

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

20000214  
I. D. Number

**Richard Davis**

Applicant  
110 Summit St, South Portland, ME 04106

Applicant's Mailing Address

**Davis Construction**

Consultant/Agent  
799-1936

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  
 Office    Retail    Manufacturing

New Building    Building Addition    Change Of Use    Residential  
 Warehouse/Distribution    Parking Lot    Other (specify)

*47* **Rockledge Ave, Little Diamond Island, Little Diamond Island Portland**

Address of Proposed Site

**105-Z-003**

Assessor's Reference: Chart-Block-Lot

11/29/00

Application Date

**new seasonal cottage**

Project Name/Description

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

Site Plan  
(major/minor)

Flood Hazard

Zoning Conditional  
Use (ZBA/PB)

Subdivision  
# of lots

Shoreland

Zoning Variance

PAD Review

Historic Preservation

14-403 Streets Review

DEP Local Certification

Other

Fees Paid:

Site Plan

\$200.00

Subdivision

Engineer Review

\$100.00

Date: 11/29/00

Reviewer

*Steve Busby*

Denied

**DRC Approval Status:**

Approved

Approved w/Conditions  
see attached

Approval Date

12/21/00

Approval Expiration

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

Performance Guarantee Accepted

date

amount

expiration date

Inspection Fee Paid

date

amount

Building Permit

date

Performance Guarantee Reduced

date

remaining balance

signature

Temporary Certificate Of Occupancy

date

Conditions (See Attached)

expiration date

Final Inspection

date

signature

Certificate Of Occupancy

date

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

Defect Guarantee Released

-----  
submitted date

-----  
date

-----  
amount

-----  
signature

-----  
expiration date

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11/29/00  
Application Date  
new single family  
Project Name/Description

77 - 77 Rockledge Ave, Little Diamond Island, Little Diamond Island Po  
Address of Proposed Site  
105-Z-003  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 Office  Retail  Manufacturing  New Building  Warehouse/Distribution  Building Addition  Parking Lot  Change Of Use  Residential  
 32' x41' incldg deck 35,000 sq. Ft deck around half of bldg  
 Proposed Building square Feet or # of Units Acreeage of Site IR-1  
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: 11/29/00

**DRC Approval Status:**

Approved  Approved w/Conditions see attached  Denied  
 Approval Date 12/21/00 Approval Expiration 12/21/01 Extension to \_\_\_\_\_  
 Condition Compliance Steve Bushey signature 12/21/00 date  Additional Sheets Attached

**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 | _____ date           | <input type="checkbox"/> Conditions (See Attached) | _____ 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

20000214  
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11/29/00  
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Project Name/Description

77 - 77 Rockledge Ave, Little Diamond Island, Little Diamond Island Po  
Address of Proposed Site  
105-Z-003  
Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

- Approved subject to site plan review condition of approval sheet.
- 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.
- 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.
- Your new street address is now 77 Rockledge Avenue
- the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 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.
- A sewer permit is required for you 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.
- 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.
- 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.
- The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- The applicant shall be responsible to install and maintain all necessary erosion control measures in accordance with the State of Maine Erosion and Sedimentation Control Best Management Practices (BMPs).

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

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.

**Fire Conditions of Approval**



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

APPLICANT: Richard Davis  
ADDRESS: 110 Summit ST S. Portland ME 04106  
SITE ADDRESS/LOCATION: Rockledge Avenue Little Diamond Island  
DATE: 12/21/00

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 77 Rockledge Avenue, 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. X 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. X 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. X The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. X The applicant shall be responsible to install and maintain all necessary erosion control measures in accordance with the state of Maine Erosion and Sedimentation Control Best Management Practices (BMPs)

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



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



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)

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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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