

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 190 West Shore Drive Diamond Cove (Lot #15)		Owner: Dick McGoldrick	Phone:	Permit No: 341188
Owner Address: Great Diamond Isl		Leasee/Buyer's Name:	Phone:	Business Name:
Contractor Name: wright-Ryan Const Co.		Address: 10 Danforth St Portland, ME 04101		Phone: 773-3625
Past Use: Vacant Land		Proposed Use: 1-fam	COST OF WORK: \$ 300,000	PERMIT FEE: \$ 50. + 1,520
Proposed Project Description: Construct 1-fam as per plans		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group A3 Type 5B	
		Signature:	Signature: [Signature]	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		City of Portland
Permit Taken By: Mary Gresik		Date Applied For: 07 Oct 94		Zoning Approval: W-1A

PERMIT ISSUED
NOV - 3 1994
CITY OF PORTLAND

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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.

PERMIT ISSUED WITH LETTER

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 provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: [Signature] BILL Paschke
DATE: 21 Nov 94 - Bldg. Prmt. Process
7 Oct 94

RESPONSIBLE PERSON IN CHARGE OF WORK - TITLE: [Signature]

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied
- Special Zoning or Reviews:**
- Shoreland
 - Wetland
 - Flood Zone
 - Subdivision
 - Site Plan: maj minor mm
- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review
- Action:**
- Approved
 - Approved with Conditions
 - Denied
- Date: [Signature]

CEO DISTRICT 16

White - Permit Desk Green - Assessor's Canary - D.P.W. Pink - Public File Ivory - Card-Inspector

City of Portland, Maine - Building or Use Permit Application - 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 150 West Shore Drive (1b)	Owner: Dick McGoldrick	Phone:	Permit No: 941188
Owner Address: Diamond Isl	Leasee/Buyer's Name:	Phone:	Business Name:

Contractor Name: Hight-Mason Const. Co.	Address: 10 Danforth St Portland, ME 04101	Phone: 773-3623	Permit Issued: NOV - 3 1994
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Past Use: Vacant Land	Proposed Use: 1-fan	COST OF WORK: \$ 300,000	PERMIT FEE:
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group 33 Type 33
		Signature:	Signature:

Proposed Project Description: Construct 1-fan as per plans	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Zoning Approval: U-2A Special Zones or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan (maj) <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
	Signature: Date:	Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied

Permit Taken By: Mary Crosik	Date Applied For: 07 Oct 94
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PERMIT ISSUED WITH LETTER

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2 Nov 94 - Bldg Permt Process
7 Oct 94

SIGNATURE OF APPLICANT: [Signature]	ADDRESS:	DATE:	PHONE:
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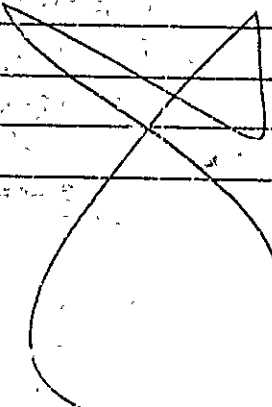
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: [Signature]	PHONE:
----------------------------------------------------------	--------

White-Permit Desk Green-Assessor's Canary-D.F.W. Pink-Public File Ivory Card-Inspector

Date: 11/2/94

CEO DISTRICT: 6

COMMENTS



Inspection Record

Type	Date
Foundation: <u>OK</u>	<u>1/12/95</u>
Framing: <u>OK</u>	<u>2/14/95</u>
Plumbing: <u>-</u>	
Final: <u>CGO</u>	<u>6/19/95</u>
Other: _____	

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 3, 1994

RE: 190 West Shore Drive, Great Diamond Island
Diamond Cove-083E-A-16

Wright-Ryan Construction Co.
10 Danforth Street
Portland, ME 04101

Dear Mr. Bill Paschke,

Your application to construct a single family dwelling as per plans has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

Site Plan Review

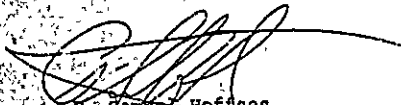
1. All the conditions on the attached Site Plan Review (Addendum), conditions of approval must be met.

Building Code Requirements

1. Please read and implement items 1, 2, 7, 9, 11, 13 and 16 of the attached building permit report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


S. P. Hoffses
Chief of Inspection Services

/el

cc: Rick Knowland, Senior Planner

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: Dick M. Goldrick

ADDRESS: _____

SITE ADDRESS/LOCATION: Lot 16 - Diamond Cove Estates

DATE: 10/31/94

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to not increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.

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.

Your new street address is now _____, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The Development Review Coordinator (874-8300, ext. 8722) 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.

A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300, ext. 8978. The Sewer Division of Parks and Public Works (Jac'ie Wurslin at 797-5302) must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

As-built record information for sewer and storm service connections must be submitted to Parks and Public Works engineering Division (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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

The site contractor shall establish finish grades at the building foundation to provide positive drainage. Finish grades at front of foundation (street side) shall be set above finish street/curb elevation to provide positive drainage.

The Development Review Coordinator (874-8300, ext. 8722) must be notified at the time the building foundation is completed to perform an inspection.

See additional conditions below

cc: Paul Niehoff, Materials Engineer

1. Building and lot construction shall comply with attached site drawings dated 10/28/94 and supplemental information provided in letter dated October 26, 1994.
2. Siltation fencing shall be installed at limits of construction prior to beginning any site work.
3. Finish grades at driveway, house foundation and lawn area shall be graded to provide positive drainage.
4. Comply with N.R.P.A. permit by rule provisions.

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Dick McGoldrick

7 Oct 94

Applicant _____

Date _____

Mailing Address _____

140 West Shore Drive (Lot 16) Diamond

Proposed Use of Site _____

Address of Proposed Site Greatland Isl. Cove

66,000 sq ft / 3,916 sq ft

083-E-1-7-016 Phase II

Acres of Site / Ground Floor Coverage _____

Site Identifier(s) from Assessors Maps _____

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 2

Board of Appeals Action Required: () Yes () No

Total Floor Area 4,972 sq ft

Planning Board Action Required: () Yes () No

Other Comments: Wright-Ryan Const. Co. Bill Paschke 773-3625

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
- Requires Board of Appeals Action
- Requires Planning Board/City Council Action

Explanation _____

Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

COMPLIES

COMPLIES CONDITIONALLY

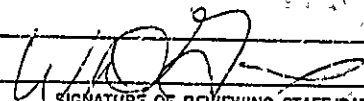
DOES NOT COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____



SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form.

Dick McGoldrick

7 Oct 94

Applicant _____

Date (Lot 10) Diamond

Mailing Address
Single Family Dwelling

Address of Proposed Site
190 West Shore Drive
083-~~U~~-A-7-016
Grand Diamond Isle Cove
Phase II

Proposed Use of Site
66,000 sq ft / 3,916 sq ft

Site Identifier(s) from Assessors Maps

Acres of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 2

Board of Appeals Action Required: () Yes () No

Total Floor Area 4,972 sq ft

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

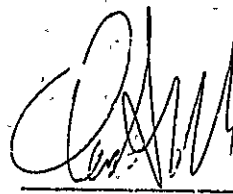
PUBLIC WORKS DEPARTMENT REVIEW

10/11/94
(Date Received)

	TRAFFIC CAPACITY	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS JACK	OTHER	
APPROVED	APPROVED w/ ATTACHED CONDITIONS															CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

 10/31/94

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

M O H R & S E R E D I N

Landscape Architects, Inc.

October 26, 1994

Mr. Richard Knowland, Senior Planner
Portland Planning Department
City Hall
339 Congress Street
Portland, Maine 04101

Re: Lot 16 -- Diamond Cove, Supplemental Information

Dear Rick:

Attached please find plans for lot 16 showing the additional site information you requested on Friday, October 21. The existing and proposed topography are shown on the plan, as are the utilities and erosion controls. All work will be in conformance with the Diamond Cove design guidelines, and a copy of the dimensional restrictions has been included for your records. Per your comments, a copy of the NRPA permit by rule application for soil disturbance within 100 feet of high water has been included in this submission.

