

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: December 19, 2007

RE: C. of O. for #80 Hicks Street,
(Id#2007-0108)(CBL 294 C 057001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Final Grading,
2. Paving,
3. Loam and seed,
4. Landscaping/Street Trees,

I anticipate this work can be completed by **June 1, 2008**.

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

Cc: Barbara Barhydt, Development Review Services Manager
Jeanie Bourke, Inspection Services Manager
File: Urban Insight



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Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

August 15, 2007

Jim Wolfe
W&C LLC
P.O. Box 10127
Portland, Maine 04104

RE: Single family home- Nickerson Street
Application #2007-0107
CBL: 297 D008001

Single family home- Hicks Street
Application #2007-0108
CBL: 294 C057001

Dear Jim:

Your applications for two single family homes in the vicinity of Beaumont, Hicks and Nickerson Streets has been approved with the following conditions:

1. You must submit a copy of the signed and recorded drainage easement description, with book and page numbers, within thirty days of issuance of any building permits.
2. You must submit a revised boundary survey to the Planning Division with the following revisions within thirty days of issuance of any building permits:

The drainage easements identified on the boundary survey as "proposed drainage easements" shall be re-labeled as CITY OF PORTLAND DRAINAGE EASEMENTS with reference to the book and page numbers of the drainage easements recorded at the Cumberland County Registry of Deeds.

- Once this boundary survey has been approved, it must then be registered at the Cumberland County Registry of Deeds. 4 copies of the registered boundary survey, including 1 mylar, shall be delivered to the Planning Division.
3. Once the land transaction for both properties has taken place, you must submit a copy of the deed for each property. This shall occur within thirty days of issuance of building permits
4. You must submit a copy of the signed and registered Quitclaim Deed for Nickerson Street with book and page number within thirty days of issuance of building permits.

5. You must have the limits of development on both properties staked prior to construction. Phil DePierro, City of Portland Development Review Coordinator, must approve these staked limits.

The approval is based on the submitted site plans. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. If you have any questions, please do not hesitate to contact me at 874-8901 or by email at mpc@portlandmaine.gov.

Sincerely,



Molly Casto
Planner

CC: Barbara Barhydt, Development Review Services Coordinator
Phil DiPierro, Development Review Coordinator
Inspections Division