

Location of Construction: 34 Jackson St		Owner: Princeton Properties		Phone: 773-4739	
Owner Address: 100 Forest Park - Ptld ME		Leasee/Buyer's Name: 04101		Phone: BusinessName:	
Contractor Name: The Thaxter Co		Address: 55 Bell St Ptld ME 04103		Phone: 873-5553	
Past Use: office bldg		Proposed Use: office bldg		COST OF WORK: \$ 38,900	
				PERMIT FEE: \$ 210	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	
				INSPECTION: Use Group: 0 Type: 50	
				Signature: [Signature] Date: [Date]	
Proposed Project Description: move a structure to a different site - same lot (& build foundation)		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
Permit Taken By: L Chase		Date Applied For: 10/2/96			

Permit No: **961009**

Permit Issued: **PERMIT ISSUED**

OCT - 9 1996

CITY OF PORTLAND

Zone: GBL
R111--A-013-001

Zoning Approval: [Signature]

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action: [Signature]

Approved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED WITH LETTER

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

08 October 1996 - Permit Routed

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

5

D. J. ...

COMMENTS.

10-9-96 Wed. 9:15 AM Met with Contractors / checked building being moved & 10" New foundation & footing. Measured closest set back to other building 15'. OK to back fill.

3-24-98 - Done

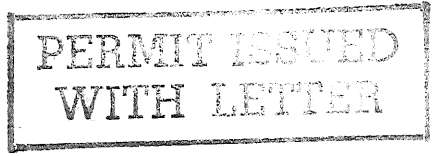
Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 34 Dartmouth St		Owner: Princeton Properties		Phone: 773-4739		Permit No: 961003	
Owner Address: 100 Forest Park - Ptld ME		Leasee/Buyer's Name: 04101		Phone:		BusinessName:	
* Contractor Name: The Thaxter Co		Address: 55 Bell St Ptld ME 04103		Phone: 878-5553		Permit Issued: OCT - 9 1996	
Past Use: office bldg		Proposed Use: office bldg		COST OF WORK: \$ 38,000		PERMIT FEE: \$ 210	
Proposed Project Description: move a structure to a different site - same lot (& build foundation)		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>B</i> Type: <i>5B</i>		Zone: <i>CBL 711-A-0B</i>	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zoning Approval: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: L Chase		Date Applied For: 10/2/96					

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

Stephen A. Kelton
SIGNATURE OF APPLICANT ADDRESS: DATE: *10/2/96* PHONE: 08 October 1996 - Permit Routed

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED
OCT - 9 1996
CITY OF PORTLAND

Zone: *CBL 711-A-0B*

Zoning Approval: *[Signature]*

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action: *ok D.A.*
 Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT 5
D. Jordan



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 34 Dartmouth St 111-A-013
Date of Issue 24 June 1998

Issued to New Portland Prop Group

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 961003, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Office Building

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

BUILDING PERMIT REPORT

DATE: 10/8/99 ADDRESS: 34 Dartmouth St

REASON FOR PERMIT: relocate structure

BUILDING OWNER: Princeton

CONTRACTOR: Thaxton Co

PERMIT APPLICANT: _____ APPROVAL: *1*5*7*14*17*18

DENIED: _____

CONDITION OF APPROVAL OR DENIAL

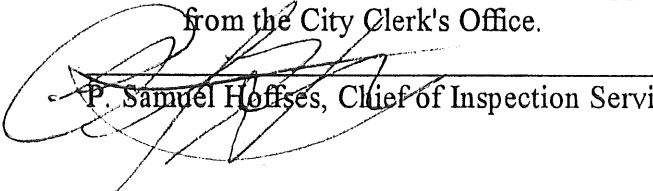
- X 1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1996)
- X 5. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A,B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
6. Headroom in habitable space is a minimum of 7'6".
- X 7. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- / 9. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall

have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches(610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. feet.

10. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
12. The boiler shall be protected by enclosing with on (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 1. In the immediate vicinity of bedrooms
 2. In all bedrooms
 3. In each story within a swelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

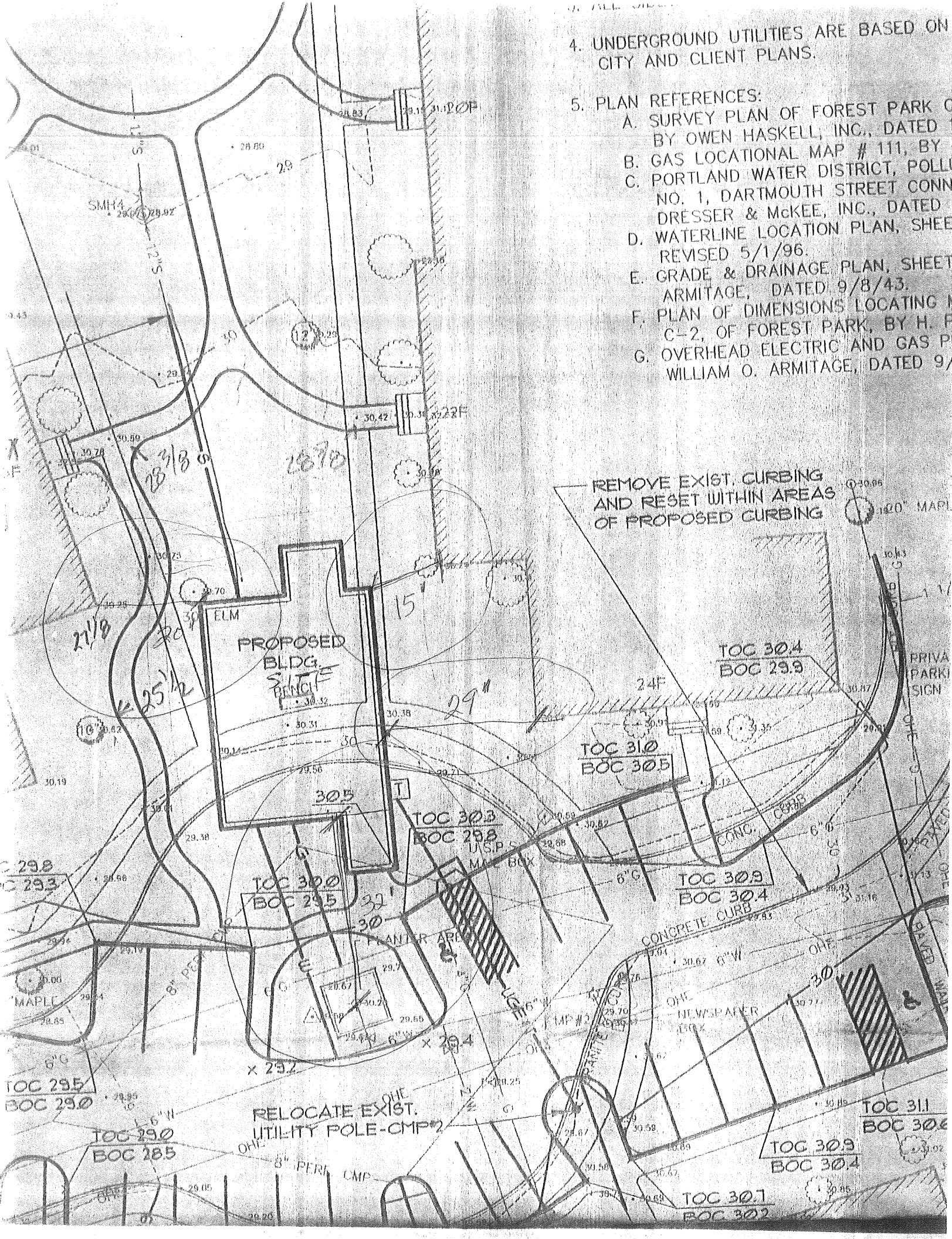
14. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
16. The Sprinkler System shall maintained to NFPA #13 Standard.
17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1996)
18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
19. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
20. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

c.c. Lt. McDougall P. F. D.

4. UNDERGROUND UTILITIES ARE BASED ON CITY AND CLIENT PLANS.

5. PLAN REFERENCES:
- A. SURVEY PLAN OF FOREST PARK C BY OWEN HASKELL, INC., DATED 1
 - B. GAS LOCATIONAL MAP # 111, BY
 - C. PORTLAND WATER DISTRICT, POLL NO. 1, DARTMOUTH STREET CONN DRESSER & MCKEE, INC., DATED
 - D. WATERLINE LOCATION PLAN, SHEET REVISED 5/1/96.
 - E. GRADE & DRAINAGE PLAN, SHEET ARMITAGE, DATED 9/8/43.
 - F. PLAN OF DIMENSIONS LOCATING M C-2, OF FOREST PARK, BY H. P
 - G. OVERHEAD ELECTRIC AND GAS P WILLIAM O. ARMITAGE, DATED 9/



Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 9, 1996

The Thaxter Co. Sheridan Corporation
55 Bell St.
Portland, Me. 04103

RE: 34 Dartmouth St.

