

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

I. D. Number \_\_\_\_\_

**Hults, Keith & Harriet**  
Applicant  
**55 Central Ave, Peaks Island, ME 04108**  
Applicant's Mailing Address  
**Keith Hults**  
Consultant/Agent  
**800-872-2326 363-2411**  
Applicant or Agent Daytime Telephone, Fax

**9/22/97**  
Application Date  
**Herman Ave, Peaks Island**  
Project Name/Description

**95 Herman Ave, Peaks Island**

Address of Proposed Site

**087-H-H-046**

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) \_\_\_\_\_

Proposed Building square Feet or # of Units: 16,399 Sq Ft      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 \$50.00    Subdivision \_\_\_\_\_    Engineer Review \$100.00    Date: 9/22/97

**DRC Approval Status:**

Approved     Approved w/Conditions see attached     Denied    Reviewer: Jim WENDEL  
 Approval Date: 9/22/97    Approval Expiration: 9/22/98    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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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

APPLICANT: KEITH & HARRIET HULTS  
 ADDRESS: 55 CENTRAL AVE PEAKS ISLAND  
 SITE ADDRESS/LOCATION: 95 HERMAN AVE, PEAKS ISLAND  
 DATE: 9/27/97

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. *MAY BE WAIVED IF EXISTING TREES IN FRONT OF THE HOUSE REMAIN*
3.  Your new street address is now 95 HERMAN AVE, 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.
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.)



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.  ERODED SOIL SHALL BE KEPT ON-SITE.

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

14  CONTRACTOR SHALL VERIFY ROAD ELEVATION PRIOR TO SETTING FOUNDATION. DRIVEWAY SHALL BE LOCATED A MINIMUM 4" BELOW BASEMENT SLAB AND SHALL SLOPE AWAY FROM THE HOUSE AT A MINIMUM OF  $\frac{3}{8}$ " / FT.

SEP-24-97 WED 9:18 CBTD

FAX NO. ~~207-363-2411~~

P.01

207-363-2411

**Great Diamond**  
Sept. 2 - Oct. 13 1997  
per Service

Sat.	Sun./Holidays
6:30	
10:00	10:00
11:00	11:00
2:15*	2:15*
5:45	5:45

  

at Diamond
8:55

  

12:55	12:55
12:15	12:15
5:10	5:10
4:55	4:55

**Peaks Island**

Passenger Service April 25 - June 19 & Sept 2 - Oct. 13 1997

Mon./Tue. Thur./Sat	Wed.	Fri.	Sun. & Holidays	Mon./Tue. Thur./Sat.	Wed.	Fri.	Sun. & Holidays
<b>Depart Portland</b>				<b>Depart Peaks</b>			
AM 5:45 cf	6:45 cf	5:45 cf		AM 6:15 cf	6:15 cf	6:15 cf	9:00 cf
6:45 cf	6:45 cf	6:45 cf		7:15 cf	7:15 cf	7:15 cf	10:00 cf
7:45 cf	7:45 cf	7:45 cf		8:15 cf	8:15 cf	8:15 cf	11:15 cf
			8:30 cf				12:45 cf
9:30 cf	9:30	9:30 cf	9:30 cf	10:00 cf	10:00	10:00 cf	10:00 cf
10:45 cf	10:45	10:45 cf	10:45 cf	11:15 cf	11:15	11:15 cf	11:15 cf
PM 12:15 cf	12:15	12:15 cf	12:15 cf	PM 12:45 cf	12:45	12:45 cf	12:45 cf
2:15 cf	2:15	2:15 cf	2:15 cf	2:45 cf	2:45	2:45 cf	2:45 cf
3:15 cf	3:15	3:15 cf	3:15 cf	3:45 cf	3:45	3:45 cf	3:45 cf
4:30 cf	4:30	4:30 cf	4:30 cf	5:00 cf	5:00	5:00 cf	5:00 cf
5:35 cf	5:35	5:35 cf	5:35 cf	6:00 cf	6:00	6:00 cf	6:00 cf
	7:15	7:15 cf	7:15	7:45	7:45	7:45 cf	7:45 cf
8:15	8:15	8:15 cf	8:15	8:45	8:45	8:45 cf	8:45 cf
9:15	9:15	9:15 cf	9:15	9:45	9:45	9:45 cf	9:45 cf
10:30	10:30	10:30 cf	10:30	10:55	10:55	10:55 cf	10:55 cf
11:30 so		11:30 cf		11:55 so		11:55 cf	11:55 cf

**Long Island**  
April 25 - June 19 & Sept 2 - Oct. 13 1997

Passenger Service

Mon - Fri	Sat	Sun/Holidays
<b>Depart Peaks</b>		
AM 5:15	6:30	10:00
7:45	10:00	10:00
10:00	11:00	11:00
12:00	12:00	12:00
PM 2:15*	2:15*	2:45*
5:45	5:45	5:45
9:15 fo		

**Depart Long**

AM 6:50	8:25
8:40	

PM 7:25	7:25	7:25
11:00 fo		

\*This boat will depart Portland at 2:45 through May 22

or boarding a vessel.  
may safety carry aboard in one slip.  
may safety carry aboard in one slip.

CF = Car Ferry  
(Passenger cars and passengers)  
SO = Saturday Only  
FO = Friday Only





# Facsimile Transmission

If there is difficulty with this transmission, call 1-800-872-2326

To: Jim Wendell @ Fax # 877-0896  
 From: Keith Hults Date: 9/24/97 Pages: 2  
 Subject: Peaks Is. site (Hermon Ave.)

Message Per our phone conversation this morning,  
attached is Peaks Is. Ferry schedule.  
My wife Carly will meet you at  
the Peaks Is. dock and give you a lift  
to the site this Friday morning.  
The 9:30 boat departing Portland leaves  
from Gate 5 (the car ferry). You should be  
able to get to the "site" at 10:00 AM.  
There is a boat back to Portland at  
11:15

Thank you for your attention & visit this week

Keith Hults

### FRIDAY sched:

Depart Portland	Depart Peaks
5:45 AM	6:15 AM
6:45 "	7:15 "
7:45 "	8:15 "
9:30 "	10:00 "
10:45 "	11:15 "
12:15 PM	12:45 "
2:15 "	2:45 "
3:15 "	3:45 "
4:30 "	5:00 "
5:35 "	6:00 "