

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

2001-0283

Application I. D. Number

10/12/2001

Application Date

Anderson Ave. Little Diamond Island
Project Name/Description

Hotchkiss Douglass P &

Applicant

235 Gown Vetch Ln , Alpharetta , GA 30005

Applicant's Mailing Address

Anderson Ave, Portland, Maine

Address of Proposed Site

105 G005001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (770) 569-1915 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

28' x 48' sq. ft.

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **10/09/2001**

DRC Approval Status:

Reviewer **Jay Reynolds**

- Approved **Approved w/Conditions** Denied
 See Attached

Approval Date **11/28/2001** Approval Expiration **11/28/2002** Extension to _____ Additional Sheets Attached

Condition Compliance **Jay Reynolds** **11/28/2001**
 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 type="checkbox"/> Building Permit Issue | _____ | | |
| | 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
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ADDENDUM**

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Anderson Ave, Portland, Maine

Address of Proposed Site

105 G005001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

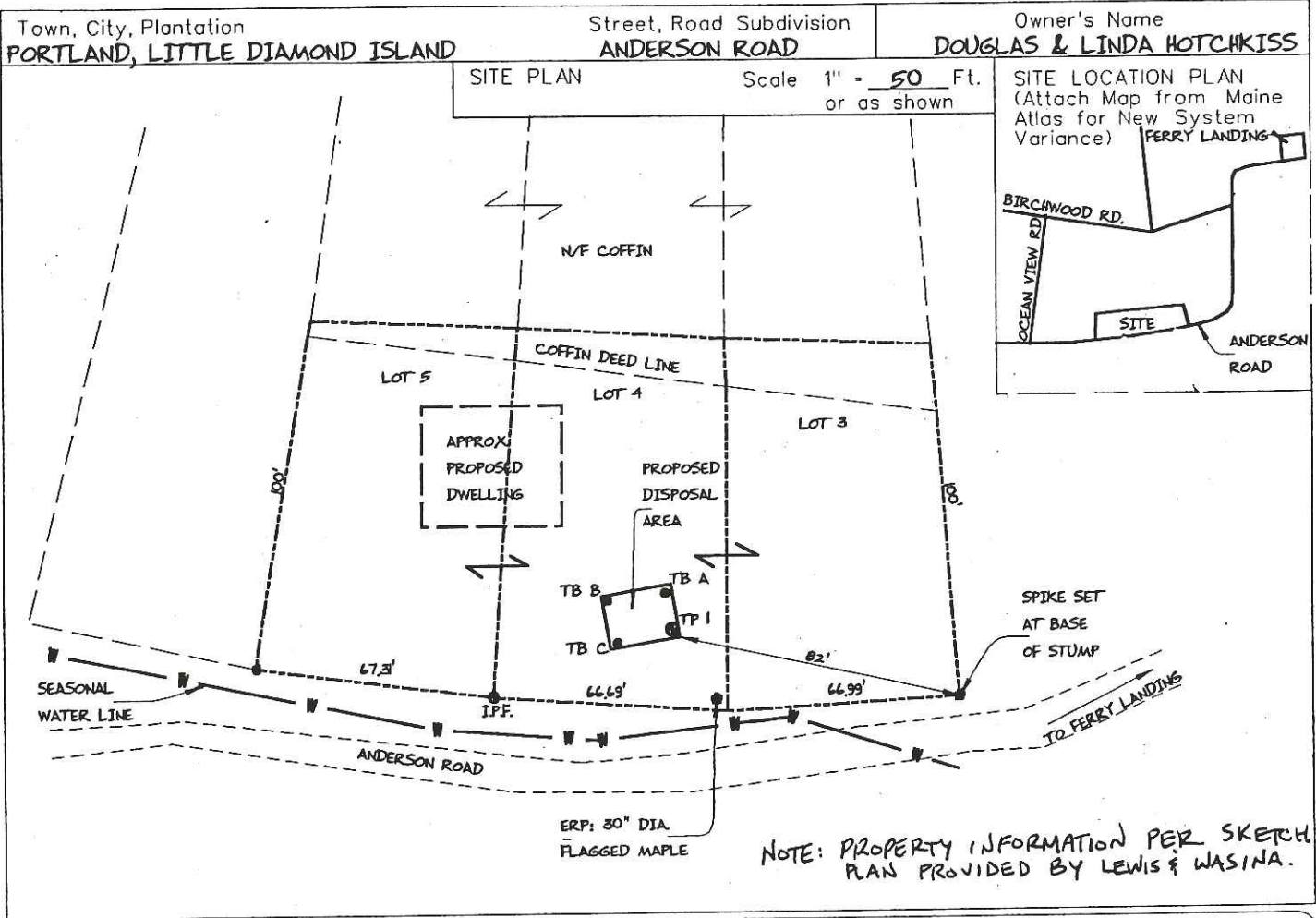
- 1 SILT FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION, ALONG THE FRONT OF THE PROPERTY FOR EROSION CONTROL.
- 2 THE ONLY NEW GRADING PROPOSED IS TO 'SWALE AS NEEDED AROUND HOUSE'. ANY CHANGE IN EXISTING/PROPOSED GRADES SHALL BE RESUBMITTED TO THE CITY FOR REVIEW.
- 3 ALL SITE WORK WILL CONFORM TO THE CITY OF PORTLAND ORDINANCE ON SHORELAND REGULATIONS (DIVISION 26), IF APPLICABLE.
- 4 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.
- 5 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.
- 6 Your new street address is now #25 ANDERSON AVENUE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 7 The Development Review Coordinator (874-8632) 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.
- 8 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.)
- 9 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.
- 10 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.
- 11 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.
- 12 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Approval Conditions of Zoning

- 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 garages.
- 3 The signed Conservation Easement SHALL BE RECORDED AND A COPY PROVIDED TO THE CITY PRIOR TO THE FINAL APPROVAL OF THIS BUILDING PERMIT.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	SANDY		DARK	
	LOAM		BROWN	
10		FRIABLE	DARK	
	GRAVELLY		YELLOWISH	
			BROWN	
20	LOAMY		LIGHT	FEW
	SAND	SOMEWHAT	YELLOWISH	FAINT
		FIRM	BROWN	
30	REFUSAL			
40				
50				

Soil Classification: **3 A/C**
 Profile: **3** Condition: **A/C**
 Slope: **30%** Limiting Factor: **30"**

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Observation Hole TB 2-5 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	CITY OF PORTLAND APPROVED SITE PLAN			
10	SUBMITTAL TO REFUSAL CONDITIONS			
20	DATE OF APPROVAL 11-28-01			
	TB A = 24" TO REFUSAL			
	TB B = 29" TO REFUSAL			
	TB C = 33" TO REFUSAL			
30				
40				
50				

Soil Classification: **24"**
 Profile: **24"** Condition: **24"**
 Slope: **24%** Limiting Factor: **24"**

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Albert Frick
 Site Evaluator Signature

163
 SE

10/16/2000
 Date