



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

20000063

I. D. Number

**Matt & Kate Hoffner**

Applicant

, **Portland, ME**

Applicant's Mailing Address

**Stiffler & Close Builders**

Consultant/Agent

**892-3375**

Applicant or Agent Daytime Telephone, Fax

Application Date

**Diamond Cove Lot #29**

Project Name/Description

, **Great diamond Island**

Address of Proposed Site

**083E - A - 029**

Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

Approved subject to Site Plan Review (Addendum) Conditions of Approval:

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 sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. 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.

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

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.

The site contractor shall establish finish grades at the 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.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), 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 drainage from the property.

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 to provide a pre-blast survey of adjacent properties if blasting is required.

The applicant shall be responsible to install and maintain all necessary erosion control measures including, but not limited to, silt fence, hay bales and mulch as determined by the City representatives.

The applicant shall limit the clearing limits to that which is required for the structure and access only.

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**Planning Conditions of Approval**

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**Inspections Conditions of Approval**

1. This permit is being approved on the basis of plans submitted. any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for future decks, sheds, pools, and/or garage.

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**Fire Conditions of Approval**



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

APPLICANT: Matt & Kate Hoffner

ADDRESS: Portland me clo. Stuffer + Close Builders

SITE ADDRESS/LOCATION: Great Diamond Island - Lot 29 Raymond Cove Phase II

DATE: 5/5/00

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: 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 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.
3.  Your new street address is now \_\_\_\_\_, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4.  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.
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7.  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.)

8. X 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. X 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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12. X The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. X The applicant shall be responsible to provide a pre blast survey of adjacent properties if blasting is required.

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

14. X The applicant shall be responsible to install and maintain all necessary erosion control measures including, but not limited, to, silt fence, hay bales and mulch as determined by the City's representatives.
15. X The Applicant shall limit the clearing limits to that which is required for the structure and access only.



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Diamond Cove Lot #29

Project Name/Description

, Great diamond Island

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083E - A - 029

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)

Single Fam/Garage under hou

3,448

92,525

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: 4/13/00

DRC Approval Status:

Reviewer Steve Bushy

Approved    Approved w/Conditions see attached    Denied

Approval Date 5/5/00 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

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

Defect Guarantee Released   \_\_\_\_\_ date   \_\_\_\_\_ signature

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

APPLICANT: Matt & Kate Hoffner

ADDRESS: Portland, me clo. Stuffer + Close Builders

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FAIR 35° - 40°  
4-25-00

MATT & KATE HOFFNER PROPERTY

- SITE VISIT ON GREAT DIAMOND ISL., PTD, ME.
- THE SITE HAS BEEN STAKED OUT WITH GRADE STAKES.
- THERE ARE SEVERAL SEWER M. HOLES IN THE AREA
- THE PROPOSED DWELLING ~~IS~~ ABUTS A STEEP EMBANKMENT
- WATER IS FROM PORTLAND WATER DISTRICT W/A FIRE HYDRANT CLOSE BY.
- A DRAINAGE SWALE ON N'ELY SIDE OF PROPOSED BLDG DRAINS TOWARD A GRAVELLY BEACH.
- THERE ARE NO APPARENT EROSION PROBLEMS UNLESS CREATED WHEN CONSTRUCTION BEGINS.
- NO WORK HAS BEEN DONE EXCEPT PROPERTY LAYOUT.
- I TOOK PHOTOS OF THE AREA.

*Ed Parker*  
CONST. REP (DHA1)  
4-25-00

LEFT PTD 7:45 A.M  
ARR. PTD 9:30 A

GORDIE 4-25-00  
GREAT DIA.  
ISL. VISIT  
ED