CITY OF PORTLAND MAINE

	CITY	OF PORTLAND, MAINE	20000213
		MENT REVIEW APPLICATION	I. D. Number
	PLANNING DE	PARTMENT PROCESSING FORM	
		D.R.C. Copy	
Michael A. Diphilippo			11/1/56
Applicant			Application Date
412 woodford Street, Portland, ME			21 Tide Mill Road
Applicant's Mailing Address			Project Name/Description
Michael A. Diphilippo		21 - 21 Tide Mill Rd, Portla	nd
Consultant/Agent		Address of Proposed Site	
828-3703		212 A046	
Applicant or Agent Daytime Telephone,	Fax	Assessor's Reference: Chart-	-Block-Lot
Proposed Development (check all that a	pply): 🗹 New Building	Building Addition Change Of	Use 🗹 Residential
☐ Office ☐ Retail ☐ Manufi	acturing 🔲 Warehouse/D		her (specify) new single family
3,100		,573	R2
Proposed Building square Feet or # of U	Inits Ac	creage of Site	Zoning
Charle Basilese Bassiles de			
Check Review Required:	_		
Site Plan	Subdivision	☐ PAD Review	☐ 14-403 Streets Review
(major/minor)	# of lots		
☐ Flood Hazard	☐ Shoreland	: HistoricPreservation	DEP Local Certification
Zoning Conditional	Zoning Variance		Other new single famil
Use (ZBA/PB)	•		
Fees Paid: Site Plan \$30	0.00 Subdivision	Engineer Review	Date: 11/27/00
DRC Approval Status:		Reviewer Chris Earle/Steve B	ushey
☐ Approved	Approved w/Condition	ns Denied	
	see attached		
Approval Date 11/20/00	Approval Expiration	11/29/01 Extension to	Additional Sheets
	_		Attached
✓ Condition Compliance Chris	Earle/Steve Bushey	11/29/00	
	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

date

date

date

date

submitted date

date

Conditions (See Attached)

signature

signature

amount

signature

expiration date

expiration date

☐ Temporary Certificate Of Occupancy

Performance Guarantee Released

Defect Guarantee Submitted

Defect Guarantee Released

☐ Final Inspection

☐ Certificate Of Occupancy

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

2	00	00213						
Ŧ	ח	Number		 	 	 		

Michael A. Diphilippo	11/1/56
Applicant	Application Date
412 woodford Street, Portland, ME	21 Tide Mill Road
Applicant's Mailing Address	Project Name/Description
Michael A. Diphilippo	21 - 21 Tide Mill Rd, Portland
Consultant/Agent	Address of Proposed Site
828-3703	212 A046
Applicant or Agent Daytime Telephone, Fax	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 repaire	d 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 pla	Inted on your street frontage prior to
issuance of a Certificate of Occupancy.	
Your new street address is now 21 Tide Mill Rd.	
, the number must be displayed on the street frontage of your house price	or to issuance of a Certificate of Occupancy.
The Development Review Coordinator (874-8300 ext.8722) must be a	notified five (5) working days
prior to date required for final site inspection. Please make allowances for	or completion of site plan requirements
determined to be incomplete or defective during the inspection. This is e	essential as all site plan requirements must
be completed and approved by the Development Review Coordinator pri	or to issuance of a Certificate of
Occupancy. Please schedule any property closing with these requireme	ents in mind.
Show all utility connections: water, sanitary, sewer, storm drain, electrons	ric, telephone, cable.
A sewer permit is required for you project. Please contact Carol Merr	ritt 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 Ca	arol Merritt ay 874-8300, ext. 8828.
(Only excavators licensed by the City of Portland are eligible.)	
As-built record information for sewer and stormwater service connect	rions must be submitted to Public Works
Engineering Section (55 Portland Street) and approved prior to issuance	e of a Certificate of Occupancy.
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.	
The site contractor shall establish finish grades at the foundation, bul	khead and basement windows to be in
conformance with the first floor elevation (FFE) and sill elevation (SE) so	et 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	ng, existing and proposed contours,
drainage patterns and paths, drainage swales, grades at or near abutting	g property lines, erosion control devices
and locations and outlets for drainage from the property.	
The Development Review Coordinator reserves the right to require ad	Iditional lot grading or other drainage
improvements as necessary due to field conditions.	
Applicant shall install and maintain erosion control devices.	
Applicant shall be responsible to cleanup any mud or debris tracked	onto city streets as
result of this project.	

