

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

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

Hobart St, Portland Maine 04103

Address of Proposed Site

200-C-005

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

Office

Retail

Manufacturing

New Building

Building Addition

Change Of Use

Residential

Warehouse/Distribution

Parking Lot

Other (specify) pre-built

1,200

40,162

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

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

\$300.00

Subdivision _____

Engineer Review _____

Date: 12/23/99

DRC Approval Status:

Reviewer: Gordon Smith for Steve Bushey

Approved

Approved w/Conditions
see attached

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

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)

Final Inspection

_____ date

_____ signature

Certificate Of Occupancy

_____ date

Performance Guarantee Released

_____ date

_____ signature

Defect Guarantee Submitted

_____ submitted date

_____ amount

_____ expiration date

Defect Guarantee Released

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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ADDENDUM**

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Application Date

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Hobart St, Portland Maine 04103

Address of Proposed Site

200-C-005

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 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.

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 Michaud
 ADDRESS: 141 Frost Street Portland Maine 04103
 SITE ADDRESS/LOCATION: 155 Hobart Street
 DATE: 1-4-2000

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 155 Hobart Street, 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. H H E 200
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. 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.

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

Reasons for denial

- 1.) plot plan Does not show Existing & Proposed grade contours
- 2.) Stream limits & or wet lands exist on site AND a permit may be required (NRPA). permit is not issued by city, but by MDEP.
- * 3.) This lot may require the extension of Hobart Street
- * 4.) This lot will require A TURN around on Hobart Street.
- 5.) Utilities = water-sewer etc. shall be shown on plot plan
- 6.) Specific Surface Restoration & Stabilization of Slopes shall be shown on the plot plan. (erosion control mesh - Rip-Rap - or Retaining walls etc.)

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* The City Contact for Item # 3 & # 4 would be Nancy Knauber
She can be reached at 874-8835.