

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

Location of Construction: 27 Yankton Ln (Lot #3)		Owner: Jandic Development		Phone:		Permit No: <b>970335</b>
Owner Address:		Lessee/Buyer's Name:		Phone:		
Contractor Name: Jandic Development		Address: 2 Yankton Ln Scarborough, ME 04105		Phone: 799-9534		Permit Issued: Zone: CBL: E-3 171-A 043
Past Use: Vacant Land		Proposed Use: 1-1am		COST OF WORK: \$ 56,000.00 PERMIT FEE: \$ 300.00		
Proposed Project Description: Construct 1-1am dwelling w/attached 2 car garage		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: Date:		Zoning Approval: 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: Mary Greuk		Date Applied For: 03 April 1997				Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied

1. This permit application does not 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 is 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

16 April 1997 - Permit Routed  
03 April 1997

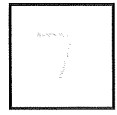
SIGNATURE OF APPLICANT Julie DeRice	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

- Historic Preservation**
- Not in District or Landmark
  - Does Not Require Review
  - Requires Review

- Action:**
- Approved
  - Approved with Conditions
  - Denied

Date: \_\_\_\_\_

CEO DISTRICT



COMMENTS

3/8/97 - Foundation Shop - Subcontract - depth - drains -  
Coatings all ok - ok to Backfill @

4/4/97 - Framing & Rough plumbing ok - ok to Close @

7/27/97 final - all ok - Note Bulkhead moved to left -  
Close to garage

Issue Temp CofD

Single Family Dwelling w/2 car garage - no deck -

Conditions as per Steve Bushey memo dated 7/22/97, Copy Attached

NOTE: Hold For Pickup By J. Deric @  
6/17/93 & Wendell letter Recd - sent E-Mail TO K. STAPLES re: WACILWBR

6/17/98 - Issue perm. CofD

Single Family Dwelling

w/attached 2 car garage - no deck

@

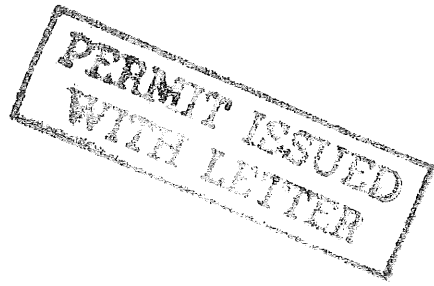
Inspection Record

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: 27 Felicia Ln (lot #3)		Owner: Jandie Development		Phone:		Permit No: 970335	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Jandie Development		Address: 2 Flintlock Ln Falmouth, ME 04105		Phone: 799-9534		Permit Issued: APR 23 1997 CITY OF PORTLAND	
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 56,000.00		PERMIT FEE: \$ 300.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Construct 1-fam dwelling w/attached 2 car garage				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
				Signature:		Date:	
Permit Taken By: Mary Gresik		Date Applied For: 03 April 1997					

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
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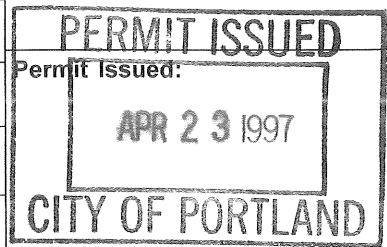
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SIGNATURE OF APPLICANT Julie DeRice ADDRESS: \_\_\_\_\_ DATE: 16 April 1997 - Permit Routed  
03 April 1997 PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_

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



Zone: R-3 CBL: 171-A 043  
 Zoning Approval: OK with conditions  
 Special Zone or Reviews:  
 Shoreland N/A  
 Wetland N/A  
 Flood Zone N/A  
 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:**

- Approved
- Approved with Conditions
- Denied

Date: 4/16/97

D. Andrus

CEO DISTRICT 7

K Carroll



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 27 Felicia Ln (Lot #3) 171-A-043

Issued to Paul & Michelle Fasulo

Date of Issue 17 June 1998

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. 970335, 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

Single Family Dwelling  
w/attached 2-car garage

Limiting Conditions:

This certificate supersedes  
certificate issued 23 July 97

Approved:

1/28/08 per R.C. *Thomas M. ...*  
-----  
(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.



