

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

19990174  
I. D. Number

Kevin Michaud  
Applicant  
141 Frost Street, Portland, ME 04103  
Applicant's Mailing Address

12/23/99  
Application Date  
Pre fab. single family home  
Project Name/Description

Consultant/Agent  
774-4815  
Applicant or Agent Daytime Telephone, Fax

137 - 137 Hobart St, Portland Maine 04103  
Address of Proposed Site  
197 K-1,2,19,20 co. of Osgood  
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) **pre-built- no garage, no decks**  
**1,200** **12,016** **R-5**  
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 \$300.00 Subdivision Engineer Review Date: 12/23/99

DRC Approval Status:

Reviewer Jay Reynolds

- Approved
- Approved w/Conditions see attached
- Denied

Approval Date 1/12/01 Approval Expiration 1/12/02 Extension to  
 Condition Compliance Jay Reynolds signature 1/12/01 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

- 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 submitted date amount expiration date
- Defect Guarantee Released date signature

**CITY OF PORTLAND, MAINE  
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ADDENDUM**

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**197 K-1,2,19,20 co. of Osgood**  
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 137 Hobart Street

, 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.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

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.)

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.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), 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 drainage from the property.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

Applicant shall be responsible for the installation and maintenance of required erosion control devices.

Applicant will be required to install additional silt fence, extending silt fence along the entire southwest property line.

The applicant shall minimize and be responsible for sweeping all tracking of mud or other debris from city streets as a result of thjs project.

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~~155 Hobart St, Portland Maine 04103~~  
Address of Proposed Site *lot changed - swapped lots with FATHER*  
~~200-C-005 to 11 & #15 to 18~~ *197-K-1,2,19,20*  
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) pre-built no garage, no decks  
~~1,200~~ *changed*    40,162 *changed*    R-5  
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 \$300.00    Subdivision \_\_\_\_\_    Engineer Review \_\_\_\_\_    Date: 12/23/99

**DRC Approval Status:**

Approved     Approved w/Conditions see attached *1-12-01 R.C.*  
 Denied  
Approval Date 1/6/00    Approval Expiration 1/6/01    Extension to \_\_\_\_\_     Additional Sheets Attached  
 Condition Compliance    Gordon Smith for Steve Bushey    1/6/00  
signature    date  
*Ray Ruppel (ARC) 1-12-01*

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



**CITY OF PORTLAND, MAINE  
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Pre fab. single family home

Project Name/Description

155 Hobart St, Portland Maine 04103

Address of Proposed Site

200-C-005 to 11 & #15 to 18

Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

Application denied until all conditions listed below are met:

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 155 Hobart Street, 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.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

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.

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.)

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.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), 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 drainage from the property.

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 for all installation and maintenance of necessary erosion control measures. The applicant shall minimize and be responsible to sweep all tracking of mud onto Hobart Street.

Reasons for Denial:

1. Plot plan does not show existing and proposed grade contours.
2. Stream limits and or wetlands exist on site and a permit may be required (NRPA). Permit is not issued by city, but my MDEP.
3. \*\* This lot may require the extension of Hobart Street.
4. \*\* This lot will require a turnaround on Hobart Street.
5. Utilities = water-sewer etc. shall be shown on the plot plan.
6. Specific surface restoration and stabilization of slopes shall be shown on the plot plan. (erosion control mesh- rip rap - or retaining walls, etc.)

(\*\* The City contact for Item #3 and #4 would be Nancy Knauber. She can be reached at 874-8835.)

**Planning Conditions of Approval**

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

APPLICANT: Kevin Richard

ADDRESS: 41 Frost St. Portland, ME 04103

SITE ADDRESS/LOCATION: # 137 Hobart St.

DATE: 6-11-01

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 # 137 Hobart St., 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. 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. X 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 Applicant shall be responsible for the installation and maintenance of required erosion control devices.