The existing topographic data, high water line and wetland information are taken from the original plans and support documentation for the project developed by Land Use Consultants and Eco-Analysts in 1984 through 1989. The high water line is based on the elevation information as well as the debris line and vegetation found at this site. Normal high water elevation is 4.5, and the vegetation change appears to occur at elevation 7.0 plus or minus a few tenths. Based on my site visit I find that the information on the plans is, to the best of my knowledge, accurate for the conditions observed on Lot 16.

I have reviewed the tree inventory information for the island, and find that there is no data on lot 16, as it was not found (in the 1986 study) to be a lot with "high potential for visual impact". The tree clearing will be in conformance with the municipal shoreland standards and the Diamond Cove restrictions; tree removal will be limited to the cutting and removal of trees within the building envelope where the house and lawns are to be located. The existing birch trees between the building window and shoreline will be preserved.

The plat has been revised with a new surveyors statement, and is included in this submission. As you are aware, the builder is very anxious to proceed with the work

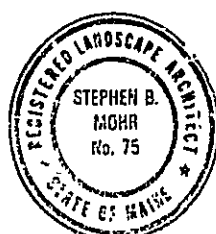
Mr. Richard Knowland
October 26, 1994
Page 2

addressed all of the issues raised by staff and would appreciate your immediate review of this submission. Please do not hesitate to call if you have any questions.