Dear Mr. Sir,

Your application to move structure & construct foundation has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

Site Plan Review Requirements

Building Inspection : Approved, separate review will be required for the stairway. M. Schmuckal
Development Review Coordinator : Approved, S. Bushy
Planning Div. Approved, D. Andrews
Fire Dept. Approved, Lt. McDougall PFD

Building and Fire Code Requirements

1. Please read and implement items 1,5,7,14,17,&18 of the attached building permit report.
2. Foundation drainage shall comply with section 1813.5.2 of the city's building code (The BOCA NATIONAL CODE /1996).

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: M. Schmuckal, D. Andrews, S. Bushy, Lt. McDougall PFD

Ms. Deborah Andrews, Planner
City of Portland
389 Congress Street
Portland, Maine 04101

July 30, 1996

Dear Deb,

Princeton Properties of Lowell, Massachusetts owns Forest Park Apartments at the intersection of Forest Avenue and Dartmouth Streets. This rental apartment complex has 220 garden apartment units in fifty-five two story buildings containing four units per building constructed in 1944. The site is approximately 8.65 acres with 166 existing parking spaces. The rental office is currently located behind the loading area of Forest Avenue Plaza and is accessed via the service drive.

The location of the existing rental office is not a desirable location. We propose to relocate the rental office from the its current location to a new site overlooking Baxter Boulevard. The new location will afford prospective tenants the ability to see first hand the best aspects of Forest Park, its location and garden setting. The parking improvements will add 29 additional spaces bringing the total for the project to 195. Based on the Portland Zoning Requirements, a project of this size if constructed today would require 477 spaces. The additional parking makes it more in compliance with the intent of the zoning requirement. See attached excerpt from Division 20 of Portland Zoning.

Please find enclosed the following drawings:

- FP-1** Existing Site Plan
- L-1** Proposed Landscape Plan
- A-1** Proposed Improvement to Existing Leasing Office
- A-2** Proposed Improvement to Existing Leasing Office

Should you have any questions or concerns, please give me a call. I would be happy to meet with you and discuss the project.

Sincerely yours,



Brian M. Curley

*34 Dartmouth St
100 Forest Park*

Secs. 14-325–14-330. Reserved.

DIVISION 20. OFF-STREET PARKING

Sec. 14-331. Defined.

Off-street parking, either by means of open-air spaces or by garage spaces which meet the standards set forth in the City of Portland Technical and Design Standards and Guidelines, as hereafter amended, in addition to being a permitted use in certain zones, shall be considered as an accessory use when required or provided to serve conforming uses in any zone.

(Code 1968, § 602.14.A; Ord. No. 272-77, 5-16-77; Ord. No. 389-89, § 1, 4-3-89)

Cross reference—Definitions and rules of construction generally, § 1-2.

Sec. 14-332. Uses requiring off-street parking.

In all zones where off-street parking is required, the following minimum off-street parking requirements shall be provided and maintained in the case of new construction, alterations which increase the number of units, and changes of use:

- (1) *Residential structures:*
 - a. For new construction, two, (2) parking spaces for each dwelling unit, plus one (1) additional parking space for every six (6) units or fraction thereof.
 - b. For alterations or changes of use in existing structures, which create new or additional dwelling units in such structures, one and one-half (1½) additional parking spaces for each such unit. Existing parking spaces shall not be used to meet the parking requirements of this paragraph, unless the existing parking spaces exceed one (1) space for each dwelling unit.
- (2) *Tourist home, tourist court, motel, cabins:* One (1) parking space for each sleeping room.
- (3) *Hotels:* One (1) parking space for each four (4) guest rooms.
- (4) *Schools providing instruction for students up to and including those fifteen (15) years of age:* One (1) parking space for each room used for purposes of instruction.
- (5) *Schools providing instruction for students sixteen (16) years of age and over:* One (1) parking space for each ten (10) seats or major fraction thereof, used for purposes of instruction; if no fixed seats, one (1) parking space for each one hundred (100) square feet or major fraction thereof used for purposes of instruction.
- (6) *Hospitals:* One (1) parking space for each five hundred (500) square feet or major fraction thereof, of floor area, exclusive of cellar.
- (7) *Auditoriums, theaters, assembly halls, funeral homes:* One (1) parking space for each five (5) seats or for each one hundred (100) square feet, or major fraction thereof, of assemblage space if no fixed seats.



