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

20000063	
D. Number	

Matt & Kate Hoffner Applicant			- ,				cation Date	
, Portland, ME					10		ct Name/D	Service Control of the Control of th
Applicant's Mailing Address Stiffler & Close Builders				, Great diam	ond Island	•		(1)
Consultant/Agent				Address of P				
892-3375				083E - A - 02	And the second second second second			
Applicant or Agent Daytime Telepho	ne, Fax			Assessor's F	Reference: Ch	art-Block-Lo	t	
3,448	anufacturing	New Building Warehouse/Dis	stribution 525	ng Addition Parking L	Change	Of Use Other (spec	Residuitify) Sing IR-1 zo Zoning	le Fam/Garage under hou one
Proposed Building square Feet or #	of Units	ACIE	eage of Site			in a second	Zoning	
Check Review Required:		<i>(4</i>)						
Site Plan (major/minor)	Subd	ivision ots		PAD Re	view		□ 14-	403 Streets Review
☐ Flood Hazard	☐ Shore	eland		☐ HistoricF	Preservation		☐ DE	P Local Certification
Zoning Conditional Use (ZBA/PB)	Zonir	ng Variance			121		Ott	her
Fees Paid: Site Plan	\$200.00 Su	bdivision	Е	ingineer Revi	ew	\$100.00	Date:	4/13/00
DRC Approval Status	•		Re	eviewer Ste	ve Bushey			
Approved	⊠ App	roved w/Conditions attached	3		☐ Denied	I		
Approval Date 5/5/00	Appro	oval Expiration	5/5/01	Extension	on to			Iditional Sheets
Condition Compliance	Steve Bu signatu		5/5/0 date		CC Species	_	A	ttached
Performance Guarantee	Req	uired*		☐ Not Red	quired			
* No building permit may be issued	l until a perform	ance guarantee has I	been submit	ted as indicat	ed below			
Performance Guarantee Accep								
		date			amount			expiration date
☐ Inspection Fee Paid		date		-	amount		-	
☐ Building Permit		date						
Performance Guarantee Redu	iced	date		re	maining balar	nce	-	signature
☐ Temporary Certificate Of Occu	ирапсу	date		☐ Condition	ons (See Atta	ched)		
Final Inspection		date			signature		- 0	
Certificate Of Occupancy		date			J			
Performance Guarantee Relea	ased	date			signature		- 4	
☐ Defect Guarantee Submitted		submitted date			amount			expiration date
Defect Guarantee Released		n de e mandio de l'abbre de mandia de l'abbre de l'abbr						

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

20000063	
D Number	

ADDE	INDOM	
Matt & Kate Hoffner		Application Date
Applicant		Diamond Cove Lot #29
, Portland, ME		Project Name/Description
Applicant's Mailing Address	Count diamond laland	Project Name/Description
Stiffler & Close Builders	, Great diamond Island	
Consultant/Agent	Address of Proposed Site	(4)
892-3375	083E - A - 029	Pleak Let
Applicant or Agent Daytime Telephone, Fax	Assessor's Reference: Chart-I	DIOCK-LOL
DRC Conditions of Ap	proval	
Approved subject to Site Plan Review (Addendum) Conditions of Approval:		
The Development Review Coordinator (874-8300 ext.8722) must be notified f	ive (5) working days	
prior to date required for final site inspection. Please make allowances for comp	letion of site plan requirements	
determined to be incomplete or defective during the inspection. This is essential	l as all site plan requirements must	
be completed and approved by the Development Review Coordinator prior to iss	suance of a Certificate of	
Occupancy. Please schedule any property closing with these requirements in m	nind.	
Show all utility connections: water, sanitary, sewer, storm drain, electric, telep	ohone, cable.	
A sewer permit is required for you project. Please contact Carol Merritt at 87	4-8300, ext . 8828. The Wastewate	r
and Drainage section of Public Works must be notified five (5) working days pri	or to sewer connection to	
schedule an inspector for your site.		200
As-built record information for sewer and stormwater service connections mu	ust be submitted to Public Works	
Engineering Section (55 Portland Street) and approved prior to issuance of a Co	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	ve 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 a	and basement windows to be in	
conformance with the first floor elevation (FFE) and sill elevation (SE) set by the	e 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, exist	ting and proposed contours,	
drainage patterns and paths, drainage swales, grades at or near abutting prope	erty lines, erosion control devices	
and locations and outlets for drainage from the property.		<u> </u>
The Development Review Coordinator reserves the right to require additional	l 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 eros	sion control measures including,	
but not limited to, silt fence, hay bales and mulch as determined by the City rep	oresentatives.	
The applicant shall limit the clearing limits to that which is required for the s	tructure and access only.	2

Planning Conditions of Approval

Inspections	Conditions	of	Approval	
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- 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.

