

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

DRC Copy

2002-0226

Application I. D. Number

10/11/2002

Application Date

4 King Street FILL PERMIT

Project Name/Description

Sheryl C. Plummer
Applicant
10 Derby Road, Portland, ME 04103
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 828-6711 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

4 - 4 King St, Portland, Maine
Address of Proposed Site
297 G009001
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) Fill Permit

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 \$50.00 Subdivision _____ Engineer Review _____ Date 10/18/2002

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration 10/25/2002 Extension to _____ 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

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issue _____ 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 _____

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

October 25, 2002

Mrs. Cheryl C. Plummer
10 Derby Road
Portland, ME 04103

RE: 4 King Street: Fill Permit Application
(#2002-0226) (CBL 297G009)

Dear Mrs. Plummer,

The City has received and reviewed your submission for the fill permit at 4 King Street.
The City is denying the permit application at this time for the following reasons:

1. Glass is not an allowable fill material.
2. The block wall/patio is proposed to be very close to the rear boundary line of the property. After a site visit, it was unclear as to where the property line is. It was also unclear if the clearing limits, as shown on the sketch plan, is shown accurately. For these reasons, a boundary survey would be required as part of this application.
3. Time of Year. The City of Portland does not allow filling to occur during the winter months.

At this time, I would recommend re-applying in late winter/early spring with an alternate fill type and the necessary survey information.

Sincerely,

Jay Reynolds
Development Review Coordinator

CC: Sarah Hopkins, Development Review Program Manager
Marge Schmuckal, Zoning Administrator
Penny Littell, Associate Corporation Counsel
Alexander Jaegerman, Planning Division Director
File

File: O:\plan\drc\4king1.doc

MEMO

TO: Jay Reynolds, Development Review
Coordinator
FROM: S.C. Plummer
RE: 4 King St.: Fill Permit Application
DATE: 10/27/02

Thank you for your October 25, 2002 letter.

Although disappointed with your denial, the reasons listed are understandable.

Because of the substantial renovation funds to be expended on this property in the next two months or so we need to pursue the fill at this time. The patio area is an integral part of the renovation of the whole, we cannot leave the permit to chance.

Attached please find a better defined plot plan of the rear yard of 4 King St. The iron pins that were previously installed the major trees have been located along with the undisturbed wooded area and some grassed area.

The patio area has been reshaped slightly.

Along the rear property line a string has been installed between irons so one can see clearly the property line. Previously the assumption was made that if there needed to be a site visit it would be jointly held allowing us to explain the site.

In response to the denial list, the following is offered:

1. Sandy clean fill will be used
2. a. The rear line pins are now visible.
b. The rear property line is now clearly located with string.
c. No clearing of the wooded area was intended and that remains the same at this time
d. The iron posts had been previously installed, they are now visible.
3. As explained above it is important to the project that the permit be issued now. It is understood that the sand fill cannot be installed until Spring.

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

October 31, 2002

Mrs. Cheryl C. Plummer
10 Derby Road
Portland, ME 04103

RE: 4 King Street: Fill Permit Application
(#2002-0226) (CBL 297G009)

Dear Mrs. Plummer,

On October 31, 2002, the Portland Planning Authority granted approval for a fill permit at 4 King Street. Attached are the conditions of approval for this fill permit:


1. **Fill cannot commence until April 1, 2003, unless agreed upon by the Portland Planning Authority.**
2. **The City shall be notified upon the start of filling.**
3. **The expiration date of this approval is September 1, 2003.**

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. Please note the following provisions and requirements for all site plan approvals:

