CITY OF PORTLAND, MAINE DEVELOPMENT REVIEW APPLICATION PLANNING DEPARTMENT PROCESSING FORM D.R.C. CODY

20000214	
I. D. Number	

PLANNING DEPART	R.C. Copy 11/29/0	0
(m <u>s</u>)	Applica	tion Date
Richard Davis	new se	asonal cottage
	Project	Name/Description
444 Summit St. South Portland, INL	Project Rockledge Ave, Little Diamond Island	I, Little Diamond Island
Applicant's Mailing Address	Address of Proposed Site	
Davis Construction		
Consultant/Agent	Appeason's Reference: Chart-Block-Lut	
799-1936 Applicant or Agent Daytime Telephone, Fax	Building Addition Change Of Use	Residential
Applicant or Agent Dayunto	Building Addition Other (spec	ify)
Proposed Development (check all that apply). Warehouse/Distrib	oution 1_1 Parking to:	
Coffice Retail	- Cito	Zoning
Acreag	e of Site	
Proposed Building square Feet or # of Units		- L. Doview
Peguired:	PAD Review	14-403 Streets Review
Check Review Required:	LI PAD Keven	8
Site Plan # of lots	E	DEP Local Certification
(major/minor)	HistoricPreservation	Other
Flood Hazard		C. Oller
Zoning Variance		
Zoning-Conditional	Engineer Review\$100.00	Date: 11/29/00
Use (ZBA/PB) \$200.00 Subdivision		
Fees Paid: Site Plan \$200.00 Session	Reviewer Charles	4
I Chatus'	Denied	<i>X</i>
DRC Approval Status:	S	S. F.
Approved see attached		Additional Sheets
The state of the s	Extension to	Attached
Approval Date 12 21 bo Approval Expiration		
Topicore	date	
Condition Compliance signature		
	☐ Not Required	
Required*		
Performance Guarantee * No building permit may be issued until a performance guarantee has	s been submitted as indicated below	
* No building permit may be issued until a performance of		expiration date
Performance Guarantee Accepted date	amount	
L_ Leuomenta	40-e	
-1 F Bold	amount	
☐ Inspection Fee Paid date		
20) 		
Building Permit date		
	remaining balance	signature
Performance Guarantee Reduced date		
	Conditions (See Attached)	expiration date
Temporary Certificate Of Occupancy date		- Manara
[] Tellipolary date		
	signature	
Final Inspection date	2	a* -
Certificate Of Occupancy date		52° 4
Performance Guarantee Released date	signature	

Defect Guarantee Submitted	submitted date	amount	expiration date
Defect Guarantee Released		signature	

CITY OF PORTLAND, MAINE DEVELOPMENT REVIEW APPLICATION PLANNING DEPARTMENT PROCESSING FORM TO BE C. CODY

20000214	
I. D. Number	

	ARTMENT PROGES	
	D.R.C. COPY 11/29/00	
	Application Date	
Richard Davis	new single family	
	Project Name/Description	
110 Summit St, South Portland, ML 57155	Project Name/Description 77 - 77 Rockledge Ave, Little Diamond Island, Little Diamond Island Po	ľ
Applicant's Mailing Address	77 - 77 Rockledge Ave, Elite	
Davis Construction	Address of Proposed Site	1
Consultant/Agent	105-Z-003	1
	Assessor's Reference: Chart-Block-Lot	1
799-1936 Applicant or Agent Daytime Telephone, Fax	Change Of Use Residential Residential	4
Applicant of Agent Buy and the standy apply). Wew Building	Other (specify) deck around	V
Proposed Development (check all that apply)	/Distribution Parking Lot IR-1	1
Office Retail Walland	35,000 sq. Ft Zoning	1
	Acreage of Site	H
Proposed Building square Feet or # of Units		1
Tropostation and the second se	14-403 Streets Review	
Check Review Required:	PAD Review	1
Subdivision		
Site Plan # of lots	DEP Local Certification	
(major/minor)	HistoricPreservation	
Shoreland	Other	
☐ Flood Hazard ☐ Zoning Variance		
Zoning Conditional	\$100,00 Date: 11/29/00	
Use (ZBA/PB)	Engineer Review \$100.00 Date: 11/23/00	
\$200.00 Subdivision		
Fees Paid: Site Plan	Reviewer Steve Bushey	
. 01 4 .01	Denied	
DRC Approval Status:	ditions	
	✓ Additional Sheets	
Approved see attached	- to-inn to	
Approval Expiration	n 12/21/01 Extension to Attached	
Approval Date 12/2 1/00	12/21/00	
Approval Date 12/2/100 Steve Bushey	12/21/00	
Approval Date 12/2 1700	12/21/00date	-
Approval Date 12/2 1700 Steve Bushey		_
Approval Date 122100 Steve Bushey signature	12/21/00	
Approval Date 122100 Steve Bushey signature	12/21/00	
Approval Date 122100 Steve Bushey signature	12/21/00	
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CITY OF PORTLAND, MAINE DEVELOPMENT REVIEW APPLICATION PLANNING DEPARTMENT PROCESSING FORM ADDENDUM