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

APPLICANT:_	Matt & Vale Hoffner
ADDRESS:	Portland me do Stiffler + Close Suitders
SITE ADDRESS	Portland one clo Staffler + Close Suitcleses S/LOCATION: 6 nest Digmond Filml - Lot 29 Digmond Core Phase.
DATE:	5/5/00
only and does no completely finish	development Review Coordinator is for General Conformance with ordinances and standards of relieve the applicant, his contractors or agents from the responsibility to provide a shed site, including but not limited to: increasing or concentrating of all surface runoff onto instream properties, issues regarding vehicle sight distance, location of public utilities and attions.
CONDITI	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.
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. <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.
5.	Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6	A sewer permit is required for your 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.
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.)

200	- *
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 synthem t shall be responsible to movide a fre blust survey of Adjacent properties it whating is required.
cc:	Katherine Staples, P.E., City Engineer
14.	X The applicant shall be reponsible to install and enauten all necessary exist out of measures including but not limited, to sitt lence, has bales and enauth as determined by the
15.	I The Applicant stell limit the cleaning (into to that which is required by the stauture and secoss only is

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D. Number	

Matt & Kate Hoffner		_	
Applicant			pplication Date
, Portland, ME			Diamond Cove Lot #29
Applicant's Mailing Address			Project Name/Description
Stiffler & Close Builders		, Great diamond Island	
Consultant/Agent 892-3375		Address of Proposed Site 083E - A - 029	
Applicant or Agent Daytime Telephone, Fa	v	Assessor's Reference: Chart-Block	c-l ot
			economic Spanners
Proposed Development (check all that app Office Retail Manufact 3,448	uring Warehouse/Distr	5	
Proposed Building square Feet or # of Unit	s Acrea	ge of Site	Zoning
Check Review Required:		(0.1	Section 1 Section 1
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 \$200.	00 Subdivision	Engineer Review \$100.0	0 Date: 4/13/00
DRC Approval Status:	n an Allaham Mala an an an an Allahaman an a	Reviewer Store Bushy	total or make the
A CONTRACTOR OF THE PROPERTY O	Approved w/Conditions see attached	☐ Denied	
Approval Date 5/5/00	Approval Expiration	Extension to	Additional Sheets
Condition Compliance			Attached
-	signature	date	e.
Performance Guarantee	Required*	☐ Not Required	
* No building permit may be issued until a	· · · · · · · · · · · · · · · · · · ·		
Performance Guarantee Accepted			
- Torromance Guarantee Accepted	date	amount	expiration date
☐ Inspection Fee Paid			end to another transference.
Inspection Fee Paid	date	amount	
	uate	amount	
Building Permit			
	date		
Performance Guarantee Reduced		0	
	date	remaining balance	signature
☐ Temporary Certificate Of Occupancy		Conditions (See Attached)	
	date		
Final Inspection			
	date	signature	
Certificate Of Occupancy	, 44.15		
	date		
Performance Guarantee Released	<u> </u>	9	
	date	signature	
☐ Defect Guarantee Submitted			
☐ Defect Guarantee Released	submitted date	amount	expiration date
Delect Guarantee Veleased	date	signature	

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

APPLICANT:	Matt & Vale Hoffner
ADDRESS:	Portland, one do staffler + close Suitders
SITE ADDRESS	Portland one do Staffler + Close Suiders S/LOCATION: 6 rest Digmond Folial - Lot 29 Digmond Gree Pha
DATE:	
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CONDITI	ONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN
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cc:	Kather	ine Staples, P.E., City Engineer
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		to sat fence, hay bases the
		Cl' a the a things
	15. X	The Applicant shell limit the cleaning limits to that which is required for the stauetime and secoss only in
	/	regulard for the strenture and stecoss mey

DeLUCA-HOFFMAN ASSOCIATES, INC.

Consulting Engineers
778 Main Street Suite 8
SOUTH PORTLAND, MAINE 04106
(207) 775-1121
FAX (207) 879-0896

JOB	
SHEET NO.	OF
CALCULATED BY	DATE
CHECKED BY	DATE

SCALE
FAIR 35-40° +
4-25-00
MATT & KATE HOFFNER PROPERTY
- SITE VISIT ON GREAT DIAMOND ISL. PRID, ME.
- THE SITE HAS BEEN STAKED OUT WITH GRADE STAKES.
- THERE ARE SEVERAL SEWER M. HOLES IN THE AREA
- THE PROPOSED DWELLING STO ABUTS A STEEP
EMBAUKMENT
- WATER IS FROM PORTIAND WATER PISTRICT W/A FIRE
- AYDRANT 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 PHOTUS OF THE AREA.
L SUNREY
COUST, REP (DHAL)
4-25-00
LEFT PTID 7:45 AM 425-00
ARR PTLD 9:30 A
CORDIE DIA
GREAT COLLEGE
LEFT PTID 7:45 A.M. 4-25 ARR PTID 9:33 A GORDIE TOTAL GORDIE TOTAL 161.
PRODUCT 204-1 (Single Sheats) 205-1 (Padded)