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

19990173	
I. D. Number	

Hein, Earl		n **	12/15/99
Applicant Applicant			Application Date
Diamond Cove Lot 22, Diamond Islan	d, ME		Diamond Cove Phase 1only
Applicant's Mailing Address			Project Name/Description
		Diamond Ave, Great Diamond Is	siand, Diamond Island We.
Consultant/Agent		Address of Proposed Site 083-EA-022	
612-935-0183		Assessor's Reference: Chart-Bloo	:k-Lot
Applicant or Agent Daytime Telephone,	rax		The second secon
Proposed Development (check all that a	pply): New Building L	Building Addition Change Of Use	
Office Retail Manuf	acturing	ution Parking Lot Other	(specify) site plan only
2,200	Jnits 51,779 Acreage	of Cito	Zoning
Proposed Building square Feet or # of U	Inits Acreage	Of Site	
Check Review Required:	8		
⊠ Site Plan	Subdivision	☐ PAD Review	☐ 14-403 Streets Review
(major/minor)	# of lots		
	Charoland	HistoricPreservation	□ DEP Local Certification
Flood Hazard	Shoreland		
Zoning Conditional	Zoning Variance		☐ Other
Use (ZBA/PB)			
Fees Paid: Site Plan \$3	00.00 Subdivision	Engineer Review	Date: 12/14/99
		Reviewer Steve Bushey	
DRC Approval Status:			
Approved	Approved w/Conditions	Denied	
	see attached		
Approval Date 1/21/00	Approval Expiration 1/2	1/01 Extension to	Additional Sheets
	Steve Bushey	1/21/00	Attached
Condition Compliance	signature	date	
Performance Guarantee	Required*	☐ Not Required	
* No building permit may be issued unt	il a performance guarantee has been	submitted as indicated below	
	Section 1		a7
Performance Guarantee Accepted	date	amount	expiration date
H 2	44.0		
Inspection Fee Paid		amount	
	date	amount	
☐ Building Permit			
	date	a to ser	
Performance Guarantee Reduced	3 € 2	70.00	
	date	remaining balance	signature
Continue of Continue	101	☐ Conditions (See Attached)	
☐ Temporary Certificate Of Occupar	date		
	90	ØI 25	8 9
Final Inspection	data	signature	
	date	oignatu.	
Certificate Of Occupancy	date		
Performance Guarantee Released		5 5 Days	
LI Fellolliance Guarantee Neleaset	date	signature	
☐ Defect Guarantee Submitted	A some		
and adjustment of the second	submitted date	amount	expiration date
Defect Guarantee Released	9	8	a a

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

19990173			
ī	D	Number	

Hein, Earl	12/15/99	
Applicant	Application Date	
Diamond Cove Lot 22, Diamond Island, ME	Diamond Cove Phase 1 only	
Applicant's Mailing Address	Project Name/Description	
, pphotite maining reactors	Diamond Ave, Great Diamond Island, Diamond Island Me.	
Consultant/Agent	Address of Proposed Site	
612-935-0183	083-EA-022	ŝ
Applicant or Agent Daytime Telephone, Fax	Assessor's Reference: Chart-Block-Lot	
DRC Conditions of Ap	proval	
Approved Subject to Site Plan Review (Addendum) Conditions of Approval:	.,	
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 98 Seal Cove		
, the number must be displayed on the street frontage of your house prior to issu	ance of a Certificate of Occupancy.	
The Development Review Coordinator (874–8300 ext.8722) must be notified fi	ive (5) working days	
prior to date required for final site inspection. Please make allowances for compl	etion 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 issue	uance of a Certificate of	
be completed and approved by the Development Review Cooldinator prior to issue	ind	
Occupancy. Please schedule any property closing with these requirements in m	hone cable	
Show all utility connections: water, sanitary, sewer, storm drain, electric, telep	1 8300 evt 8828 The Wastewater	
A sewer permit is required for you project. Please contact Carol Merritt at 874	er to newer connection to	
and Drainage section of Public Works must be notified five (5) working days price	of to sewer connection to	
schedule an inspector for your site.	34 - 1. 074 9300 out 9939	
A street opening permit(s) is required for your site. Please contact Carol Merr	itt ay 874-8300, ext. 6626.	
(Only excavators licensed by the City of Portland are eligible.)	1 10 11 D. LE. Wester	
As-built record information for sewer and stormwater service connections mu-	st be submitted to Public vvorks	
Engineering Section (55 Portland Street) and approved prior to issuance of a Ce	ertificate of Occupancy.	
The building contractor shall check the subdivision recording plat for pre-dete	ermined first floor elevation	
and establish the first floor elevation (FFE) and sill elevation (SE) to be set above	e the finish street/curb elevation	
to allow for positive drainage away from entire footprint of building.	A 8	
The site contractor shall establish finish grades at the foundation, bulkhead a	nd basement windows to be in	
conformance with the first floor elevation (FFE) and sill elevation (SE) set by the	building contractor to provide	
for positive drainage away from entire footprint of building.		6
The Development Review Coordinator reserves the right to require additional	lot grading or other drainage	
improvements as necessary due to field conditions.		
The applicant shall be responsible for all installation and maintenance of nec	essary erosion control measures.	
The applicant shall minimize and be responsible to sweep all tracking of mud or	nto City streets.	
		_