20000214	 	
I D Number		

	ADDENDUM	11/29/00
	,	Application Date
		new single family
hard Davis		————— «Description
plicant WE 04106		edge Ave, Little Diamond Island, Little Diamond Island Po
pilcant 0 Summit St, South Portland, ME 04106	77 77 Rock	edge Ave, Little Diamond Island, Little Diamon
plicant's Mailing Address	Address of Pro	ongsed Site
evis Construction		
onsultant/Agent	105-Z-003	eference: Chart-Block-Lot
	——- Assessor's K	ererence. Once and a second se
pplicant or Agent Daytime Telephone, Fax		
pplicant of Agosta - 7	5.8	
DRC Condition	ons of Approval	
Approved subject to site plan review condition of approval sheet. All damage to sidewalk, curb, street, or public utilities shall be rep		
Approved subject to site plan review condition of the shall be rep	paired to City of Portland Starte	
All damage to sidewalk, curb, street, or public utilities of		
All damage to sidewalk, curb, street, or passing issuance of a Certificate of Occupancy. Two (2) City of Portland approved species and size trees must be the of Occupancy.	e planted on your street fronta	ge pnorto
ssuance of a communication approved species and size trees must be	<u></u>	
issuance of a Certificate of Occupancy. Your new street address is now 77 Rockledge Avenue Your new street address is now 77 Rockledge Avenue the number must be displayed on the street frontage of your hous the number must be displayed on the street frontage of your house the number must be displayed on the street frontage of your house the number must be displayed on the street frontage of your house the number must be displayed on the street frontage of your house the number must be displayed on the street frontage of your house the number must be displayed on the street frontage of your house the number must be displayed on the street frontage of your house the number must be displayed on the street frontage of your house the number must be displayed on the street frontage of your house the number must be displayed on the street frontage of your house the number must be displayed on the street frontage of your house the number must be displayed on the street frontage of your house the number must be displayed on the street frontage of your house had not be displayed on the street frontage of your house had not be displayed on the street frontage of your house had not be displayed on the street frontage of your house had not be displayed on the street frontage of your house had not be displayed on the street frontage of your house had not be displayed on the street frontage of your house had not be displayed on the street frontage of your house had not be displayed on the street frontage of your house had not be displayed on the street frontage of your house had not be displayed on the street frontage of your house had not be displayed on the street frontage of your house had not be displayed on the street frontage of your house had not be displayed on the street frontage of your house had not be displayed on the street frontage of your house had not be displayed on the street frontage of your house had not be displayed on the street frontage of your house had not be displayed on the street fr		
issuance of a Certificate of Service Transport Rockledge Avenue		cate of Occupancy.
Your new street address is not the street frontage of your hous	se prior to issuanted	 lays
Your new street address is not the street frontage of your hous the number must be displayed on the street frontage of your hous. The Development Review Coordinator (874-8300 ext.8722) must have finely either inspection. Please make allower	st be notified live (5) were set entailed	requirements
The Development Review Coordinator (or Please make allowar	nces for completion of site plan	requirements must
the number must be displayed on the steet. The Development Review Coordinator (874-8300 ext.8722) must be displayed for final site inspection. Please make allower prior to date required for final site inspection. The steet is complete or defective during the inspection. The steet is complete or defective during the inspection.	nis is essential as all site plan	Country of
determined to be incomplete at the coordinate of	ator prior to issueris	
prior to date required for final site inspection. The determined to be incomplete or defective during the inspection. The determined to be incompleted or defective during the inspection. The determined to be incompleted or defective during the inspection. The determined to be completed and approved by the Development Review Coordinate Completed and approved by the property closing with these required for you project. Please contact Carry	uirements in mind	
be completed and approved by the Development North these required for you project. Please contact Carr A sewer permit is required for you project. Please contact Carr A sewer permit is required for you project. Please contact Carr A sewer permit is required for you project.	ol Merritt at 874-8300, ext . 88	28. The vivasiewald
A sewer permit is required for you project. Please contact Carrand Drainage section of Public Works must be notified five (5) was and Drainage section of Public Works must be notified five (5) was a few your site.	perking days prior to sewer con	nection to
A sewer permit is 194 Morks must be notified five (5) W	lorking days i	
and Drainage section of Public Works must be retained as schedule an inspector for your site. As-built record information for sewer and stormwater service of the sewer and approved prior to be severed as a service of the sewer and stormwater service of the sewer and stormwater service of the sewer and severed prior to be severed as severe	tiens must be submitte	d to Public Works
schedule an inspector for your site.	connections mast be	cupancy.
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Engineering Section (55 Pontand Street) grades at the foundation	tion, bulkhead and basement	ractor to provide
The site contractor stall established the site develop	n (SE) set by the building	
conformance with the first floor elevation (FFE) and sill elevation (FF		
conformance with the first floor elevator. for positive drainage away from entire footprint of building. for positive drainage away from entire footprint of building.	equire additional lot grading or	Other Grands
The Development Review Coordinator reserves the high terms	<u></u>	
1 AACASSAIV DUS (V 110111 11		
The Development Review Coordinates improvements as necessary due to field conditions. The applicant shall be responsible to install and maintain all in accordance with the State of Maine Erosion and Sedimenta	Han Control Best Managemen	t
The applicant share State of Maine Erosion amd Sedimenta		
in accordance with the State and the State a		
Practices (BMPs).	2.4	
Planning C	conditions of Approve	u
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· :	a wittings of Appr	oval
Inspection	s Conditions of Appr	oval wife a separate approval before starting that work.
Inspection	s Conditions of Appr	oval uire a separate approval before starting that work.
Inspection 1. This permit is being approved on the basis of plans subn	s Conditions of Appr nitted. Any deviations shall rec	oval uire a separate approval before starting that work.
1. This permit is being approved on the basis of plans subn	nitted. Any deviations stairted	oval uire a separate approval before starting that work.
Inspection 1. This permit is being approved on the basis of plans subn 2. Separate permits shall be required for future decks, she	nitted. Any deviations stairted	oval suire a separate approval before starting that work.

