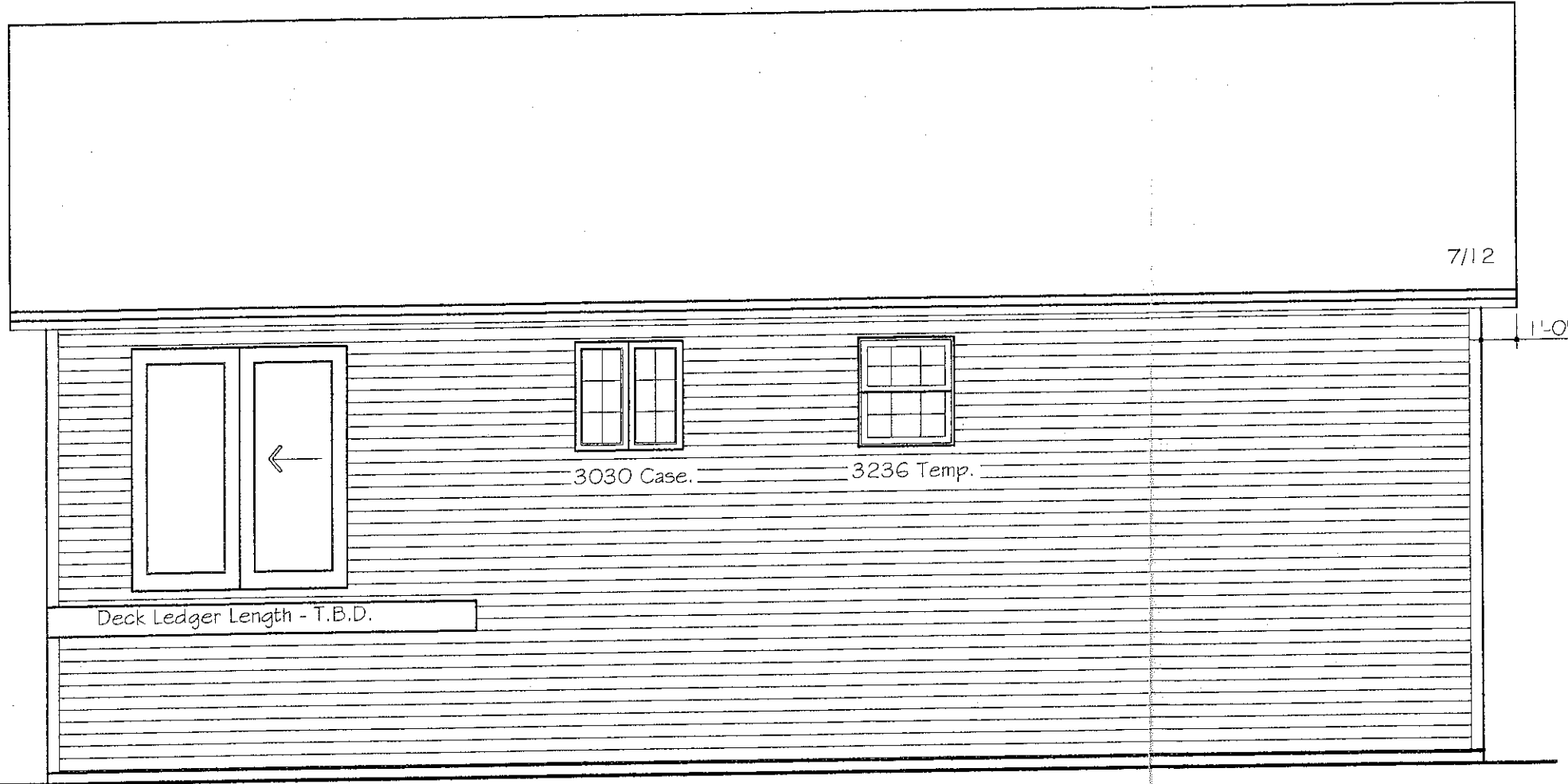
1" = 1' Access
to ground level

Retaining
Wall ????



Retaining
Wall ????

Field verify footing/ foundation drops dependent
on site contours. Also, may need retaining walls.