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

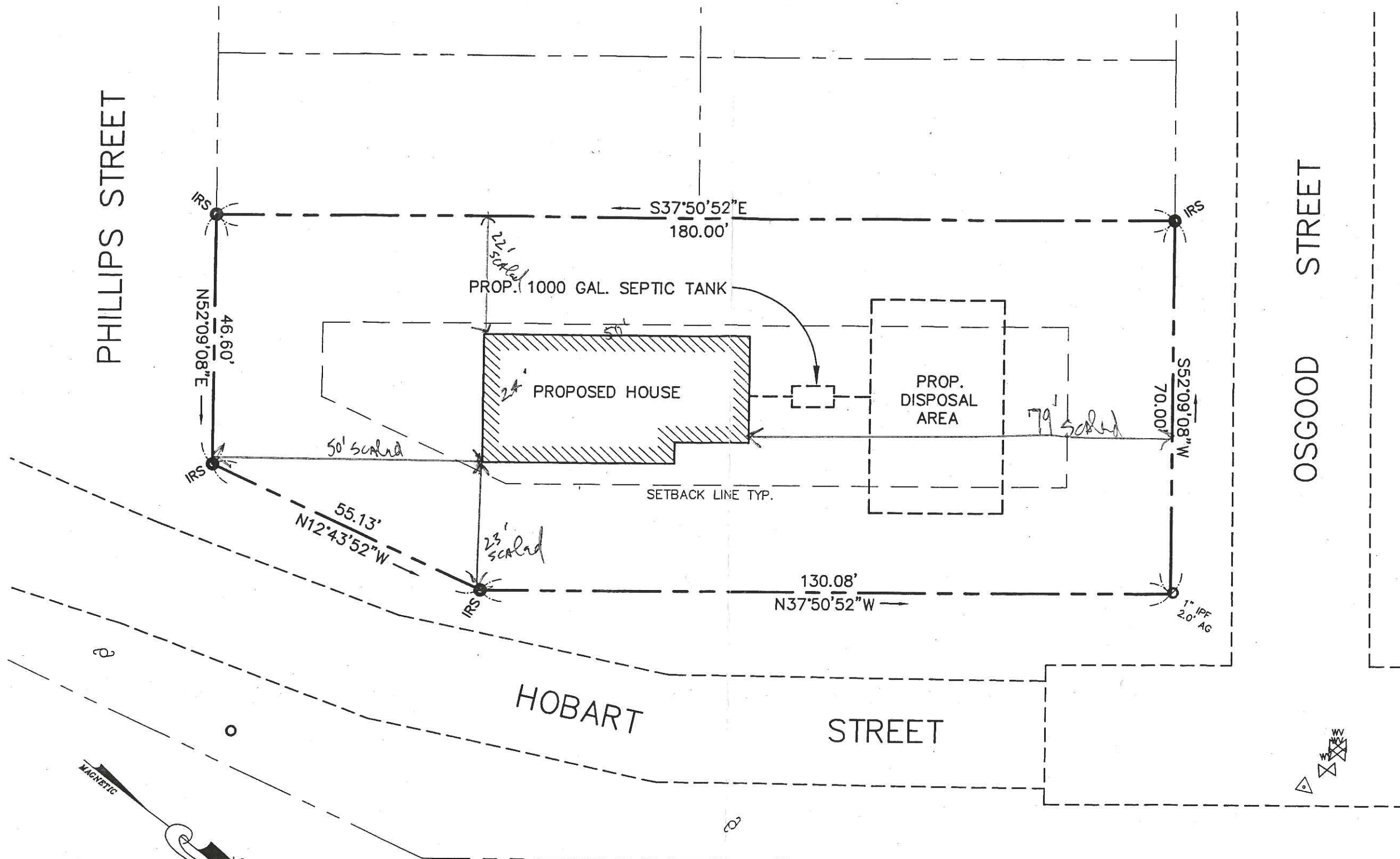
14. X Applicant will be required to install additional silt fence, extending silt fence along the entire southwest property line.

15. X The Applicant shall minimize and be responsible for sweeping all trackings of mud or other debris from city streets as a result of this project.

By Raymond, Jr

PHILLIPS STREET

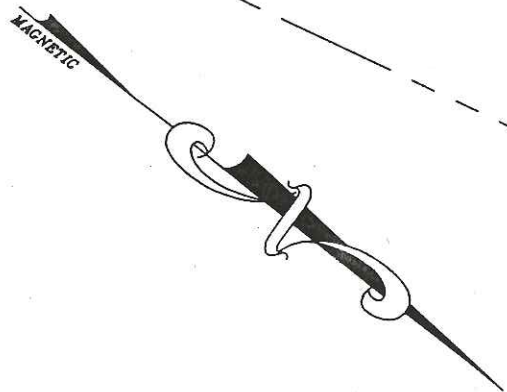
OSGOOD STREET



GRAPHIC SCALE

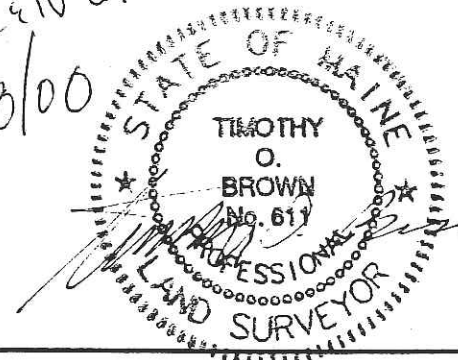


( IN FEET )  
1 inch = 20 ft.



THE SITE IS ESSENTIALLY LEVEL,  
SEE HHE 200 FORM BY JAMES  
MANCINI

Received  
10/18/00



NO.	DATE	DESCRIPTION

**BH2M**  
 Berry \* Huff \* MacDonald \* Milligan Inc.  
 ENGINEERS \* SURVEYORS \* PLANNERS  
 28 State Street, Condon, Maine 04038, (207) 839-2771

FOR  
 Kevin Michaud  
 141 Frost Street  
 Portland, Maine

**SITE PLAN**  
 HOBART STREET  
 PORTLAND, MAINE

DESIGNED T. Brown	DATE July 00
DRAWN W. Pelkey	SCALE 1" = 20'
CHECKED T. Brown	JOB. NO. 00053

SHEET NO.

REPRODUCTION OR USE OF THE DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF BH2M, IS PROHIBITED



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

APPLICANT: Kenn Richard  
 ADDRESS: 44 FOST ST PORTLAND, ME 04103  
 SITE ADDRESS/LOCATION: # 137 HOBART ST.  
 DATE: 6-11-01

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

14. X Applicant will be required to install additional silt fence, extending silt fence along the entire southwest property line.
15. X The Applicant shall minimize and be responsible for sweeping all tracking of mud or other debris from city streets as a result of this project.

by Respectable, JRC