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

I. D. Number _____

Applicant New Portland Property Group
AKA Princeton Properties

31 JULY '96
Application Date

Applicant's Mailing Address
Van Dam & Renner

Project Name/Description
34 Dartmouth St AKA 100 Forest Park

Consultant/Agent
Brian Curley 775-0443

Address of Proposed Site
111-A-013

Applicant or Agent Daytime Telephone, Fax _____

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 Other (specify) Add parking/Move bldg

Proposed Building Square Feet or # of Units 376,872 Sq Ft Acreage of Site _____ Zoning R-6

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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Marge Schmittal

- Approved **Approved w/Conditions** listed below Denied
- Separate review required for exterior stairwork to the Blvd
 - Stairwork
 - _____
 - _____

Approval Date 10/8/96 Approval Expiration _____ date Extension to _____ date 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 | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: 34 Dartmouth St AKA 100 Forest Park



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

I. D. Number _____

Applicant New Portland Property Group
AKA Princeton Properties

31 JULY '96
Application Date

Applicant's Mailing Address
Van Dam & Renner

Project Name/Description
34 Dartmouth St AKA 100 Forest Park

Consultant/Agent
Brian Curley 775-0445

Address of Proposed Site
111-A-013

Applicant or Agent Daytime Telephone, Fax _____

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 Other (specify) Add parking/Move bldg
376,872 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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer H. J. M. C.

- Approved** **Approved w/Conditions listed below** **Denied**

1. _____
2. _____
3. _____
4. _____

Approval Date 7/31/96 Approval Expiration _____ date Extension to _____ date 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	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

Address: 34 Dartmouth St AKA 100 Forest Park



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

I. D. Number _____

Applicant New Portland Property Group
AKA Princeton Properties

Application Date 31 JULY '16

Applicant's Mailing Address Van Dam & Renner

Project Name/Description 34 Dartmouth St AKA 100 Forest Park

Consultant/Agent Brian Curley 775-0443

Address of Proposed Site 111-A-013

Applicant or Agent Daytime Telephone, Fax _____

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 Other (specify) Add parking/move bldg

Proposed Building Square Feet or # of Units 376,872 sq ft 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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer D. Audm W3

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 10/7/16 Approval Expiration _____ date Extension to _____ date 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 | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: _____



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

I. D. Number _____

Applicant New Portland Property Group
AKA Princeton Properties

31 JULY '96
Application Date

Applicant's Mailing Address
Van Dam & Renner

Project Name/Description
34 Dartmouth St AKA 100 Forest Park

Consultant/Agent
Brian Curley 775-0445

Address of Proposed Site
111-A-013

Applicant or Agent Daytime Telephone, Fax _____

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 Other (specify) Add parking/Move bldg

376,872 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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Steve Bushy

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 10/7/96 Approval Expiration _____ date Extension to _____ date 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 _____ | |
| Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| Defect Guarantee Released | _____ date _____ | _____ signature _____ | |

Address: 34 Dartmouth St AKA 100 Forest Park

TO: Deborah Andrews, Senior Planner
FROM: Steve Bushey, Acting Development Review Coordinator
DATE: October 8, 1996
RE: Forest Park Apartments

I have been contacted by Shawn Frank of Sebago Technics Inc. regarding the Forest Park Apartments project. At this time Maietta Construction has been selected as a general contractor to perform the parking lot and building improvement. In order to expedite the review process, Mr. Frank and I discussed my concerns presented in a September 18, 1996 memorandum as follows:

1. Mr. Frank stated that a preconstruction meeting had already taken place and that he and Craig Babbaige of Maietta had reviewed the project layout. The layout will essentially use the existing curb line as a baseline reference. Maietta will be responsible for the layout and Mr. Babbaige has stated that the layout data on the plan is adequate according to Mr. Frank. I am satisfied and either Jim Wendel or myself will review the field layout once construction commences.
2. Mr. Frank stated that invert data for the storm drain pipe to be installed will be obtained upon commencement of field work including excavation to determine the gas main and sewer main depth across which the storm drain will pass.
3. Mr. Frank stated that a landscape plan which was included in the submission package more clearly identified the portions of existing sidewalk which will remain. I have reviewed the landscape plan and am satisfied for my concern regarding sidewalk data.
4. Mr. Frank stated that a curb stop would be included on the proposed water main service to the new building.
5. Mr. Frank stated that Northern Utilities would be notified due to work near gas mains.

I have stated to Mr. Frank that I am satisfied with his verbal review of plan/construction issues and that I will recommend approval of the site plan permit.

If you have any questions please call this office.