Fire Conditions of Approval

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

APPLICANT:	Richard PAVIL
V *	110 Summit ST S. Parlad ME 04106
ADDRESS:	10 Summit ST S. Portad Mix 0918 0 LOCATION: Rockledge Avenue Little Banno Islano 12/21/00
STIE ADDRESS/	LOCATION: Lock cage 77
	12 21 00 Conformance with ordinances and standards
DATE:	ish perlipances and standards
Review by the De	relieve the applicant, his contractors or agents from the responsibility to provide a trelieve the applicant, his contractors or agents from the responsibility to provide a trelieve the applicant, his contractors or agents from the responsibility to provide a trelieve the applicant, his contractors or agents from the responsibility to provide a trelieve the applicant, his contractors or agents from the responsibility to provide a trelieve the applicant, his contractors or agents from the responsibility to provide a trelieve the applicant, his contractors or agents from the responsibility to provide a trelieve the applicant, his contractors or agents from the responsibility to provide a trelieve the applicant, his contractors or agents from the responsibility to provide a trelieve the applicant, his contractors or agents from the responsibility to provide a trelieve the applicant, his contractors or agents from the responsibility to provide a trelieve the applicant, his contractors or agents from the responsibility to provide a trelieve the applicant, his contractors or agents from the responsibility to provide a trelieve the applicant, his contractors or agents from the responsibility to provide a trelieve the applicant, his contractors or agents from the responsibility to provide a trelieve the applicant, his contractors or agents from the responsibility to provide a trelieve the applicant his contractors or agents from the responsibility to provide a trelieve the applicant his contractors or agents from the responsibility to provide a trelieve the applicant his contractors or agents from the responsibility to provide a trelieve the applicant his contractors or agents from the responsibility to provide a trelieve the applicant his contractors or agents from the responsibility to provide a trelieve the applicant his contractors or agents from the responsibility to provide a trelieve the applicant his contractors are applicant his contractors.
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foundation eleva	ONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN
	CUECKED OFF BELOW WILL BE ENFORCED FOR TOOL
CONDITI	
, X	All damage to sidewalk, curb, street, or public decupancy. Standards prior to issuance of a Certificate of Occupancy.
1	Standards prior to issuance of a constant and size trees must be planted on your street Two (2) City of Portland approved species and size trees must be planted on your street
X	and size frees must be partial
2	Two (2) City of Portland approved species frontage prior to issuance of a Certificate of Occupancy. the
	frontage prior to issuance of a Certificate of Occupantly frontage prior to issuance of a Certificate of Occupantly The Street address is now
3	Your new street address is now
J	number must be despy
# # # # # # # # # # # # # # # # # # #	Certificate of Occupation (274, 8300 ext. 8722) must be notified five (5)
4.	Certificate of Occupancy. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) 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 working days prior to date required to be incomplete or defective during the completion of site plan requirements determined to be incompleted and approved completion of site plan requirements must be completed and approved to the complete of
	working days prior to date required for the incomplete or defective during a completion of site plan requirements determined to be incomplete or defective during a completion of site plan requirements must be completed and approved inspection. This is essential as all site plan requirements must be completed and approved inspection. The site of Occupancy.
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	by the Development to the second
S€	by the Development Review Coordinator prior to issuance of the Development Review Coor
	sanitary sewer, storm drain, closely
5	Show all utility connections: water, stated, s
V .	A sewer permit is required for your project. Please contact Carol Merrit at 674 de 58828. The Wastewater and Drainage section of Public Works must be notified five (5)
6	8828. The Wastewater and Dramage section to schedule an inspector for your site.
	working days prior to sover at 874-
~ <u>₩</u> **	working days prior to sewer connected to working days prior to sewer connected to the sexual prior to sexual prior to sewer connected to the sexual prior to sexual pri
7	A street opening permit(s) is required for your site. Please contact Carol Management (s) is required for your site. Please contact Carol Management (s) as the City of Portland are eligible.) 8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
27 (9%) 24	
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	to any and stormwater service confidence in any or to
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0	As-built record information for sewer and stormwater service connections must be substantial and approved prior to
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	As-built record information for sewer and stormwater service connections must be to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to
	issuance of a Certificate of Occupancy. issuance of a Certificate of Occupancy. The building contractor shall check the subdivision recording plat for pre-determined first. The building contractor shall check the subdivision (FFE) and sill elevation (SE) to be set