Sincerely,



Stephen B. Mohr, ASLA
RLA. no.75

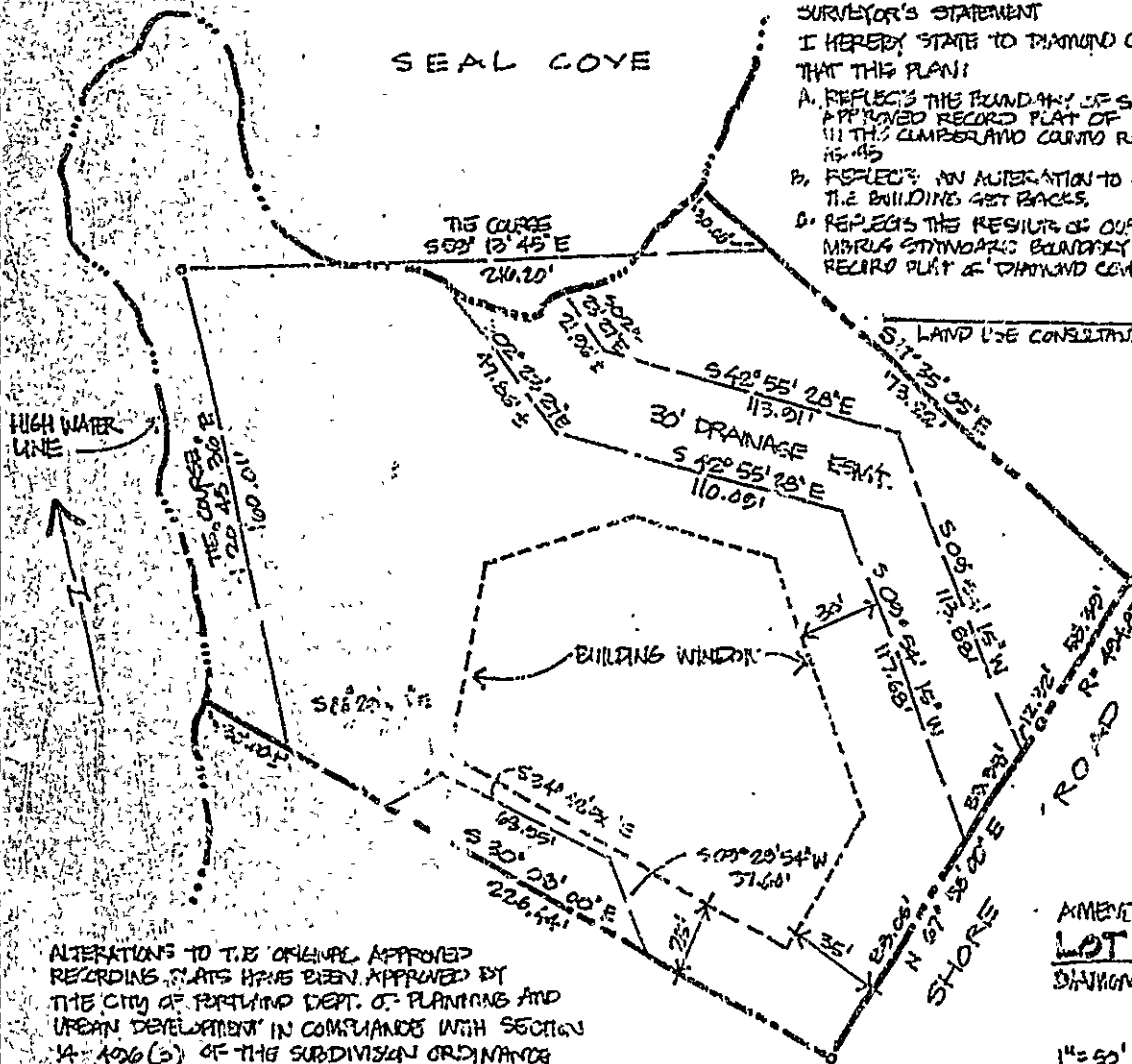


SEAL COVE

SURVEYOR'S STATEMENT
I HEREBY STATE TO DIAMOND COVE ASSOCIATES, ET AL, THAT THIS PLAN:

- REFLECTS THE BOUNDARY OF SAID LOT AS SHOWN ON THE APPROVED RECORD PLAN OF 'DIAMOND COVE' RECORDED IN THE CLAMPSLAND CURIO REGISTRY OF DEEDS BK 101 P 145.
- REFLECTS AN ALTERATION TO SAID PLAN BY REVERSING THE BUILDING SET BACKS.
- REFLECTS THE RESULTS OF OUR CATEGORY '1' CONDITION'S MARSIS STANDARD BOUNDARY SURVEY NOTED ON THE RECORD PLAN OF 'DIAMOND COVE'.

LAND USE CONSULTANT, INC. JOHN ROBERTS
ME. PROF. LAND SURVEYOR # 1155



NOTE TO THE REGISTRAR:
THIS PLAN CORRECTS AND SURVEYS THE PLAN FOR LOT 16 ONLY, FOR THE PREVIOUSLY RECORDED DIAMOND COVE PHASE TWO PLAN, BK 101 PAGE 145.

ALTERATIONS TO THE ORIGINAL APPROVED RECORDING PLANS HAVE BEEN APPROVED BY THE CITY OF PORTLAND DEPT. OF PLANNING AND URBAN DEVELOPMENT IN COMPLIANCE WITH SECTION 14-106(3) OF THE SUBDIVISION ORDINANCE

AMENDED BUILDING WINDOW
LOT 16
DIAMOND COVE

1"=50'
10-15-04

DATE

DIRECTOR, DEPT. OF PLANNING & URBAN DEV.
CITY OF PORTLAND.

5/94

DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP)
PERMIT BY RULE NOTIFICATION FORM
(For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN BLACK INK ONLY (4 COPIES, PLEASE BEAR DOWN)

Name of Applicant: DIAMOND COVE ASSOCIATES Name of Owner: SAME

Mailing Address: 111 COMMERCIAL ST. Town/City: PORTLAND

State: MAINE Zip Code: 04101 Daytime Tel. No.: 715-3320

Name of Wetland, Water Body or Stream: _____

Detailed Directions to Site: Lot 16 on Shore Road (West Shore of Island) in
Diamond Cove Subdivision, Great Diamond Island
(Casco Bay) Portland

Town/City: Portland Map#: _____ Lot#: _____ County: Cumberland

Description of Project: Soils disturbance (filling, grading and spreading)
within 100' of Seal Cove on Casco Bay. Closest
activity will be 60' from spring high water.

This project does not involve work below mean low water.

