

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

20000169

I. D. Number

Howard Finkel

9/6/00

Applicant

Application Date

768 Chimney Creek Drive, Great Diamond I, ME

West Shore Drive lot 12

Applicant's Mailing Address

Project Name/Description

North Atlantic Custom Builders

124 West Shore Dr, Great Diamond Island, Great Diamond Island

Consultant/Agent

Address of Proposed Site

284-0224

083E-A-012

Applicant or Agent Daytime Telephone, Fax

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) \_\_\_\_\_

3,000

44,654

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 \$200.00    Subdivision \_\_\_\_\_    Engineer Review \$100.00    Date: 9/6/00

DRC Approval Status:

Reviewer Chris Earl

- Approved     Approved w/Conditions see attached     Denied

Approval Date 9/14/00    Approval Expiration 9/14/01    Extension to \_\_\_\_\_     Additional Sheets Attached

Condition Compliance    Chris Earl    9/14/00  
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    \_\_\_\_\_  
date
- Performance Guarantee Reduced    \_\_\_\_\_    \_\_\_\_\_  
date    remaining balance    signature
- Temporary Certificate Of Occupancy    \_\_\_\_\_     Conditions (See Attached)
- Final Inspection    \_\_\_\_\_  
date    signature
- Certificate Of Occupancy    \_\_\_\_\_  
date
- Performance Guarantee Released    \_\_\_\_\_  
date    signature
- Defect Guarantee Submitted    \_\_\_\_\_    \_\_\_\_\_  
submitted date    amount    expiration date
- Defect Guarantee Released

CITY OF PORTLAND, MAINE  
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ADDENDUM

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9/6/00

Application Date

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**DRC Conditions of Approval**

Approved subject to site plan review condition of approval sheet.

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.

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 124 West Shore Drive, 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.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

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

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The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

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

Applicant shall install and maintain all necessary erosion control devices (silt fence, hay bales, etc.).

Applicant shall minimize and be responsible to clean-up any mud or other debris tracked onto city streets.

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Other (specify)

3,000

44,654

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Proposed Building square Feet or # of Units

Acreage of Site

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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

\$200.00

Subdivision

Engineer Review

\$100.00

Date:

9/6/00

DRC Approval Status:

Approved

Approved w/Conditions  
see attached

Reviewer

*Chris Goble*

Denied

Approval Date

9/14/00

Approval Expiration

Extension to

Additional Sheets  
Attached

Condition Compliance

signature

date

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Not Required

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Performance Guarantee Accepted

date

amount

expiration date

Inspection Fee Paid

date

amount

Building Permit

date

Performance Guarantee Reduced

date

remaining balance

signature

Temporary Certificate Of Occupancy

date

Conditions (See Attached)

Final Inspection

date

signature

Certificate Of Occupancy

date

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

amount

expiration date

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

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	date	amount	expiration date
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	date	amount	
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	date		
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	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
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	date	signature	
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	date		
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CITY OF PORTLAND, MAINE  
 SITE PLAN REVIEW (ADDENDUM)  
 CONDITIONS OF APPROVAL

APPLICANT: Howard Finkel  
 ADDRESS: 768 Chimney Creek Drive Great Diamond Isl., Me  
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12. X The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
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cc: Katherine Staples, P.E., City Engineer

14 X Applicant shall minimize and be responsible to clean-up any mud or other debris tracked onto city streets



CITY OF PORTLAND  
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

**CITY OF PORTLAND, MAINE  
PUBLIC NOTICE**

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.



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

APPLICANT: Howard Finkel  
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TO: Inspections  
FROM: Jay Reynolds, Development Review Coordinator   
DATE: July 18, 2002  
RE: C. of O. for # 124 West Shore Drive  
Lead CBL (083EA012) ID# (2000-0169)

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After visiting # 124 West Shore Drive, I have the following comments:

Site Work Completed.

At this time, **I recommend issuing a Permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.  
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager  
file

File: O:\drc\124westshore1.doc