

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

2001-0018
Application I. D. Number

02/09/2001
Application Date

Smith, Bernard and Joan
Applicant
78 Ashley Lane, Portland, ME
Applicant's Mailing Address

Whaleback Rd
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 879-0082 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

45 - 45 Whaleback Rd, Peaks Island, Maine
Address of Proposed Site
089 F022
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) New Single Family Home

2,872 sf 40,018 sf
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 02/09/2001

DRC Approval Status:

Reviewer Jay Reynolds

Approved Approved w/Conditions See Attached Denied

Approval Date 02/21/2001 Approval Expiration 02/21/2002 Extension to _____ Additional Sheets Attached
 Condition Compliance Jay Reynolds 02/21/2001
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 checked="" type="checkbox"/> Building Permit Issue	<u>02/22/2001</u>		
	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		expiration 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
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2001-0018
Application I. D. Number
02/09/2001
Application Date
Whaleback Rd
Project Name/Description
45 - 45 Whaleback Rd, Peaks Island, Maine
Address of Proposed Site
089 F022
Assessor's Reference: Chart-Block-Lot

Smith, Bernard and Joan
Applicant
78 Ashley Lane, Portland, ME
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 879-0082 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Approval Conditions of Planning

- 1 see DRC approval conditions

Approval Conditions of Insp

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

Approval Conditions of DRC

- 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 45 Whaleback Rd, the number must be displayed on the street frontage of your house prior to issuance of a 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 street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 7 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.
- 8 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.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 10 Applicant will be responsible for keeping Whaleback Rd. And Jewell Rd. Clean and free of all materials resulting from this construction.
- 11 Applicant may (and would be preferred by the City) substitute existing trees for the two proposed trees. If so, existing trees are to be defined prior to construction. Trees are then to be preserved and protected through construction.
- 12 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.

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

20010018
 I. D. Number

D.R.C. Copy

Bernard & Joan Smith
 Applicant
78 Ashley Lane, Portland, ME
 Applicant's Mailing Address

2/9/01
 Application Date
New Single Family
 Project Name/Description

Consultant/Agent
207-879-0082
 Applicant or Agent Daytime Telephone, Fax

#45 Whaleback Rd, Peaks Island, Peaks, Island
 Address of Proposed Site
089-F-022
 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) **New Single Family**

2,872 sf **40,018 sf**
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Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
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 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$200.00** Subdivision _____ Engineer Review **\$100.00** Date: **2/9/01**

DRC Approval Status:


Approved Approved w/Conditions see attached Denied
 Reviewer **Jay Reynolds**
 Approval Date **2/2/01** Approval Expiration **2/2/02** Extension to _____ Additional Sheets Attached
 Condition Compliance **Jay Reynolds** signature **2/2/01** date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

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	date	amount	expiration date
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	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		expiration 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	

[Handwritten signature]
[Handwritten initials]

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator 
DATE: November 6, 2001
RE: C. of O. for # 45 Whaleback Road
Lead CBL (089F022) ID# 2001-0018

After visiting #45 Whaleback Road, I found all the work to be 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\45whaleback3.doc

March 23, 2001

Mr. Ric Weinschenck
91 Summer Place
Portland, ME 04103

Dear Mr. Weinschenck,

This memo is to summarize the meeting we had on Peaks Island concerning the Single family construction at 45 Whaleback Road (089-F-022).

For site work:

1. It was verified that the silt fence was installed according to plan.
2. For the installation of the culverts under the driveways (as shown on the plan), you are required to obtain a street opening permit (for any excavations within the right-of-way).
3. If the power/telephone/cable installation involves excavating within the right-of-way, a street opening permit would be required.
4. I was not notified as required for a pre-construction meeting (see attached).

If you feel there are any errors or omissions to this letter, please contact me at 874-8632.
Thank You for Your Time.

Sincerely,


Jay Reynolds
Development Review Coordinator

Cc: Sarah Hopkins, Development Review Services Manager
Alex Jaegerman, Chief Planner
Dave Caddell, Code Enforcement Officer

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

APPLICANT: Bernard + Joan Smith

ADDRESS: 78 Ashley Ln., Portland, ME 0410

SITE ADDRESS/LOCATION: #45 Whalerock Rd., Batts Island (089-F-002)

DATE: 02-16-01

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 #45 Whalerock Rd., 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.)

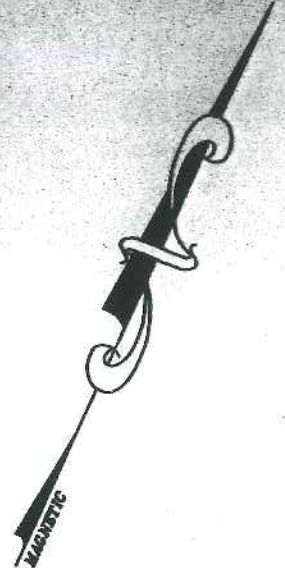
(#45)

8032

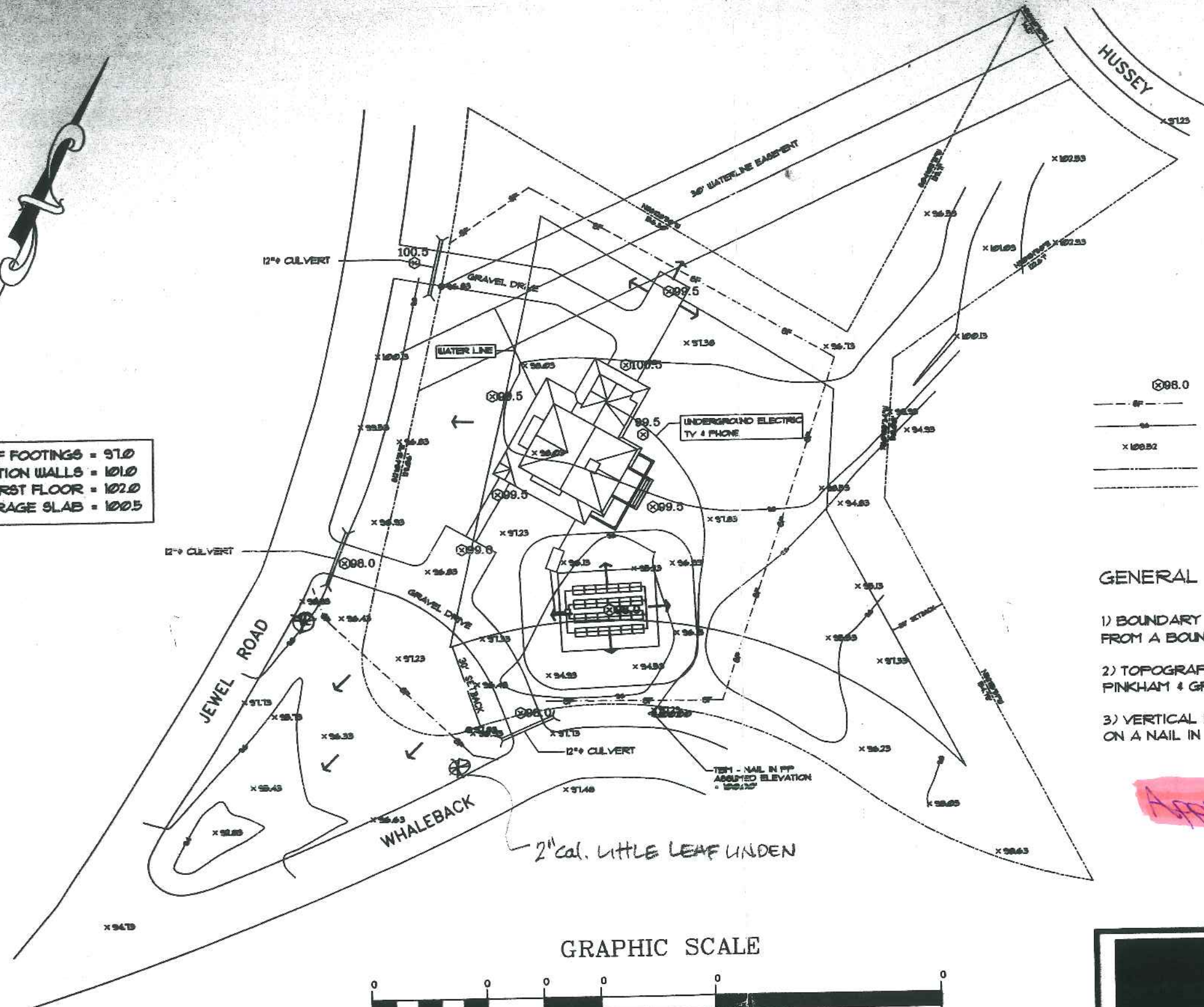
- 8. As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 9. The building contractor shall check the subdivision recording plat for 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. Applicant will be responsible for keeping Whiteoak Rd and Jewell Rd. clear and free of all materials resulting from this construction.
J.R.

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

14. Applicant may (and would be referred by the City) substitute existing trees for the two proposed trees. If so, trees are to be defined, reserved + protected through construction.
J.R.



TOP OF FOOTINGS = 97.0
 TOP OF FOUNDATION WALLS = 101.0
 FINISHED FIRST FLOOR = 102.0
 GARAGE SLAB = 100.5



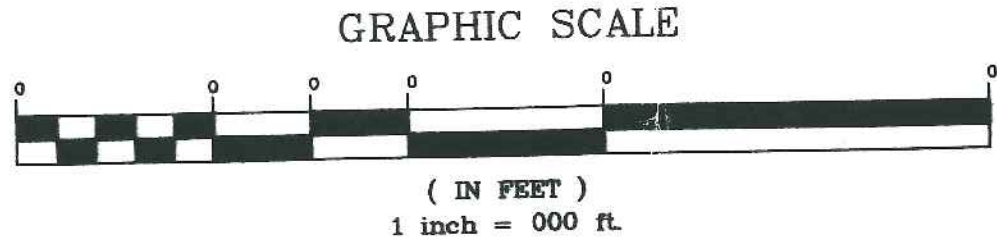
⊗ 98.0 PROPOSED GRADES
 - - - - - SILT FENCE
 ——— EXISTING GRADES
 x 100.52 EXISTING SPOT GRADES
 - - - - - BOUNDARY
 - - - - - SET BACKS

GENERAL NOTES:

- 1) BOUNDARY LINES AND DIMENSIONS AS SHOWN ON THIS PLAN ARE FROM A BOUNDARY SURVEY PERFORMED BY DANIEL DALFONSO, P.L.S.
- 2) TOPOGRAPHIC SURVEY PERFORMED BY JOHN D. BELL, P.L.S. OF PINKHAM & GREER CONSULTING ENGINEERS, INC.
- 3) VERTICAL DATUM IS BASED ON AN ASSUMED ELEVATION OF 100.00' ON A NAIL IN A UTILITY POLE.

Approved *[Signature]*

SITE PLAN IR-1 ZONE



SMITH RESIDENCE
PEAKS ISLAND, MAINE
 SCALE: 1" = 40'
 DATE: 02/19/01
 DESG BY: JDB
 PROJECT: 00125

CAD FILE: C:\PLOT\FILESCALE