I am filing notice of my intent to carry out work which meets the requirements for Permit by Rule under DEP Regulation, Chapter 305. I have read and will comply with all of the standards contained in the Section(s) checked below:

- | | | |
|-------------------------------------------------------------------|-----------------------------------------------------------------|---------------------------------------------------------|
| <input checked="" type="checkbox"/> Sec.(2)Dist. of Soil Mat. | <input type="checkbox"/> Sec.(8)Riprap | <input type="checkbox"/> Sec.(14)Piers & Piling |
| <input type="checkbox"/> Sec.(3)Intake Pipes | <input type="checkbox"/> Sec.(9)Utility Crossing | <input type="checkbox"/> Sec.(15)Public Boat Ramps |
| <input type="checkbox"/> Sec.(4)Maint. Repair & Replace. | <input type="checkbox"/> Sec.(10)Stream Crossing | <input type="checkbox"/> Sec.(16)Select Sand Dune Proj. |
| <input type="checkbox"/> Sec.(6)Movement of Re-1. or Veg. by Hand | <input type="checkbox"/> Sec.(11)State Transport. Facilities | <input type="checkbox"/> Sec.(17)Transfers |
| <input type="checkbox"/> Sec.(7)Outfall Pipes | <input type="checkbox"/> Sec.(12)Restoration of Natural Areas | <input type="checkbox"/> Sec.(18)Maintenance Dredging |
| | <input type="checkbox"/> Sec.(13)Fish & Wild. Creation Enhance. | |

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that this permit is not valid until 14 days after receipt by the Department.

I have attached all of the following required submittals. Notification forms cannot be accepted without the necessary attachments.

1. Attach a check for \$35 (non-refundable) made payable to Treasurer of State of Maine.
2. Attach a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
3. Attach photographs showing existing site conditions (unless not required under standards).

Signature of Applicant: [Signature] Date: OCT. 19 1994

Retain bottom copy (dark yellow) as record of permit. Send the form with attachments via certified mail to the ME Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send the pink copy to the Town Office as evidence of the Department's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for one year. Permits issued under this section are invalid if the DEP finds any application standard has not been met. Work carried out in violation of any standard is subject to enforcement action, including a fine of up to \$25,000 for each day of violation.

AUGUSTA
STATE HOUSE STATION 17
AUGUSTA, ME 04333-0017
(207)287-2111

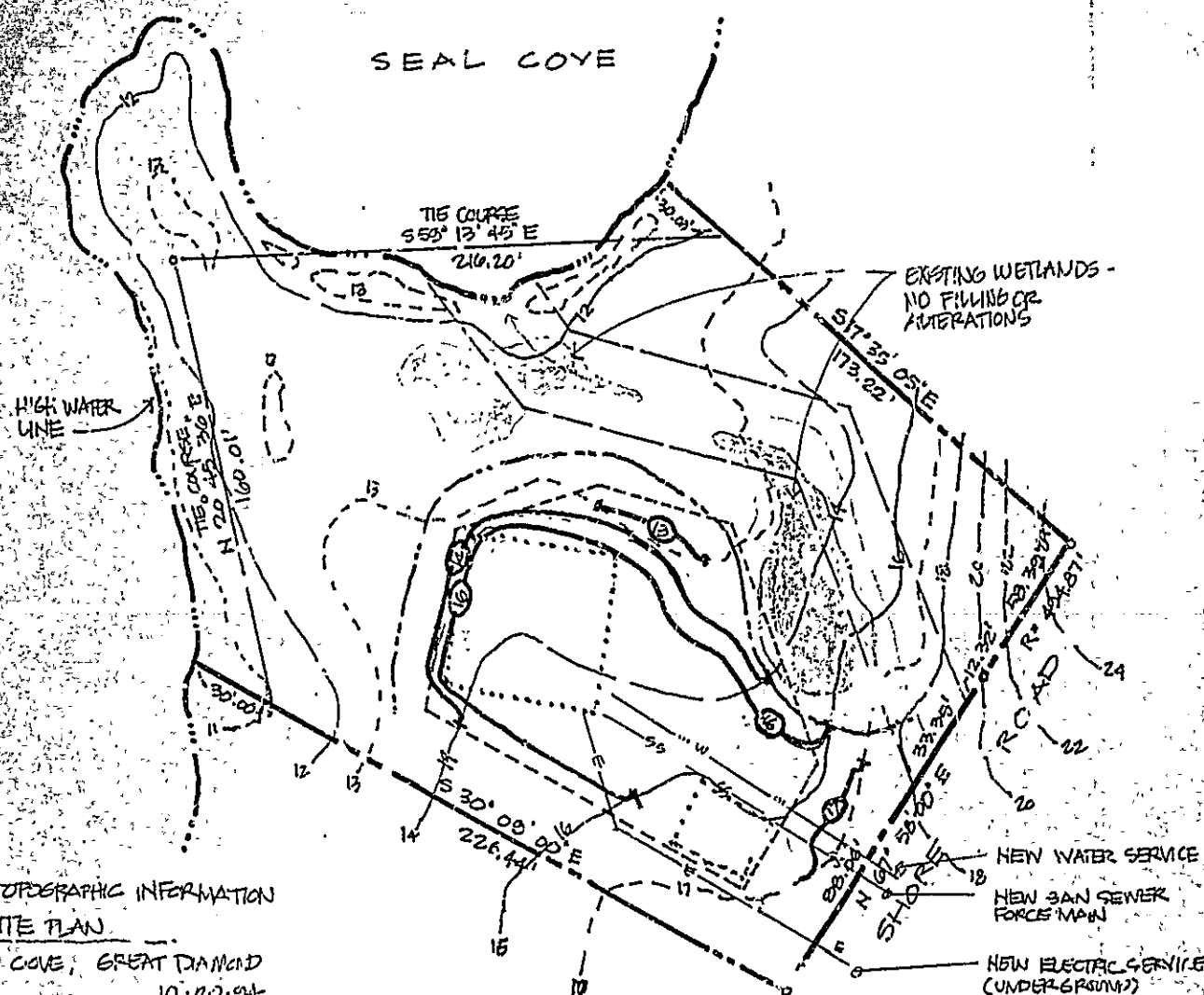
PORTLAND
312 CANCO ROAD
PORTLAND, ME 04103
(207)822-6313