**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** Kevin Carroll, Code Enforcement  
Kandi Talbot, Planner

**FROM:** Jim Wendel, Development Review Coordinator

**DATE:** June 13, 1998

**SUBJECT:** Request for Certificate of Occupancy  
27 Felicia Lane (lot 3)

On June 9, 1998 the site was reviewed for compliance with the conditions of approval dated 4/22/97 and remaining items noted in a memo dated 7/22/97 to code enforcement from the DRC.

1. Recommend that Public Works be contacted to review the condition and need to perform some maintenance on the City's pedestrian easement through this lot.

It is my opinion that all of the conditions of site plan approval have been satisfactorily completed and a **permanent certificate of occupancy could be issued** assuming code enforcement has no outstanding issues.

171-4-243



**CITY OF PORTLAND**  
Planning and Urban Development Department

**MEMORANDUM**

**TO:** Kandi Talbot, Planner

**FROM:** Steve Bushey, Development Review Coordinator *SB*  
*(SB)*

**DATE:** July 22, 1997

**RE:** Certificate of Occupancy - 27 Felicia Lane (Lot #3)

I have reviewed the 27 Felicia Lane construction and have found the following items incomplete.

- 1* • The lawn area must be fine graded and stabilized with seed and mulch or other stabilization measure.
- 1* • The common pedestrian access walkway has been slightly covered during rough grading of the front lawn. The owner should remove the material which is covering the stone walkway.
- OLL* • The planting of two trees has not been performed.
- OL* • The placement of a house number on the lot must be completed.

These items expected to be completed this week. At this time a Temporary Certificate of Occupancy is recommended until the landscaping plans are completed.

cc: P. Samuel Hoffses, Chief of Building Inspections

**From:** Kevin Carroll (Sherry Pinard)  
**To:** Katherine Staples  
**Subject:** 27 Felicia Lane (171-A-043) Lot 3

We have recently issued a permanent Certificate of Occupancy at the above referenced location.

In a field review of the property Mr. Jim Wendell of DeLuca-Hoffman has recommended that DPW be notified of the need to perform maintenance on the City's pedestrian easement through this lot.

**CC:** JEG, Kcote, Mjn

BUILDING PERMIT REPORT

DATE: 22 April 97 ADDRESS: 27 Felicia Lane

REASON FOR PERMIT: To Construct Single Family Dwelling/Garage

BUILDING OWNER: Jandie Devc

CONTRACTOR:

PERMIT APPLICANT: APPROVAL: \*1, \*2, \*5, \*6, \*7, \*8, \*9, \*10, \*11 DENIED

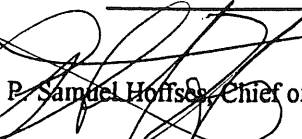
\*15, \*20, \*24, \*25, \*28

CONDITION(S) OF APPROVAL

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
X2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
X5. 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...
X6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
X7. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces...
X8. Headroom in habitable space is a minimum of 7'6".
X9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
X10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
X11. 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.
12. Each apartment shall have access to two (2) separate, remote and approved means of egress.
13. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
X15. 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, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19.
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.



16. 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.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. 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)
- X 20. 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.
21. 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".
22. 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 commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- X 24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- X 25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- X 26. Please read and implement ALL the attached require-  
ments,
- X 27. \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
28. \_\_\_\_\_
- \_\_\_\_\_

  
P. Samuel Hoffsky, Chief of Code Enforcement  
cc: Lt. McDougall, PFD  
Marge Schmuckal

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

April 22 ,1997

Jandie Development  
2 Flintlock Ln.  
Falmouth, Me. 04105

RE: 27 Felicia Lane ( lot # 3 )

Dear Sir,

Your application to construct a single family dwelling / attached garage 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

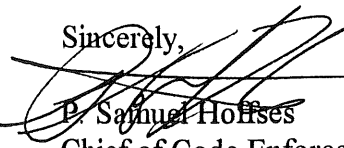
**Building Inspection:** Separate permits shall be required for future decks and or pools. M. Schmuckal