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	to be set
	in the contractor shall check the subdivision (SE) and sill elevation (SE) to be
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7	Sans elevation and establish the mass and establish the mass are accitive drainage away from care
	The building contractor shall check the subdivision recording plat for pre-detailed. The building contractor shall check the subdivision recording plat for pre-detailed. (SE) to be set 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
	shove the mish successed
	footprint of building.
	footprint of building.
	to at ablish finish grades at the standing and sill
. N	footprint of building. The site contractor shall establish finish grades at the building foundation, bulkhead and The site contractor shall establish finish grades at the building foundation, bulkhead and The site contractor shall establish finish grades at the building foundation, bulkhead and
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	(SE) set by the building contractor to get
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	entire footprint of building.
* ×	entite tootpasse Review Coordinator
94	A drainage plan shall be submitted to and approved by Development Review Coordinator 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 showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot showing first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot
	les shall be submitted to and approved and street/curb elevation, lot
7.1	A drainage plan shan so cure will elevation (SE), miss savet desirage swales.
11	A drainage plan shall be submitted of the state of the state of the state of the state of the showing first floor elevation (FEE), sill elevation (SE), finish street clint cloves showing first floor elevation (FEE), sill elevation (SE), finish street clint cloves showing first floor elevation (FEE), sill elevation (SE), finish street clint cloves showing first floor elevation (FEE), sill elevation (SE), finish street clint cloves and paths, drainage swales, grading, existing and proposed contours, drainage patterns and paths, drainage swales, grading, existing proposed contours, drainage patterns and paths, drainage swales, grading, existing proposed contours, drainage patterns and paths, drainage swales, grading, existing proposed contours, drainage patterns and paths, drainage swales, grading, existing and proposed contours, drainage patterns and locations and outlets
183	showing first floor elevation (FED), and showing first floor elevation (FED), and patterns and paths, drainage swatching grading, existing and proposed contours, drainage patterns and paths, drainage swatching grading, existing and proposed contours, drainage patterns and paths, drainage swatching grading, existing and proposed contours, drainage patterns and paths, drainage swatching grading, existing and proposed contours, drainage patterns and paths, drainage swatching grading, existing and proposed contours, drainage patterns and paths, drainage swatching grading, existing and proposed contours, drainage patterns and paths, drainage swatching grading, existing and proposed contours, drainage patterns and paths, drainage swatching grading, existing and proposed contours, drainage patterns and paths, drainage swatching grading, existing and proposed contours, drainage patterns and locations and outlets grades at or near abutting property lines, erosion control devices and locations and outlets
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ſ.	for the drainage from the property. The Development Review Coordinator reserves the right to require additional lot grading or The Development Review Coordinator reserves the right to require additional lot grading or
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12	The applicant control memores in account Practices (BMPs)
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	y More passon to
	Water Committee of the
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CITY OF PORTLAND, MAINE SITE PLAN REVIEW (ADDENDUM) CONDITIONS OF APPROVAL

APPLICANT:	Richard OAvis
<u>-</u>	14 ST S. Parland, ME 04106
SITE ADDRESS	S/LOCATION: Rockledge Avenue Little Minno Islano
DATE:	12 21 00
Review by the Donly and does not completely finis adjacent or dow foundation elevi	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 hed 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.
CONDIT	IONS 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 Postland approved species and size trees must be planted on your street
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, exist 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
10	basement windows to be in conformance with the first floor contractor to provide for positive drainage away from 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.
.1	for the dramage relation require additional lot grading or
12.	The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
	delle install and munitors al
13. <u> </u>	The applicant is according to the State
	if Marie Essein and Salinatation Could pest Management Mactices (BIMPS)

TO:

Inspections

FROM:

Jay Reynolds, Development Review Coordinator

DATE:

August 15, 2001

RE:

C.O. inspection for #77 Rockledge Ave., Little Diamond Island

(CBL 105Z003) (2000-0214)

After conversing with the Code Officer pertaining to this building, I have the following comments:

All work 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

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