

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

2010-0004
Application I. D. Number

3/2/2010
Application Date

34 Bay Street
Project Name/Description

Bay Street Realty Trust
Applicant
477 Congress Street Suite 1104, Portland, ME 04104
Applicant's Mailing Address
Tom Jewell 774-6665 571-9070
Consultant/Agent
Applicant Ph: (207) 774-6665 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

34 - 34 Bay St, Portland, Maine
Address of Proposed Site
156 B014001
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 Apt 0 Condo 0 Other (specify) _____
0

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Proposed Total Disturbed Area of the Site _____ Zoning _____

Check Review Required:

Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____ Design Review
 Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
 Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
 After the Fact - Major Stormwater Traffic Movement Housing Replacement
 After the Fact - Minor PAD Review 14-403 Streets Review Other _____

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 3/3/2010

DRC Approval Status:

Reviewer Pxl DiPierro

Approved Approved w/Conditions See Attached Denied

Approval Date _____ 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 Issue _____ 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 _____ submitted date _____ amount _____ expiration date _____
 Defect Guarantee Released _____ date _____ signature _____

MEMORANDUM

To: FILE

From: Philip DiPierro

Dept: DRC

Subject: Application ID: 2010-0004

Date: 11/15/2010

see conditions

Approval Conditions of DRC

- 1 The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.
- 2 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 3 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.
- 4 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.
- 5 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.
- 6 A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Services 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 ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 8 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 9 Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintaned daily.
- 01 Any future alteration of the drainage channel/swale, including but not limited to regrading or installation of a culvert or drain, must be reviewed and approved by the City Planning and Engineering Departments.
- 01 Disposal of brush/yard waste, fill or other materials in the drainage channel/swale is stricly prohibited under Chapters 23 and 24 of the City Ordinance.
- 01 The disturbed banking of the drainage channel/swale shall be re-vegetated and stabilized with native plants and grasses, and if possible this area should be a "no mow" zone.



FRONT ELEVATION

RIG



REAR ELEVATION

THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. PALANZA REE DESIGN INC. OR PETER PALANZA DO NOT ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ANY APPLICABLE BUILDING CODES. IT IS THE OWNER'S AND/OR THE BUILDERS RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES AND ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDER SHOULD TAKE ALL NECESSARY PRELIMINARY STEPS TO ASSURE THAT ALL APPLICABLE BUILDING CODES ARE MET.

CONTRACTOR:

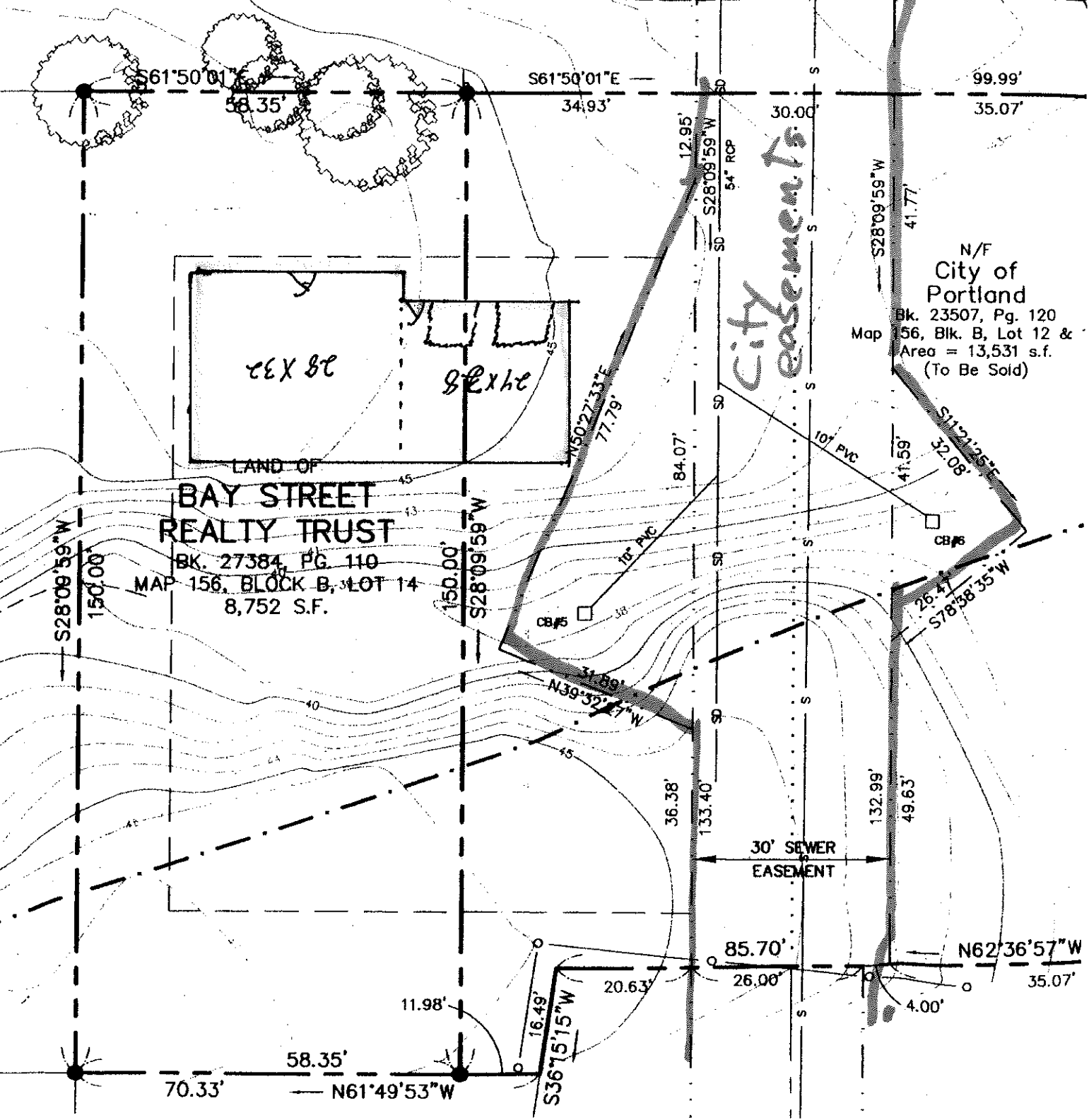
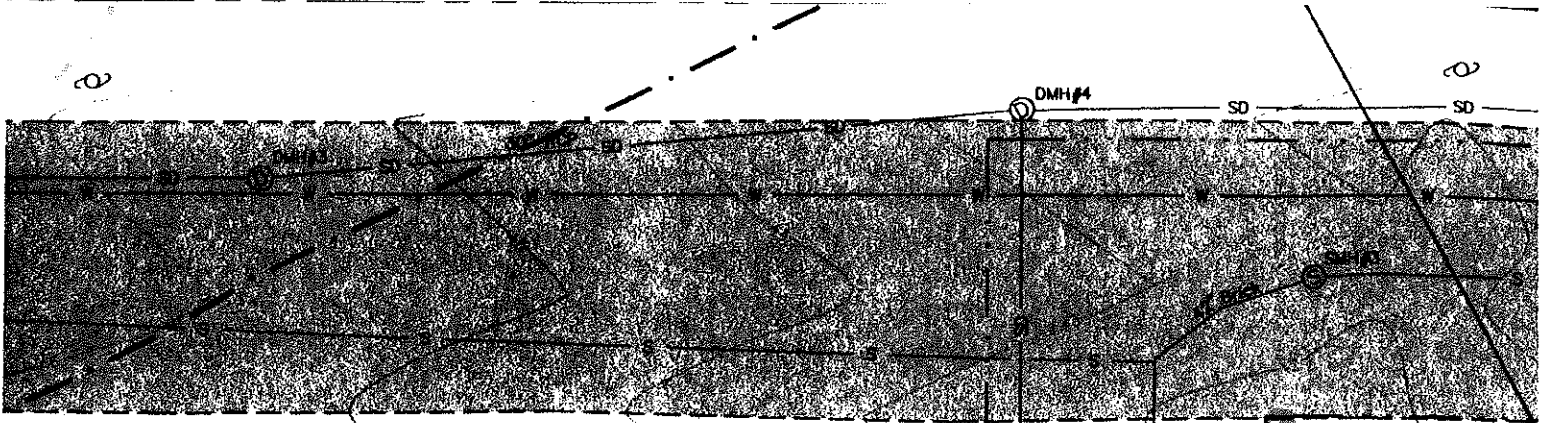
34 DAY ST.

PROJECT NAME:

BAY STREET TRUST

| REVISIONS | DATE | DESCRIPTION |
|-----------|------|-------------|
| | | |
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| | | |

DATE: November 09, 2019
 SCALE: AS NOTED
 DRAWN:
 FILE:
 SHEET 1 OF 1



Memorandum
Department of Planning and Urban Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: October 5, 2011

RE: C. of O. for # 34 Bay Street,
(Id#2010-0004) (CBL 156 B 014001)

After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a Permanent Certificate of Occupancy.**

Cc: Inspection Services Manager
File: Barbara Barhydt, Development Review Services Manager
File: Urban Insight