Planning Conditions of Approval

Inspections Conditions of Approval

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

0.00	Earl Hein
ADDRESS:	Dramond Cove 10+ 22 Diamond ISland Marine
SITE ADDRESS	S/LOCATION: 98 Seal Cove
DATE: Jan	u 21,2000
completely finish	evelopment Review Coordinator is for General Conformance with ordinances and standards of relieve the applicant, his contractors or agents from the responsibility to provide a ned site, including but not limited to: increasing or concentrating of all surface runoff onto astream properties, issues regarding vehicle sight distance, location of public utilities and tions.
CONDITIO	ONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN
1	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.
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.
r	Your new street address is now
v c ii b	The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. <u>Please</u> 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. <u>Please</u> schedule any property closing with these requirements in mind.
s s	Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
5. <u>X</u> A	A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
7. A 8.	street opening permit(s) is required for your site. Please contact Carol Merritt at 874-300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

8	As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
9	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.
10	The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
11	A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.
12	The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13	The Amlicent Shell be Responsible for all installation and Maintain ace of Necessary erosion Control Measures. The applicant Shall Minimize and Be Responsible for sweep all tracking of Mad on to city Streets.

cc: Katherine Staples, P.E., City Engineer

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

9990173	
D. Number	

Hein, Earl Applicant Diamond Cove Lot 22, Diamond Island, M Applicant's Mailing Address Consultant/Agent 612-935-0183 Applicant or Agent Daytime Telephone, Fax Proposed Development (check all that apply) Office Retail Manufactur 2,200 Proposed Building square Feet or # of Units	☐ New Building ☐ Bu		ck-Lot
Check Review Required:			
Site Plan (major/minor)	Subdivision # of lots	☐ PAD Review	☐ 14-403 Streets Review
☐ Flood Hazard ☐	Shoreland	☐ HistoricPreservation	☐ DEP Local Certification
☐ Zoning Conditional ☐ Use (ZBA/PB)	Zoning Variance		Other
Fees Paid: Site Plan \$300.00	Subdivision	Engineer Review	Date: 12/14/99
DRC Approval Status: Approved Approval Date 11 00 Condition Compliance	Approved w/Conditions see attached Approval Expiration	Reviewer State Poushey Denied Extension to	Peview coordinator Additional Sheets Attached
Performance Guarantee	Required*	☐ Not Required	
* No building permit may be issued until a pe	rformance guarantee has been subr	mitted as indicated below	
Performance Guarantee Accepted			
☐ Inspection Fee Paid	date	amount	expiration date
☐ Building Permit	date		9
☐ Performance Guarantee Reduced			
☐ Temporary Certificate Of Occupancy	date	remaining balance Conditions (See Attached)	signature
☐ Final Inspection	uale		
☐ Certificate Of Occupancy	date	signature	_
☐ Performance Guarantee Released	date		
☐ Defect Guarantee Submitted	date	signature	ovairation data

Sed one lan

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

APPLICANT:_	Earl	Hein						_
ADDRESS:	Diamond	Cove	1ot 22	Diamond	IS/a	nel Man	ie	_
SITE ADDRESS	S/LOCATION		98	Seal		Cove		
DATE: Ja	u 21	2000						
Review by the D only and does no completely finish adjacent or down foundation eleva	Development Root relieve the aphed site, includent	eview Coord oplicant, his ling but not	linator is for contractors limited to:	General Confo or agents from ncreasing or co	the respon ncentration	asibility to progressing of all surfa	rovide a ace runoff ont	
CONDITI	ONS CHECK	ED OFF B	ELOW W	LL BE ENFO	RCED F	OR YOUR	SITE PLAN	
1	All damage to Standards pri	sidewalk, cor to issuance	eurb, street, come of a Certi	or public utilition	es shall be ancy.	repaired to	City of Portla	nd
2	frontage prior	to issuance	of a Certifi	pecies and size cate of Occupa	ncy.		n your street	
3	Your new streen number must Certificate of	be displayed	a on the stre	98 Sea	our house	prior to issu	ance of	the
4.	working days completion of inspection. The by the Development	prior to dat f site plan re his is essent opment Revi	e required for equirements tial as all sit iew Coordin	or (874-8300 endor final site inspector final site inspector for the later plan requirements at or prior to issue with these requirements.	pection. Properties pection. Properties pections pections pections pections pections pections pections pections pections pections. Properties pections pections pections pections pections pection. Properties pection pection pection. Properties pection pec	<u>lease</u> make a lete or defect be complete a Certificate	allowances for tive during the ed and approv	ed
5.	Show all utili	ty connection	ons: water,	sanitary sewer,	storm drai	in, electric, te	elephone, cabl	le.
6	8828. The W	lastewater a	nd Drainage	project. Please e section of Pub on to schedule	olic Works	must be not	ified five (5)	xt
7	A street open 8300, ext. 88	ing permit(s 28. (Only e	s) is require excavators l	d for your site. icensed by the (Please co	ntact Carol N rtland are eli	Merritt at 874- gible.)	•

8	As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
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Katherine Staples, P.E., City Engineer

cc: