

Listed below are key characters (in bold) for searching within this file.

Hold down the control key and select the “f” key. Enter either a key character from the list below or document name and select enter for a list of documents containing the search word you entered.

APL – all documents behind this target sheet pertain to the original application submitted by the Applicant.

REVIEW – all documents behind this target sheet pertain to those documents submitted to and from staff as part of the project review.

PBM1 – all documents behind this target sheet are any Planning Board memos with attachments that went to the Board.

PBR1 - all documents behind this target sheet are any Planning Board reports with attachments that went to the Board.

CC1 - all documents behind this target sheet are any City Council memos/reports that went to the City Council.

DRC1 - all documents behind this target sheet are those pertaining to the post review of the project by the Development Review Coordinator.

MISC1 - all documents behind this target sheet are those that may not be included in any of the categories above.

APL

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

2001-0149
Application I. D. Number

6/14/01
Application Date

Baxter Blvd.
Project Name/Description

Lamontagne Marc M &
Applicant
922 Baxter Blvd, Portland, ME 04103
Applicant's Mailing Address
David Lloyd
Consultant/Agent
Agent Ph: 772-6022 Agent Fax: 772-4056
Applicant or Agent Daytime Telephone, Fax

916 - 918 Baxter Blvd, Portland, Maine
Address of Proposed Site
166 D003001
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 Other (specify) _____

1760 SqFT
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 _____ Subdivision _____ Engineer Review _____ Date _____

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

OK to Issue Building Permit
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 | |

A R C H E T Y P E

Building Inspection Department
City of Portland
389 Congress Street
Portland, ME 04101

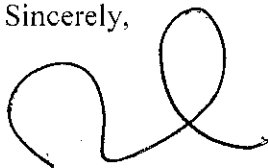
June 14, 2001

Attn: Building Inspection Department

Archetype is pleased to submit a site plan for the proposed development for Marc and Sharon Lamontagne. We are estimating a development cost of \$200,000.00. The following information is in answer to Sec 14-525 (C) of the Portland Land Use.

1. Duplex town house units as rental property.
2. Total land area of site is 14,493 sq. ft.
Total Floor area for both units, including basement is 4,080 sq. ft.
Total building ground coverage is 1,760 sq. ft.
3. Easements, none known or proposed.
4. Solid waste 2/15-gallon bags per units anticipated per week.
5. Existing city water, sewer, gas & electrical available on Randall Street, all verified with public works.
6. Surface run off to Randall St. and Baxter Blvd. footing drainage to Baxter Blvd.
7. Construction start is planed for August 2001 and finish date is scheduled for December 2001.
- ~~8. None anticipated.~~
9. Evidence of financial, see attached credit line.
10. See attached deed.
11. N/A
12. Site plan hand drawn
13. N/A

Sincerely,



David Lloyd

REVIEW



CITY OF PORTLAND

July 30, 2001

2001-149

Mr. David Lloyd
48 Union Warf
Portland, ME 04101

RE: 916-918 Baxter Blvd.
(CBL#166-D-3)

Dear Mr. Lloyd:

On July 30, 2001 the Portland Planning Authority granted minor site plan approval with the following condition(s) for the construction of a residential duplex at 916-918 Baxter Blvd.

Condition:

1. The specimen size for the proposed Lindens be increased to a caliper of 2.5"-3".

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

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

2001-0149
Application I. D. Number
06/14/2001
Application Date

Lamontagne Marc M &
Applicant
922 Baxter Blvd, Portland, ME 04103
Applicant's Mailing Address
David Lloyd
Consultant/Agent
Agent Ph: 772-6022 Agent Fax: 772-4056
Applicant or Agent Daytime Telephone, Fax

Baxter Blvd.
Project Name/Description
916 - 918 Baxter Blvd, Portland, Maine
Address of Proposed Site
166 D003001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
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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 _____ Subdivision _____ Engineer Review _____ Date _____

DRC Approval Status:

Reviewer Jay Reynolds

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date 07/31/2001 Approval Expiration 07/31/2002 Extension to _____
 Condition Compliance Jay Reynolds 07/31/2001 Additional Sheets Attached
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 _____ Conditions (See Attached) _____
date 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

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

2001-0149

Application I. D. Number

06/14/2001

Application Date

Baxter Blvd.

Project Name/Description

Lamontagne Marc M &

Applicant

922 Baxter Blvd, Portland, ME 04103

Applicant's Mailing Address

David Lloyd

Consultant/Agent

Agent Ph: 772-6022

Agent Fax: 772-4056

Applicant or Agent Daytime Telephone, Fax

916 - 918 Baxter Blvd, Portland, Maine

Address of Proposed Site

166 D003001

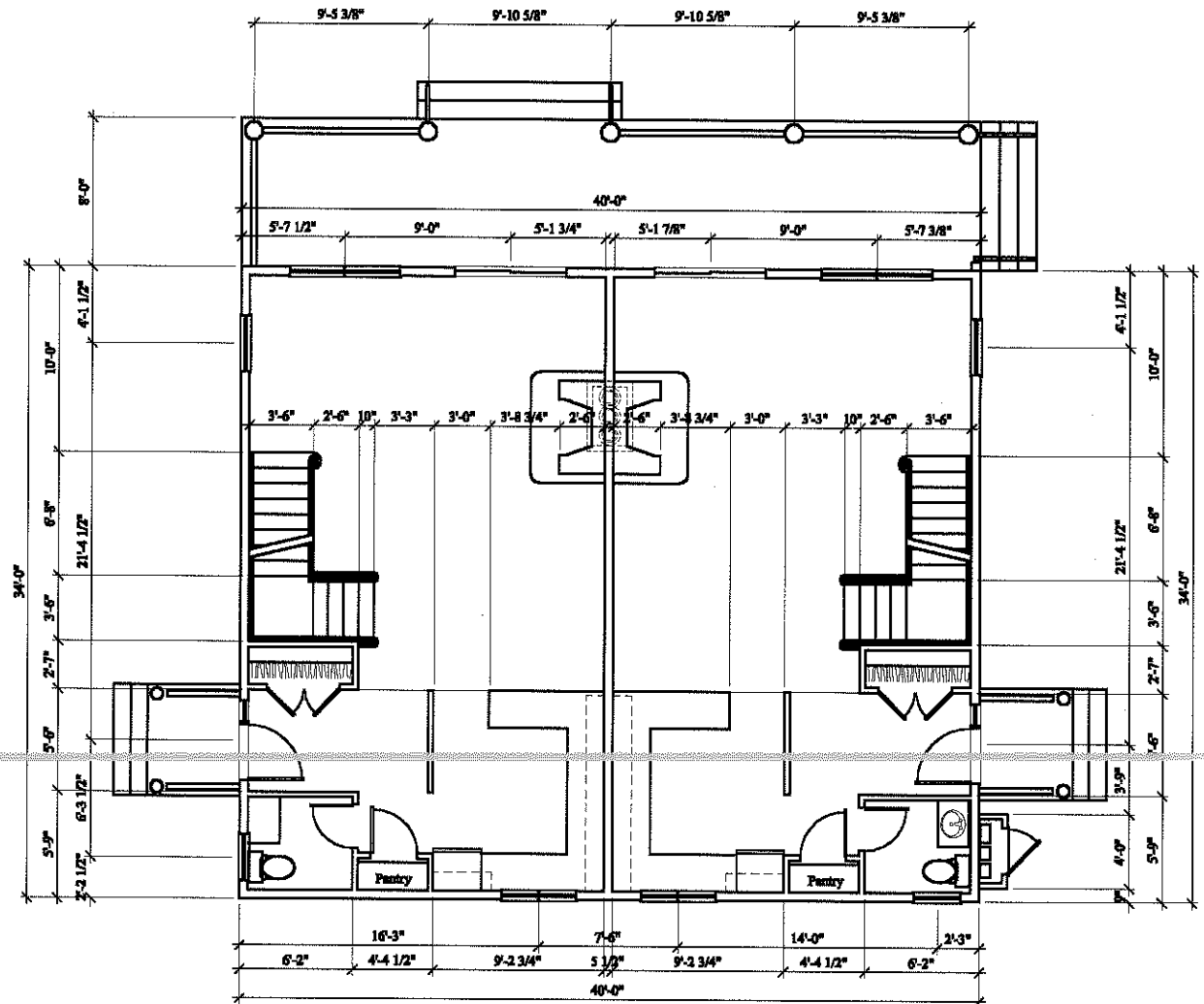
Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

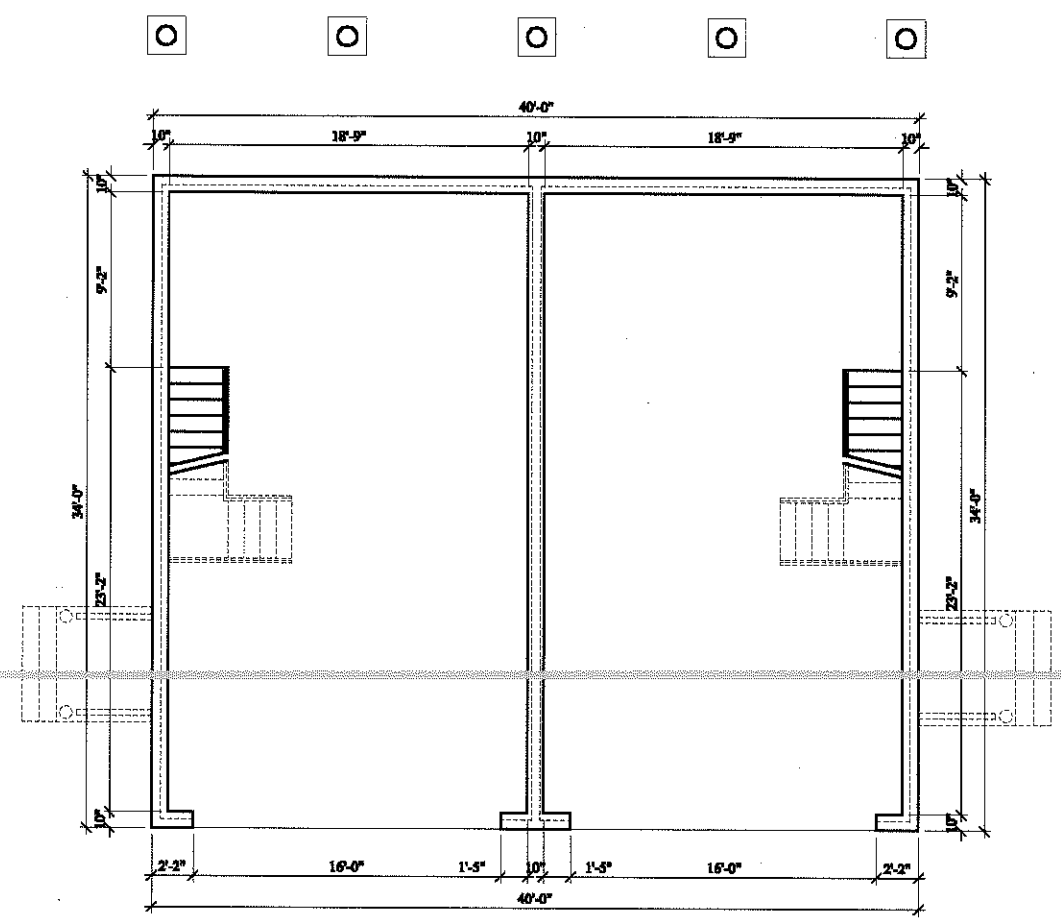
- 1 The specimen size of the Lindens will be increased to a caliper size of 2.5"-3"

Approval Conditions of DRC

- 1 APPLICANT/CONTRACTOR SHALL PERFORM GRADING ALONG WESTERLY PROPERTY LINE SO THAT NO PONDING OF WATER OCCURS AND THAT DRAINAGE DOES NOT FLOW ONTO THE NEIGHBORING PROPERTY.
- 2 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.
- 3 Two (2) City of Portland approved species and size trees PER UNIT must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 4 Your new street address is now 916-918 Baxter Blvd., the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 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.
- 6 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.
- 7 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.)
- 8 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.
- 9 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.
- 10 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.



First Floor Plan



Lower Level Plan

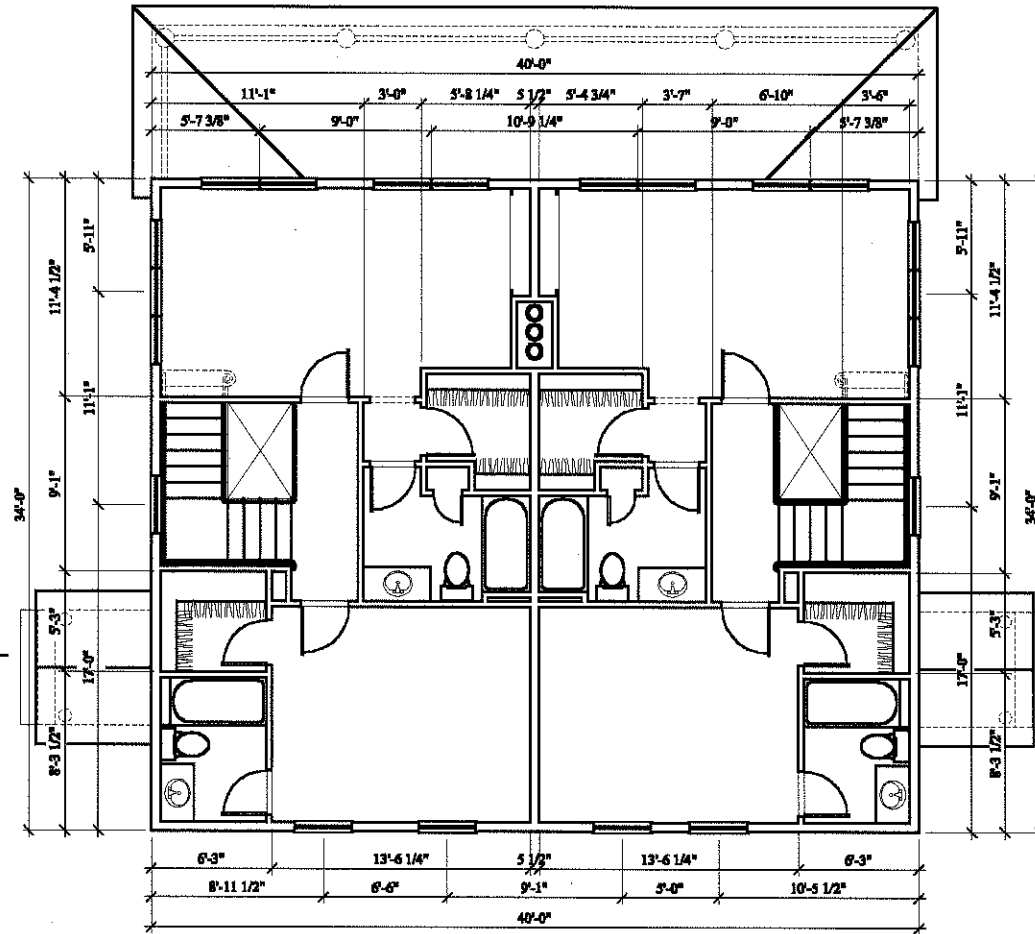
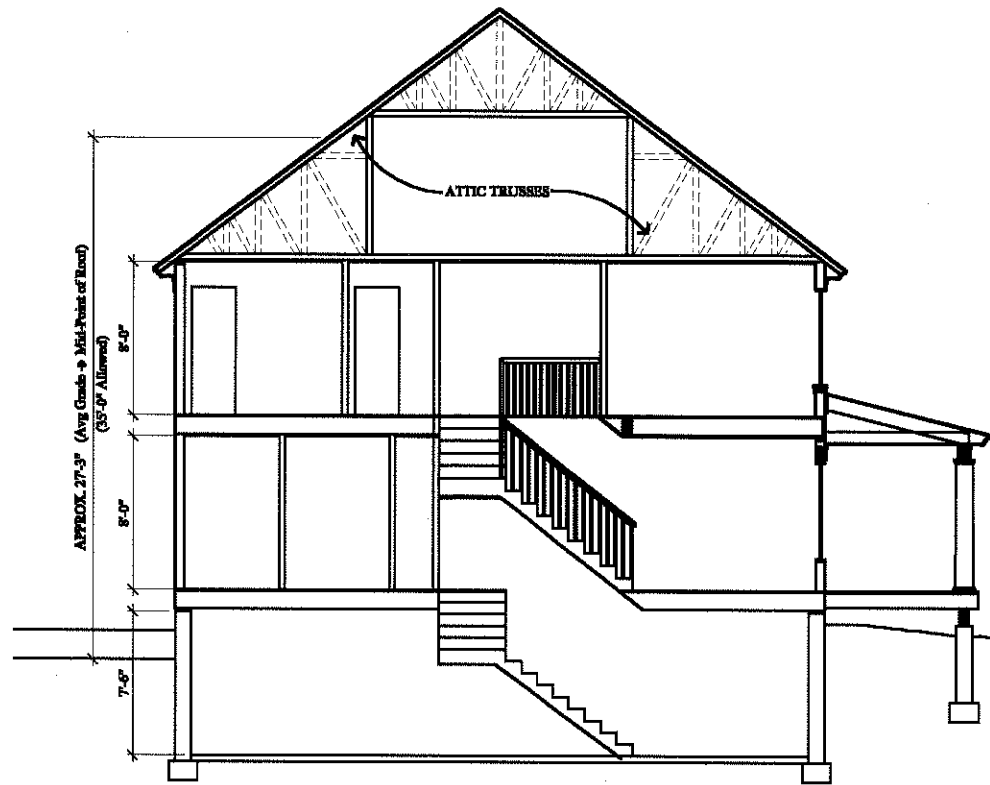
ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf, Portland, Maine 04101
(207) 772-6222 Fax (207) 772-6656

LaMontagne
U P L B X
914 to 918 Bucks Roadstead
Portland, Maine

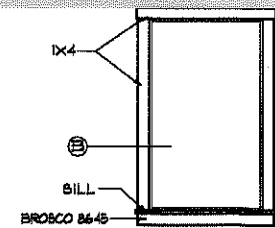
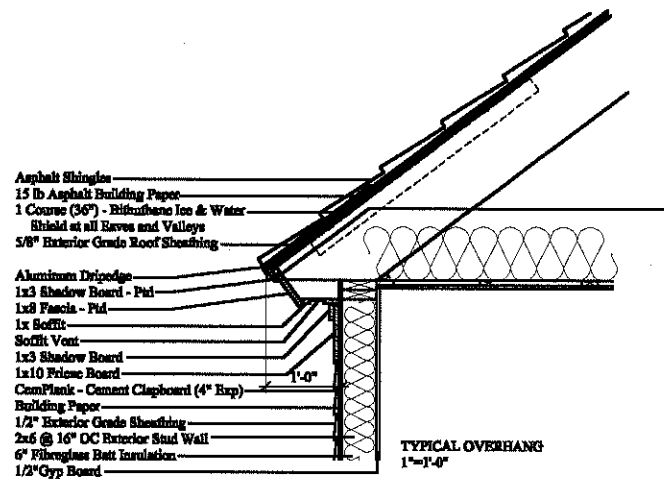
Date	June 13, 2001
Drawn By	
Revised	
Scale	1/4" = 1'-0"
Checked By	
Project	