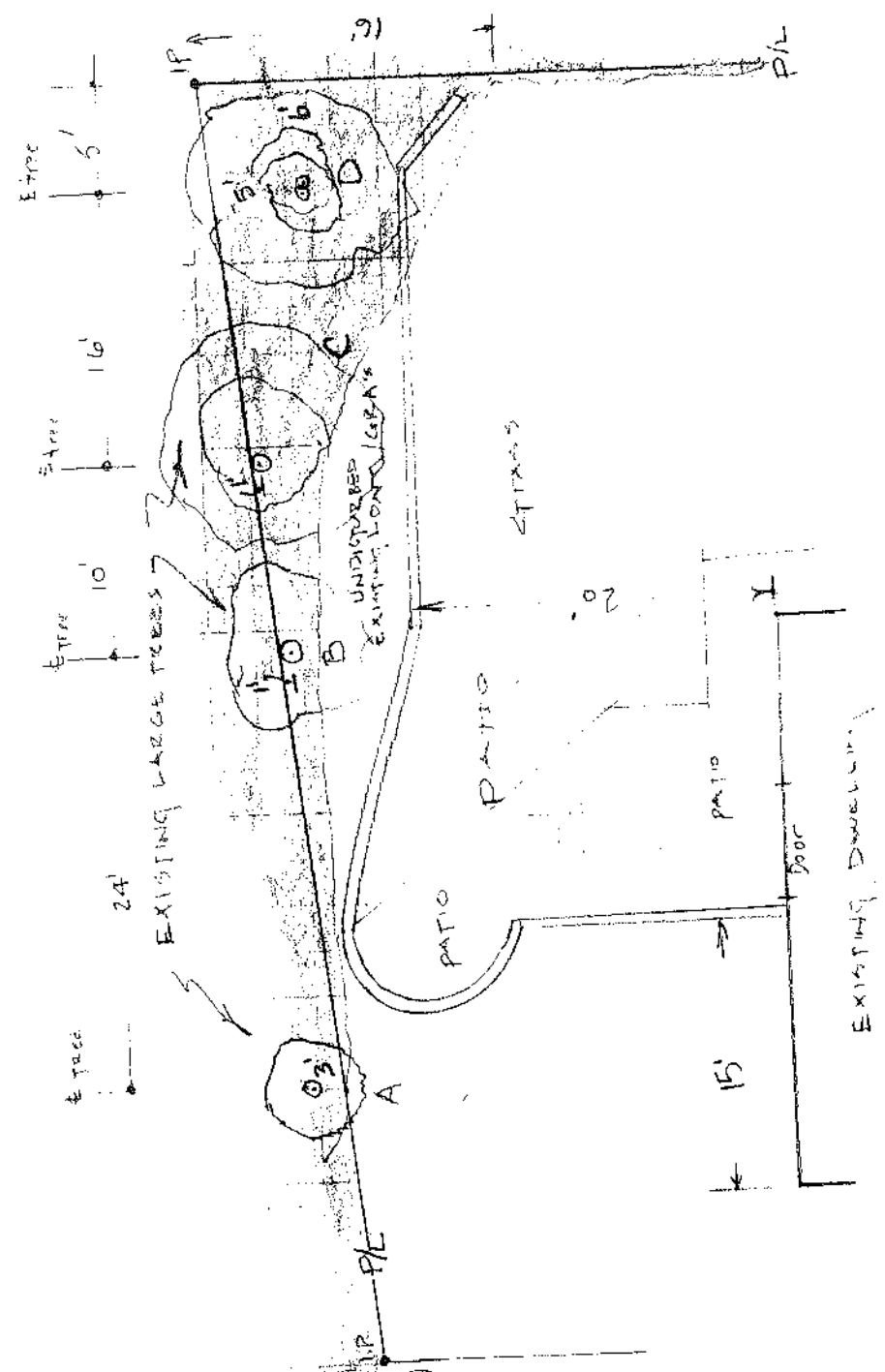
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.


If there are any questions, please contact the Planning Staff.

Sincerely,


Alexander Jaegerman
Planning Division Director

cc: Inspections Department
Sarah Hopkins, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Jay Reynolds, Development Review Coordinator
Approval Letter File

