



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

I. D. Number _____

John Dunn
Applicant

November 14, 1996
Application Date

154 Lamb St., Westbrook 04092
Applicant's Mailing Address

Lot 10 Hillcrest Ave
Project Name/Description

856-6617
Consultant/Agent

28 Hillcrest Ave
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

260-G-10
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) _____

2,288 sq ft Proposed Building Square Feet or # of Units 15,124 sq ft 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: \$50.00 site plan _____ subdivision _____

Approval Status:

Reviewer JIM WENDEL

- Approved Approved w/Conditions listed below Denied

1. SEE ATTACHED CONDITIONS OF APPROVAL

2. _____

3. _____

4. _____

Approval Date 11/26/96 Approval Expiration 11/97 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: Lot #10 Hillcrest Avenue

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

APPLICANT: JOHN DUNN
 ADDRESS: 154 LAMB ST. WESTBROOK 04092
 SITE ADDRESS/LOCATION: HILLCREST AVE
 DATE: 11/26/96

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 HILLCREST AVE, 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.)

CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.



DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

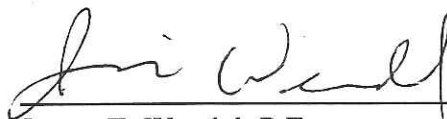
DATE: May 9, 1997

RE: Request for Certificate of Occupancy
28 Hillcrest Ave (lot 10)

On May 8, 1997 I reviewed the site for compliance with the conditions of approval dated 11/26/96; my comments are:

1. Final grading and stabilization of the lot is required; no erosion control measures were seen on the lot.

It is my opinion that no type of certificate of occupancy should be issued until the disturbed area in the back yard is stabilized with a heavy application of mulch.


James T. Wendel, P.E.

c: Kandi Talbot, Planning Department
Katherine Staples, P.E. City Engineer

JN1350.1028hilert

FACSIMILE COVER SHEET

TO: Amy Powers
COMPANY: Portland
PHONE: _____
FAX: 874-8716
FROM: Jim Wendel

COMPANY: DeLUCA-HOFFMAN ASSOCIATES, INC.
PHONE: 207/775-1121
FAX: 207/879-0896

DATE: 5/14/97

PAGES INCLUDING THIS COVER SHEET: 1

COMMENTS: RE: 28 Hillcrest

THE BUILDER HAS INSTALLED SILT
FENCES AS AGREED TO. A TEMPORARY
C.O. COULD BE ISSUED IF YOU
WISH.
Jim W



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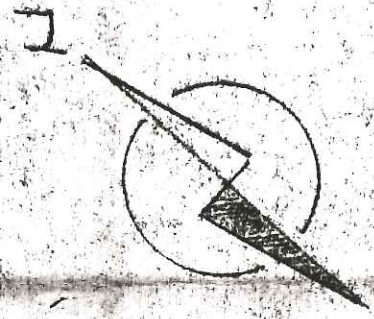
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A handwritten signature in cursive script, appearing to read 'Jim Wendel', written over a horizontal line.

James T. Wendel, P.E.

c: Kandi Talbot, Planning Department
Katherine Staples, P.E. City Engineer

JN1350.1028hilert



HILLCREST AVE.
E. ST.



Note: TOP OF SILL = 101.72'
 Does not show
 The exterior DIM
 of wall not exte
 NYE MARELLI
 THAM
 SU

NYE MARELLI

SCALE: 1" = 20'
PLOT PLAN