Lower Level Plan
First Floor Plan

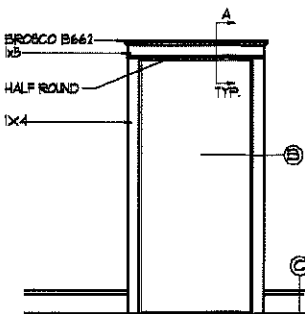
A1



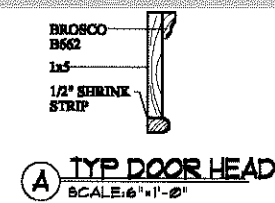
2nd Floor Plan



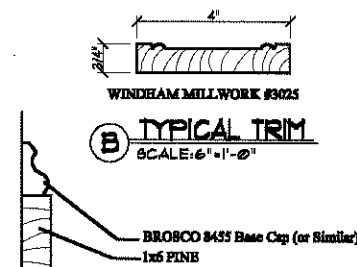
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 SCALE: 1/2" = 1'-0"



TYPICAL DOOR TRIM
 SCALE: 1/2" = 1'-0"

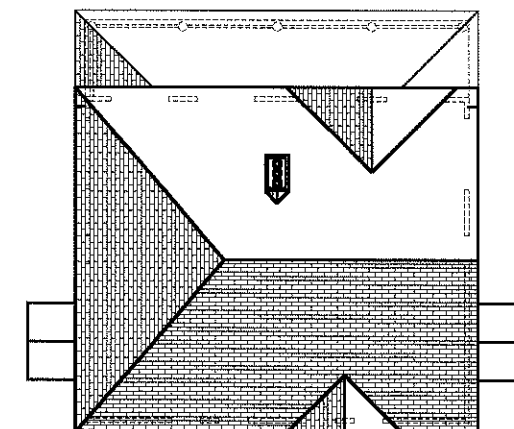


TYP DOOR HEAD
 SCALE: 1/2" = 1'-0"



TYPICAL TRIM
 SCALE: 1/2" = 1'-0"

TYP BASE Moulding
 SCALE: 1/2" = 1'-0"