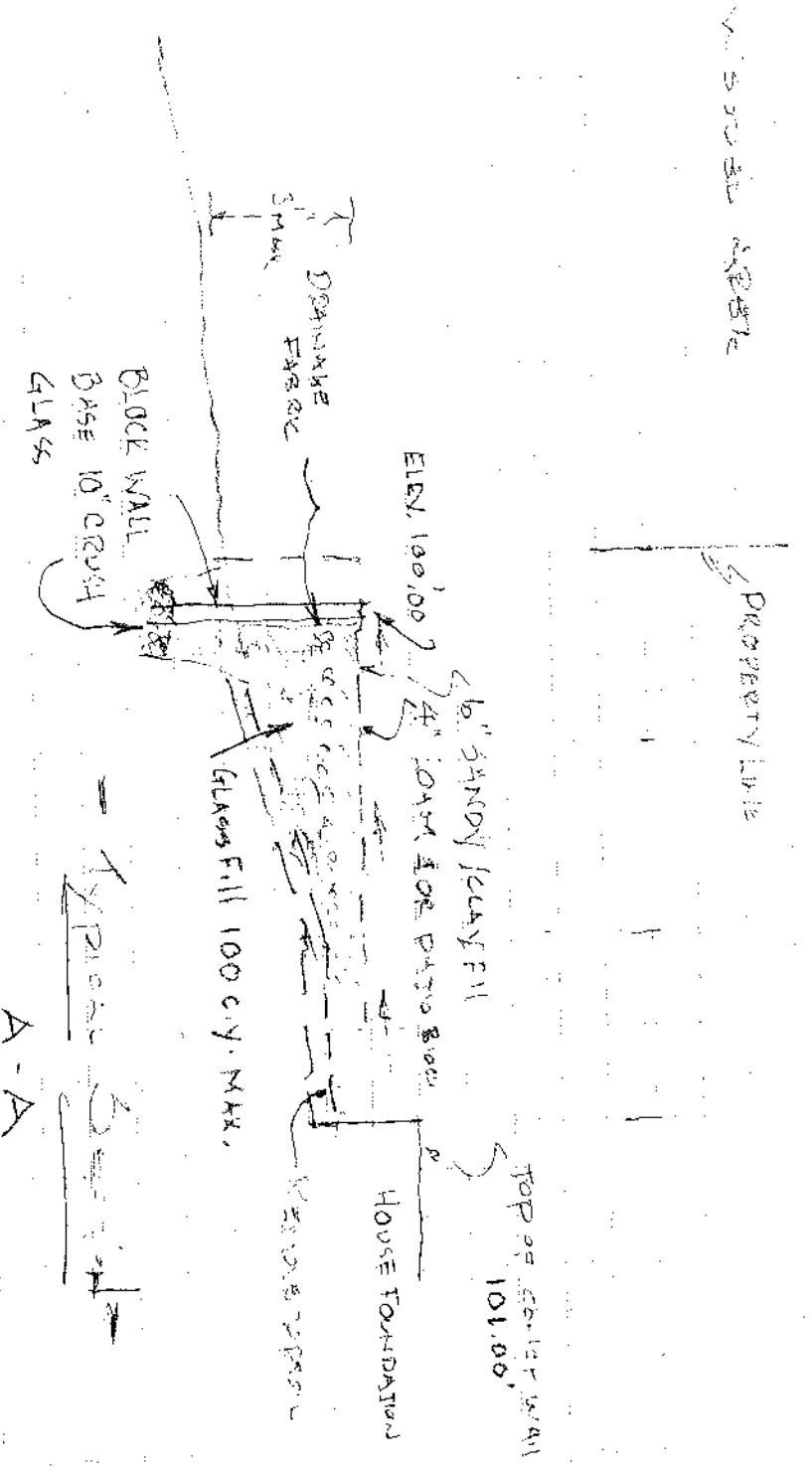



 UNDISTURBED WOODED AREA

- TREES
- A = 12" PINK
 - B = 18" MAPLE
 - C = 12" MAPLE
 - D = 30" MAPLE

4 KING STREET REAR YARD PLAN

1" = 10'



W. 300 50 42571

SCALE
 VERTICAL 1/4" = 1'-0"
 HORIZ 1" = 5'-0"

A-A

Fill Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Fill Area: 4 KING ST.		
Total Cubic Yardage of Proposed Fill 100 c.y	Square Footage of Lot 3850 sq	Please use # 828 6711 TELEPHONE
Tax Assessor's Chart, Block & Lot Chart# 297 Block# G Lot# 009 R-3 ZONE	Owner: SHERYL C. PLUMMER	Telephone: 775 7670
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: SHERYL C. PLUMMER 10 DERBY RD PORTLAND, ME 04103	500cy-less \$50.00 500cy-more \$100.00 Fee: \$ 50-

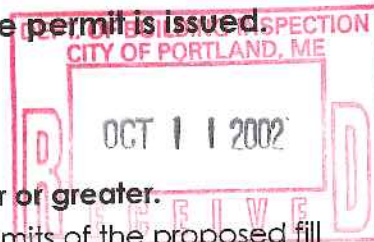
100 yds of work

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Sheryl C. Plummer	Date: 10/11/02
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This is not a permit. You may not commence ANY work until the permit is issued.