Planning Conditions of Approval

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

2()00	10213		
l.	D.	Number		

		D.R.G. Copy	44(4)50	
Michael A. Diphilippo			11/1/56	
Applicant			tion Date • Mill Road <i>Lot</i> 17	
412 woodford Street, Portland, ME		2 <i>1</i>	· 	
Applicant's Mailing Address		*	Project Iill Rd, Portland	Name/Description
Michael A. Diphilippo	· · · · · · · · · · · · · · · · · · ·	Address of Pro		
Consultant/Agent	•	212 A046	JOSEG OILE	
828-3703 Applicant or Agent Daytime Telephone	Eav .		erence: Chart-Block-Lot	
	_			.
Proposed Development (check all that		·	☐ Change Of Use	
☐ Office ☐ Retail ☐ Manu	facturing Li Warehou	se/Distribution	Other (specify	<u> </u>
3,100		19,573		R2 Zoning
Proposed Building square Feet or # of	Units	Acreage of Site		Zoning
Check Review Required:				
☑ Site Plan	☐ Subdivision	☐ PAD Revie	w .	☐ 14-403 Streets Review
_ (major/minor)	# of lots	•		
_	П от	☐ HistoricPre		DEP Local Certification
☐ Flood Hazard	☐ Shoreland	mistorichie who has a martine days the	Servation	
☐ Zening Conditional	☐ Zoning Variance	ed o siste de la Compaño de La America de la Servició de la Compaño de la Compaño de la Compaño de la Compaño Compaño de la Compaño de l		Other new single famil
Use (ZBA/PB)	نها کامتی چون ادامان ورادسخ	LUFE AR TRANSPORTER	•	
Fees Paid: Site Plan \$3	800.00 Subdivision	Engineer Review		Date: 11/27/00
reas raid. Otter rain		2131100		
DRC Approval Status:		Reviewer	mis Tenle	reviewed by
	Approved w/Cond	litione	☐ Denied	Steve Bushey
☐ Approved	see attached	inons .	— Dellieu	9,,
	see allacried			
Approval Date ///29/00	Approval Expiration	Extension	to	Additional Sheets
☐ Condition Compliance		Asi, tel		Attached
	signature	date		·
	ecos (3 4 1932)	rg — Jan Bring, kuristaj		
Performance Guarantee	□ Required*	☐ Not Requi	ired	
* No building permit may be issued un	· ·		pelow	
☐ Performance Guarantee Accepted	, e de sain s er li digital i juri bere L			
	date		amount	expiration date
Inspection Fee Paid	1. Office (#12)			
mapeodott ree raid	date		amount	•
	- 1 de 1 de 1	11 -0.26		
☐ Building Permit		<u>·</u>		
•	317. Vi "date			
☐ Performance Guarantee Reduced			•	
•	date	Engine di rema	sining balance	signature
Ti-	12.25 C. 127 O. 127 C.	Conditions	(Con Attached)	
Temporary Certificate Of Occupa			(See Attacried)	expiration date
	date Tuas comunication <i>1</i> 90 tan	•	\$	expiration date
☐ Final Inspection	198 MT 1 11 1 CHART	· · · · · · · · · · · · · · · · · · ·		
	date		signature	·
☐ Certificate Of Occupancy	eropais not be litalish	F§13.7.2		
	date			
☐ Performance Guarantee Release	d			
	date	•	signature	
☐ Defect Guarantee Submitted	Year and the content of the cont			
T	submitted	i date	amount	expiration date
☐ Defect Guarantee Released	date		signature	