BANGOR
115 HOGAN ROAD
BANGOR, ME 04401
(207)941-4570

PRESQUE ISLE
1235 CENTRAL DRIVE
PRESQUE ISLE, ME 04769
(207)764-0477

For Office Use Only		Staff	Staff	After
PBR. No.	FP	Date	Def. Date	Acc. Date
				Photos

SEAL COVE



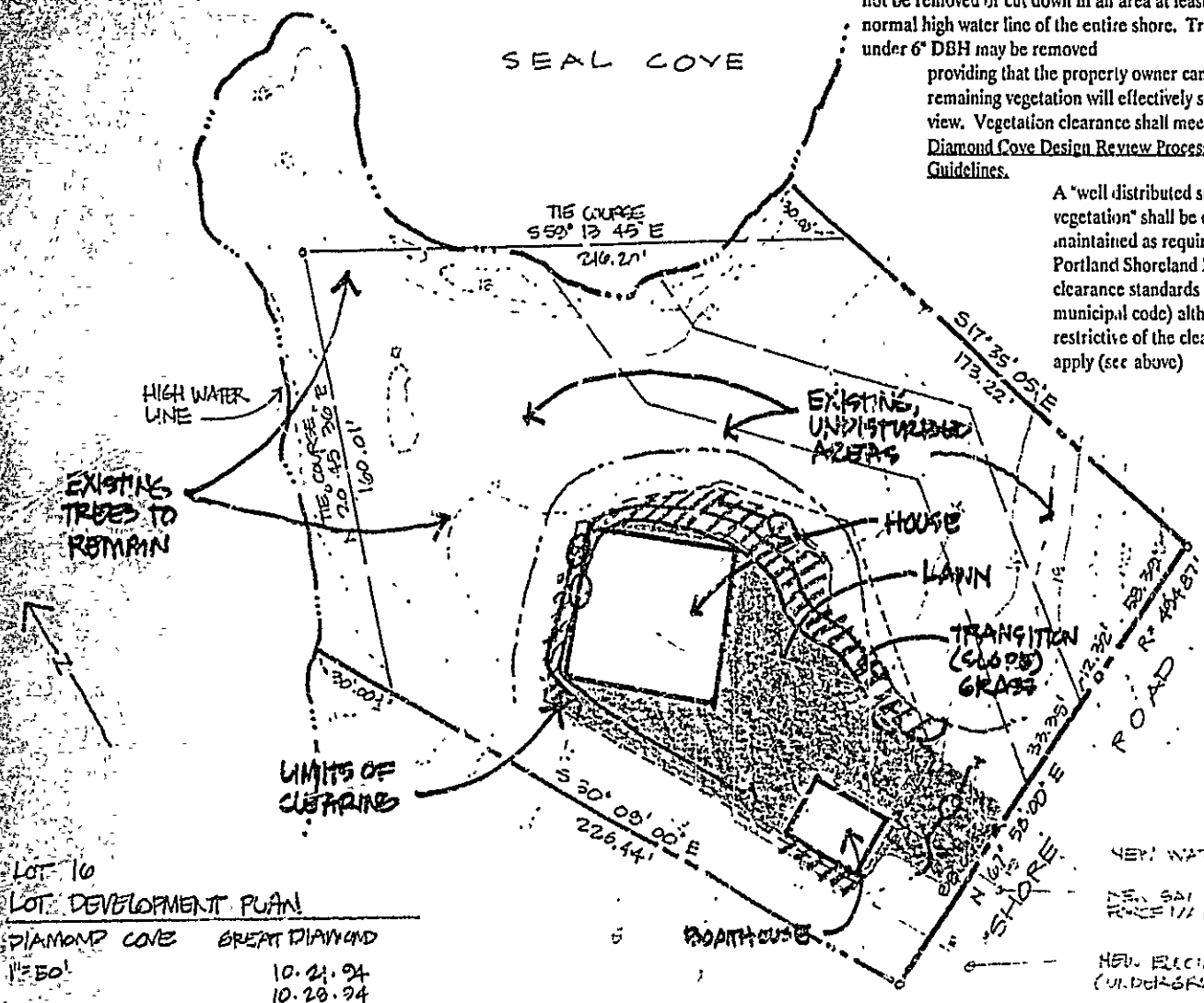
LOT 16 TOPOGRAPHIC INFORMATION
MINOR SITE PLAN
DIAMOND COVE, GREAT DIAMOND
1" = 50' 10-22-94
10-25-94
NOTE: TOPO FROM LUC PLANS DATED
01-05-95 - DIAMOND COVE SUBDIVISION

NEW WATER SERVICE
NEW SAN SEWER
FORCE MAIN
NEW ELECTRIC SERVICE
(UNDERGROUND)

SEAL COVE

VEGETATION CLEARING STANDARDS: Trees that are 6" DBH or greater as well as natural ground covers, shrubs, vines, etc. shall not be removed or cut down in an area at least 75 feet from the normal high water line of the entire shore. Trees at least 4" and under 6" DBH may be removed providing that the properly owner can demonstrate that the remaining vegetation will effectively screen structures from view. Vegetation clearance shall meet the standards of the Diamond Cove Design Review Process and Design Guidelines.