FILL PERMIT SUBMISSION



- Your submission must include 4 copies of the site plan on 11" x 17" paper or greater.
- A site plan shall include: The shape and dimension of the lot, area and limits of the proposed fill area, and the distance from the actual property lines. **Any site plan not drawn to scale will not be accepted.**
- The following items are guidelines to help applicant(s) prepare a site plan for approval of land areas being filled. It is the applicant's responsibility to locate and assess all impacts as a result of the proposed filling and to acquire all applicable permits outside of the City of Portland review. Site plans shall contain the information suggested in the following guidelines:
 - Fill elevations shall match and conform in height with the elevation of an existing road shoulder, an existing driveway or land abutting your property line. Embankments and sloped areas created by fill construction shall not exceed a 3:1 side slope or 33% grade. Areas steeper than 3:1 shall be stabilized using stone riprap, erosion control blankets, or an engineered retaining structure or system.
 - The filled area shall be graded such as to provide positive gravity drainage from a roadside, driveway, and buildings to a ditch line, culvert, wetlands, or a common drainage system located within or adjacent to the applicant's lot.
 - Fill shall not be placed near, within, or block the flow path of an existing drainage course. Any filling or

alteration of a wetland, shoreland, or floodplain must be reviewed as a site plan application and may require additional permitting from the Maine Department of Environmental Protection. A Site plan application includes, but is not limited to, the submission of a stamped boundary survey, a stamped professional engineered plan, stormwater management calculations, channel sizing, and associated details.

4. Siltation fence shall be installed and maintained at all times. The siltation fence shall be located along the entire downstream limits of the filled area or around the perimeter of the filled area to protect the disturbed area from siltation and possible erosion. Installation shall be initially reviewed by the Development Review Coordinator (DRC) prior to filling and must be in accordance with the Best Management Practices for Construction Erosion and Sediment Control. Silt fence may not be removed until the lawn area or disturbed area is 80% re-vegetated or is approved by the DRC.
5. The applicant shall disclose the amount, a description of type, and the origin of the proposed fill material. Fill material shall consist of non-contaminated soils free of large debris. Only under special exceptions shall sources of inert construction debris (asphalt, concrete, brick, mortar, ceramics, etc.) be utilized for fill. Special exceptions for fill material shall be reviewed by the Development Review Coordinator prior to actual placement for approval.
6. The fill material shall not remain exposed without a temporary erosion and sedimentation control or seeding application for more than 14 days. Temporary erosion control such as hay mulching must also occur on stock piled material if the time of exposure is to be greater than 14 days.
7. The filled area must be covered with 3-4" layer of loam material, free of clay, stone, roots, or wood debris. Loamed areas shall be seeded within 7 days following final grading or be covered with hay mulch until the area is ready for final seeding. If the area fails to grow grass within 14 days, the area shall be re-seeded.
8. The applicant shall complete all construction, grading, and seeding activities by September 1, or a date agreed to by the Development Review Coordinator. Failure to complete will require the applicant to apply for a permit extension.
9. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions. Also, a stamped boundary survey may be required depending on the location of fill areas.

Please take notice that these are only guidelines and that the review of each application is different and is dependent on field conditions and topography. Conditions or requirements requested may exceed these guidelines in certain circumstances.

ABSOLUTELY NO SITE WORK MAY BE DONE UNTIL THE PERMIT HAS BEEN ISSUED.
THIS INCLUDES THE FOLLOWING:

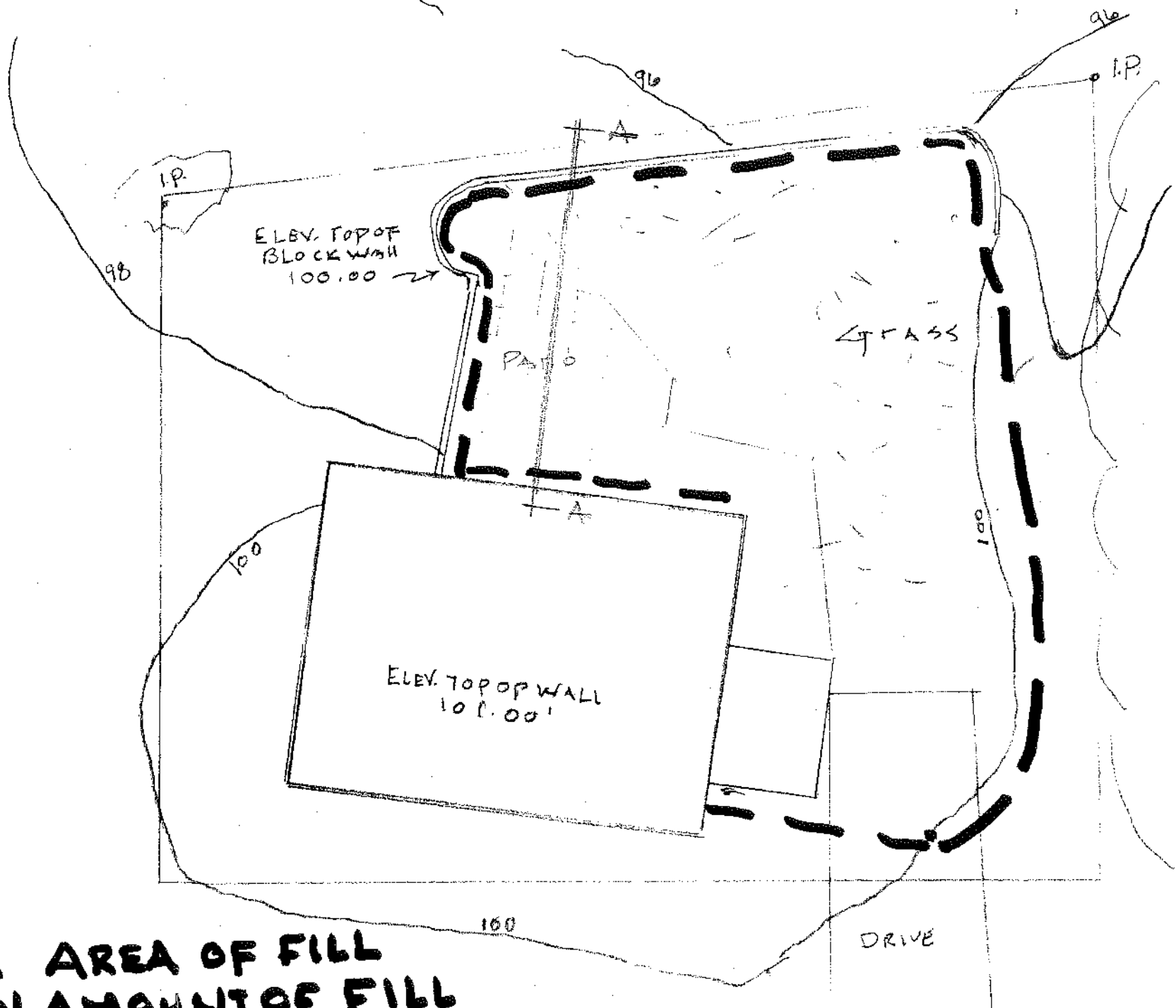
BLASTING	TREE CLEARING
HAULING IN FILL TO THE SITE	ANY TYPE OF GRADING OR EARTHWORK

FILL PERMITS ARE VALID FOR ONE (1) YEAR FROM THE APPROVAL DATE. A ONE YEAR EXTENSION MAY BE GRANTED BY THIS DEPARTMENT IF REQUESTED BY THE APPLICANT IN WRITING PRIOR TO THE EXPIRATION DATE OF THE FILL PERMIT.

Fill Permit Application
4 King St.

COMMENTS

- 1, The purpose of fill is to raise the grade at the rear of 4 King St. to accomodate a ground level patio.
- 2, As it exists the grade is 2'to 3'lower in the rear of the building.
- 3, The natural land behind the building and going onto the adjoining property slopes away from my property.
- 4, All construction work will be done on my property.
- 5, Silt fence will be installed.
- 6, Because of the nature of the site and surrounding area there will be no adverse affect on the flow of water.



— — AREA OF FILL
100 C.Y. AMOUNT OF FILL

FINAL GRADING
 PLAN

KING ST.