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

APPLICANT:	Michael A. Diphilippo
ADDRESS:	112 Wasdford St Partland, Me
SITE ADDRES	S/LOCATION: 21 T. GP M. 11 Rd
DATE:	11/29/00
only and does n	Development Review Coordinator is for General Conformance with ordinances and standards not relieve the applicant, his contractors or agents from the responsibility to provide a shed site, including but not limited to: increasing or concentrating of all surface runoff onto wastream properties, issues regarding vehicle sight distance, location of public utilities and vations.
CONDIT	IONS 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 2/1/de/M// Relation 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. <u>Please</u> 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. <u>Please</u> schedule any property closing with these requirements in mind.
5. <u>X</u>	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. 🗶	Applicant shall install and maintain
cc: Kath	erine Staples, P.E., City Engineer
142	Applicant shall be responsible to
/ 	plean up any mud or debuis
	tracked onto City Streets as
·.	nesult of this project.

TO:

Inspections

FROM:

Jay Reynolds, Development Review Coordinator

DATE:

September 21, 2001

RE:

C. of O. for #21 Tide Mill Road;

lead cbl (212A046); Id# (2000-0213)

After visiting # 21 Tide Mill Road, I have the following comments:

All site work complete.

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

Please contact me if you have any questions or comments. Thank You.

Cc:

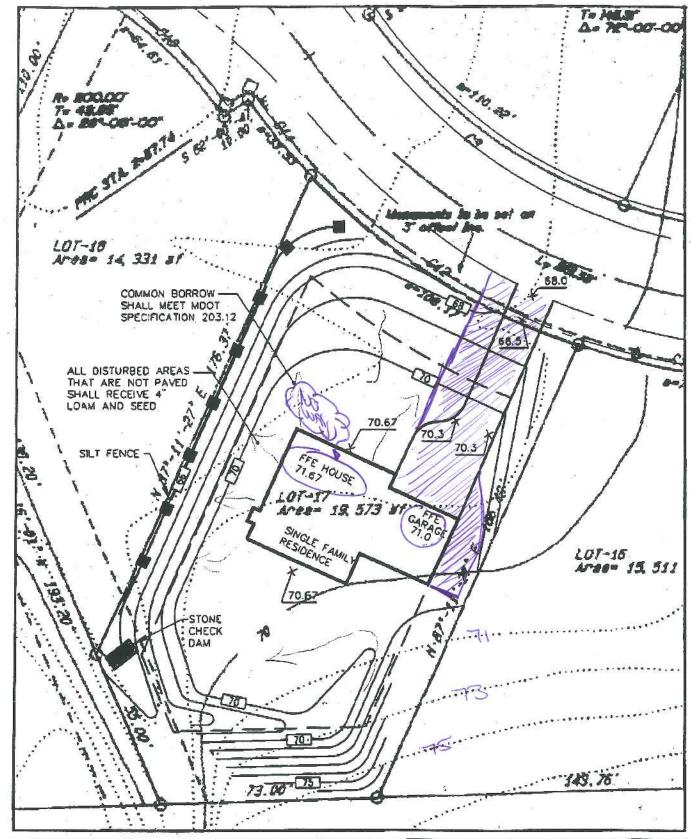
Sarah Hopkins, Development Review Services Manager

Mike Nugent, Inspection Services Manager

file

File:

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Design:	DER	Date.	OCT 2000
Drolly	POS	Job No:	274
Checaed:	DEA	Scale:	1" = 30"

Gorrill-Patmer Consulting Engineers, Inc. Traffic and Civil Engineering Services PO Bee 1237, 26 Main Street Gray. ME 04039 207-657-6910 Grading & Drainage — Lot 17
Project:

TIDE MILL ROAD, PORTLAND

3

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

APPLICANT:_	Michael H. Diphilippo
ADDRESS:	112 Wardford St Portland, Me
	S/LOCATION: 21 T. de M. 11 Rd
•	11/29/00
DATE:	
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