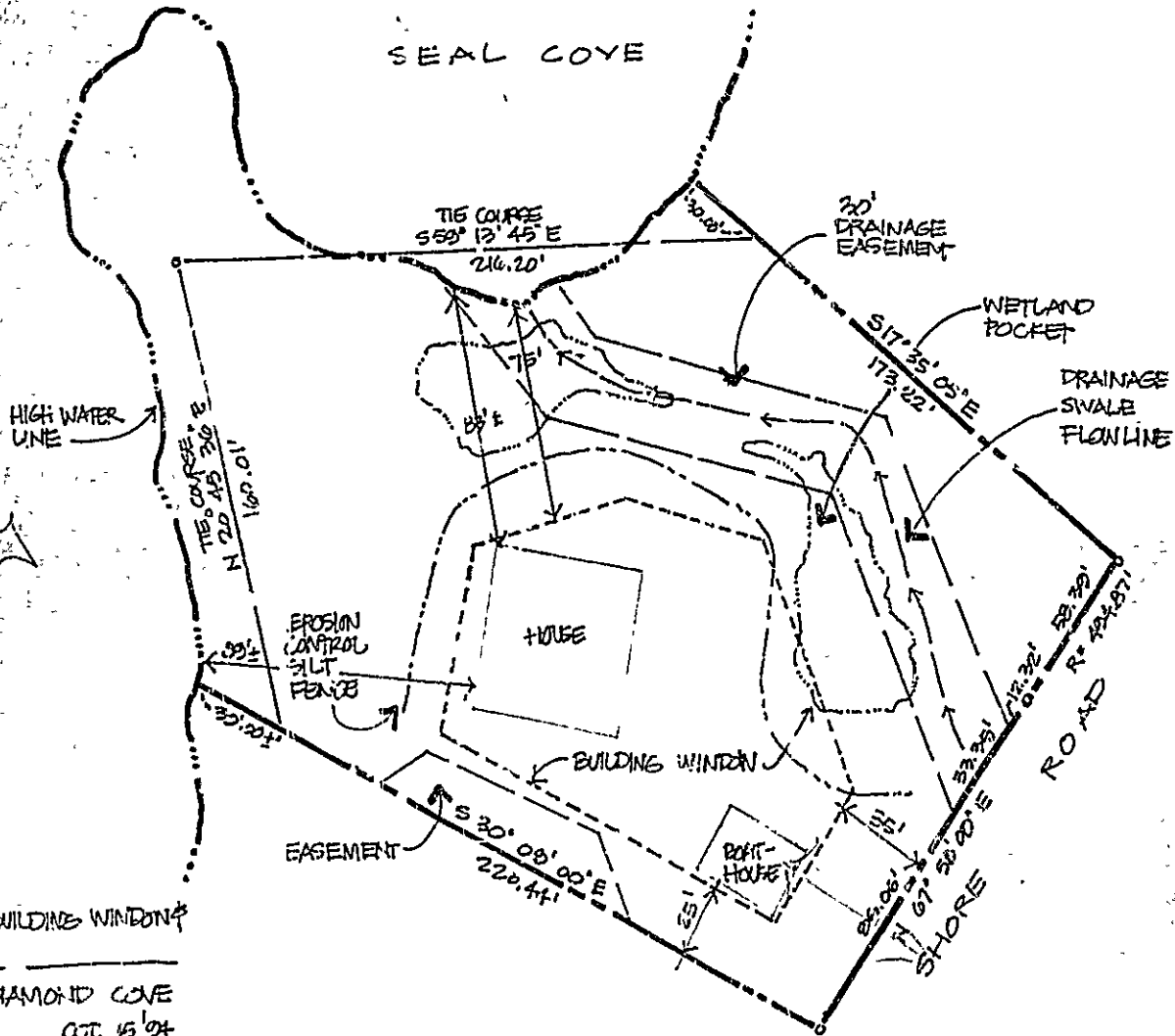
A "well distributed stand of trees and other vegetation" shall be conserved and maintained as required by the City of Portland Shoreland Zoning vegetation clearance standards (see sec. 14-44)(3) of municipal code) although the more restrictive of the clearing standards shall apply (see above)



LOT 10
 LOT DEVELOPMENT PLAN
 DIAMOND COVE GREAT DIAMOND
 1150'
 10.21.94
 10.28.94

KEY: WATER SEW
 NEW ELEC
 (UNDERGROUND)

SEAL COVE



OK WDM

REVISED BUILDING WINDOW
SITE PLAN

LOT 16 - DIAMOND COVE
1"=50' OCT. 15 '04

Applicant: Dick McGoldrick

Date: 11-2-94

Address:

Assessor's No.: 83-E

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - I R 1.

Interior or corner lot -

Use - Single

Sewage Disposal - septic

Rear Yards - 75' + setback from high water

Side Yards - 20' +

Front Yards - 30' +

Projections none

Height - OK

Lot Area - OK

Building Area - OK

Area per Family - entire

Width of Lot - OK

Lot Frontage - OK

Off-street Parking - N/A

Loading Bays - N/A

Site Plan -

Shoreland Zoning - OK

Flood Plains - ± l. 16 @ flood el. 59