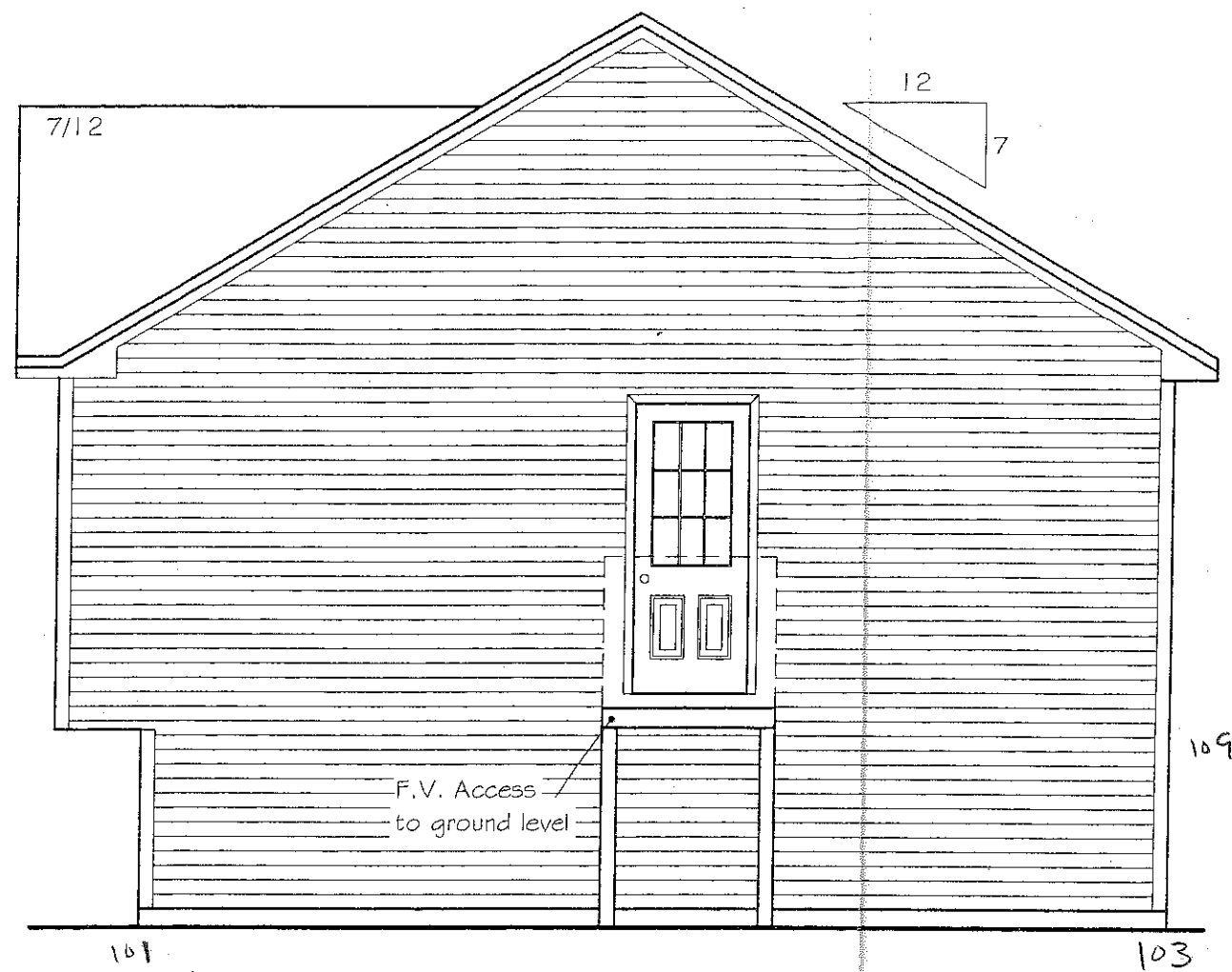
REAR ELEVATION

Scale: N.T.S.

date drawn:	
date issued:	
drawn by:	
scale:	

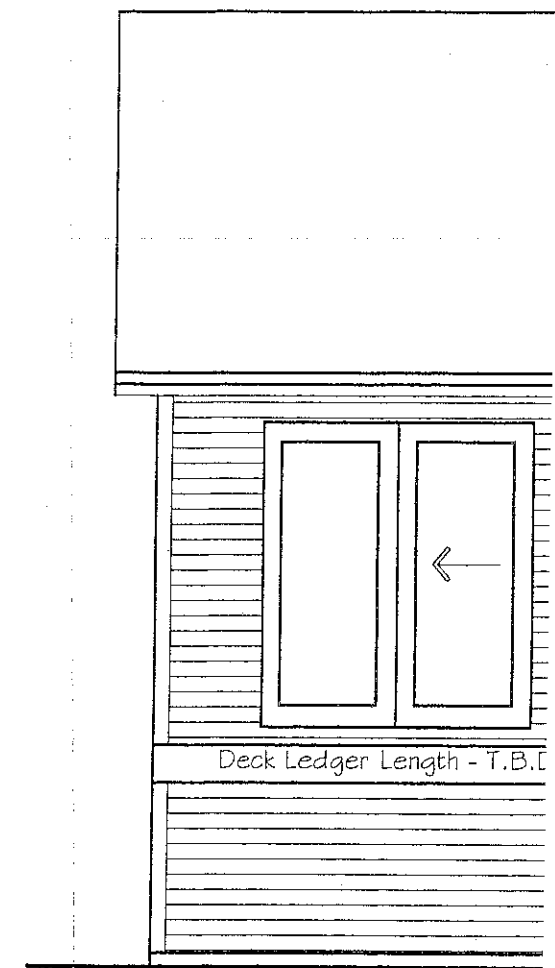
project number	201010
revisions:	5/11/10

CHASE CUSTOM HOMES - SPEC SPLIT Portland, Maine	Elevations
drawing title	



RIGHT ELEVATION

Scale: N.T.S.



REAR ELEVATION

Scale: N.T.S.