**Development Review Coordinator:** Approved with conditions ( See attached conditions ). J. Wendal

### Building Code Requirements

1. Please read and implement items 1,2,5,6,7,8,9,10, 11, 15, 20,24, 26 and 27 of the attached building permit report.

Sincerely,

  
P. Samuel Hoffses  
Chief of Code Enforcement

c: J. Wendal  
M. Schmuckal



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

I. D. Number \_\_\_\_\_

Jandie Development  
Applicant 2 Flintlock Ln Falmouth, ME 04105

03 April 1997  
Application Date

Applicant's Mailing Address  
Julie - 797-9534

Project Name/Description  
27 Felicia Lane ~~(Lot #27)~~ LOT #3

Consultant/Agent \_\_\_\_\_

Address of Proposed Site  
171-A-043

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) \_\_\_\_\_  
1,440.00 GFC 1,872 Sq Ft 9,037 Sq Ft R-3  
Proposed Building Square Feet or # of Units Acreage of Site Zoning

**Check Review Required:**

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

Fees paid: site plan 50.00 subdivision \_\_\_\_\_ 100.00 Enginner Review Fee

**Approval Status:**

Reviewer Mage Schmidt

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

- Sep. permits required for any future decks
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Approval Date 7/10/97 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: 27 Felicia Ln (Lot #3)



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

I. D. Number \_\_\_\_\_

Jandie Development  
Applicant 2 Flintlock Ln Falmouth, ME 04005

03 April 1997  
Application Date

Applicant's Mailing Address  
Julie - 797-9534

Project Name/Description  
27 Felicia Lane ~~Lot #3~~ LOT #3

Consultant/Agent \_\_\_\_\_

Address of Proposed Site  
171-A-043

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) \_\_\_\_\_  
1,440.00 GFC 1,872 Sq Ft 9,037 Sq Ft R-3  
Proposed Building Square Feet or # of Units      Acreage of Site      Zoning

**Check Review Required:**

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Site Plan (major/minor)         | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review                     | <input type="checkbox"/> 14-403 Streets Review   |
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| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance             | <input checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____             |

Fees paid: site plan 50.00 subdivision \_\_\_\_\_ 100.00 Enginner Review Fee

**Approval Status:**

Reviewer Jim Wendel

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

- \_\_\_\_\_
- SEE ATTACHED CONDITIONS
- \_\_\_\_\_
- \_\_\_\_\_

Approval Date 4/15/97      Approval Expiration 4/28      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: 27 Felicia Ln (Lot #3)

Applicant: Julia De Rice

Date: 4/18/97

Address: 27 Felicia Lane (lot #3) C-B-L: 171-A-043

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - New 1 family 24' x 36' with attached 24' x 24' garage  
No decks shown