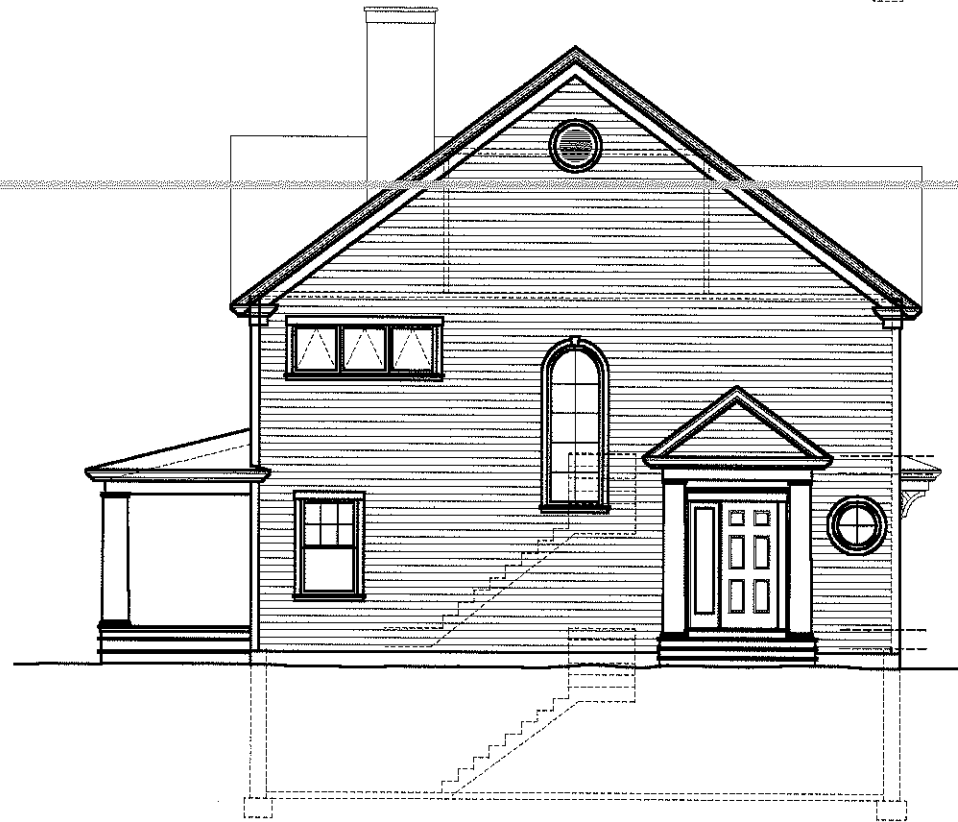
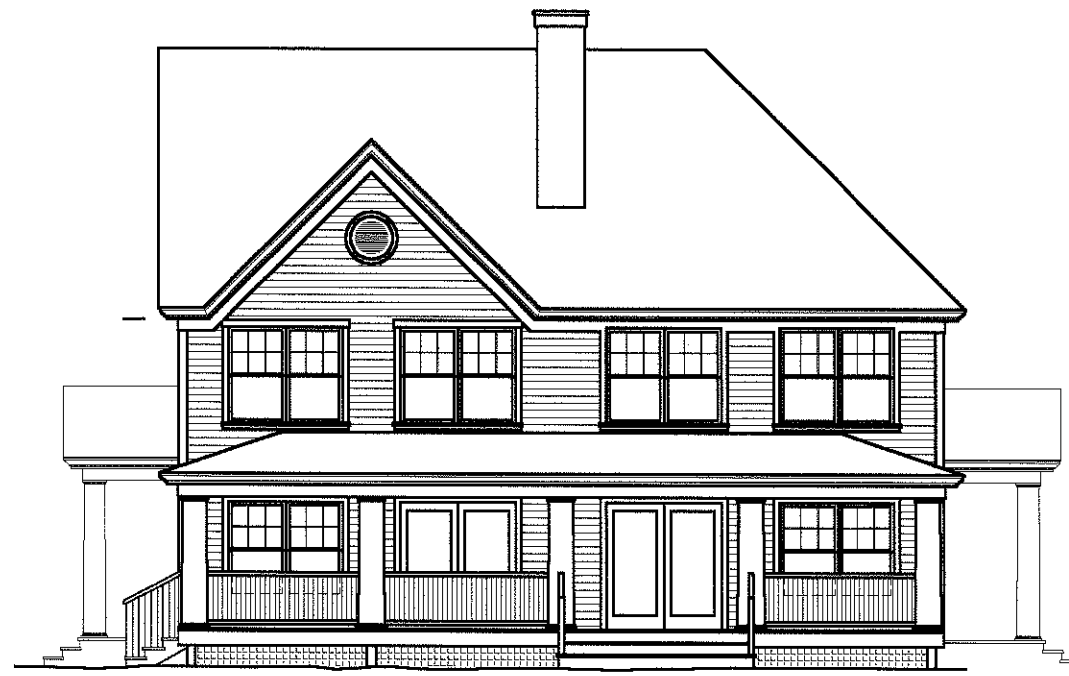
ARCHETYPE, P.A.
 ARCHITECTS
 48 Union Wharf Portland, Maine 04101
 (207) 772-6022 Fax (207) 772-4066

LaMontagne
 SUPLEX
 914 to 918 Baxter Boulevard
 Portland, Maine

Date	June 13, 2001
Drawn By	
Checked By	
Scale	1/4" = 1'-0"
Project	

Details

A2



ARCHETYPE, P.A.
ARCHITECTS

48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4036

LaMontagne
U P L E X
914 to 918 Baxter Boulevard
Portland, Maine

Project	
Scale	1/4" = 1'-0"
Drawn By	
Checked By	
Revisions	

Elevations

A3