Sewage Disposal - city

Lot Street Frontage - 50' req - 65' ~~64'~~ shown

Front Yard - 25' req - 26' req

Rear Yard - 25' req - 34' req

Side Yard - 8' req → 9' ~~shown~~  
14' req → 15' shown

Projections - bulkhead on rear

Width of Lot - 75' req - 75' # at closest

Height - 2 story + 1 story garage

Lot Area - <sup>more than</sup> 23,670 sq ft 9,037 sq ft

Lot Coverage/ Impervious Surface - 25% ~~sq~~

Area per Family - 6,500 sq ft

Off-street Parking - 2 car garage

Loading Bays - N/A

Site Plan - minor/major

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

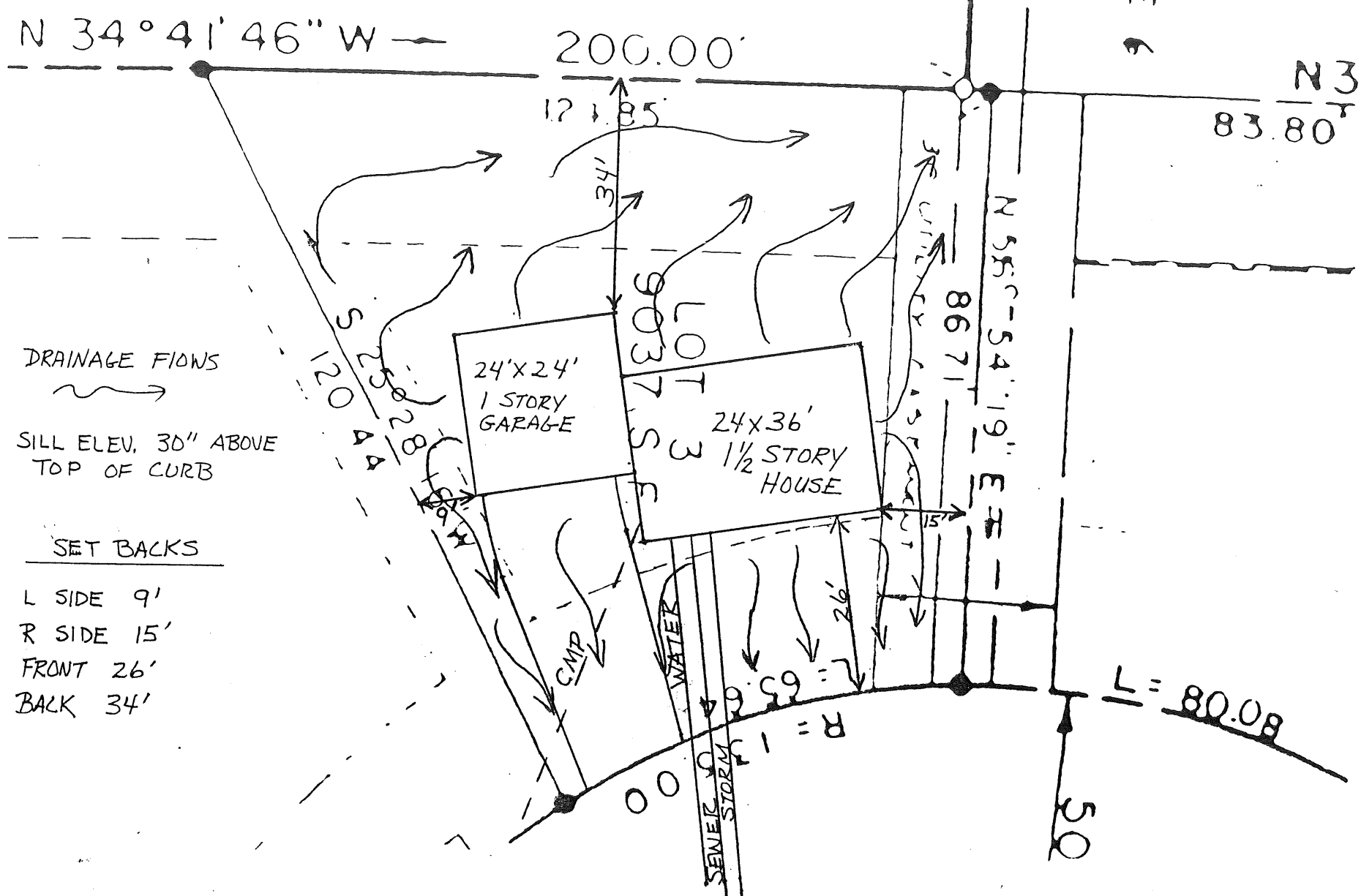
2259.25 sq ft max

24 x 36 = 864

24 x 24 = 576

---

1440 sq ft



DRAINAGE FLOWS  
 ~~~~~>

SILL ELEV. 30" ABOVE  
 TOP OF CURB

SET BACKS

L SIDE 9'  
 R SIDE 15'  
 FRONT 26'  
 BACK 34'

LOT # 3 FELICIA LANE

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

APPLICANT: LANDIE DEVELOPMENT  
 ADDRESS: 2 FLINTLOCK LANE, FALMOUTH, ME 04005  
 SITE ADDRESS/LOCATION: 27 FELICIA LANE (LOT 3)  
 DATE: 4/15/97

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 27 FELICIA LANE, 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.  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 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.  The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 13.  GRADING SHALL CONFORM TO THE APPROVAL  
SUBDIVISION PLATS

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

- 14.  ERODED SOILS SHALL BE KEPT ON-SITE.  
FELICIA LANE SHALL BE SWEEPED CLEAR OF  
TRACKED SOIL FROM VEHICLES.