

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

20000013

I. D. Number

Jerry Keene

Applicant

Verrill St., Portland, ME 04103

Applicant's Mailing Address

Stiffler & Close Builders

Consultant/Agent

892-3375

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):

Office Retail Manufacturing

New Building

Warehouse/Distribution

Building Addition

Parking Lot

Change Of Use

Residential

Other (specify) _____

26x36

Proposed Building square Feet or # of Units

7,492

Acreage of Site

Zoning

Check Review Required:

Site Plan
(major/minor)

Flood Hazard

Zoning Conditional
Use (ZBA/PB)

Subdivision
of lots _____

Shoreland

Zoning Variance

PAD Review

Historic Preservation

14-403 Streets Review

DEP Local Certification

Other _____

Engineer Review _____

Date: _____

Fees Paid:

Site Plan

\$300.00

Subdivision

Reviewer

Gordon Smith

DRC Approval Status:

Approved

Approved w/Conditions
see attached

Approval Expiration _____

Extension to _____

Additional Sheets
Attached

Approval Date _____

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

date

remaining balance

signature

Performance Guarantee Reduced

date

Conditions (See Attached)

Temporary Certificate Of Occupancy

date

signature

Final Inspection

date

signature

Certificate Of Occupancy

date

Performance Guarantee Released

date

amount

expiration date

Defect Guarantee Submitted

submitted date

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Verrill St, Lots 25-28
Address of Proposed Site
299-E-026
Assessor's Reference: Chart-Block-Lot

1/27/00
Application Date
Single Family Home
Project Name/Description

Proposed Development (check all that apply):
 Office Retail Manufacturing New Building Warehouse/Distribution Building Addition Parking Lot Change Of Use Residential Other (specify) _____
 26x36 7,492 _____
 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: _____

DRC Approval Status:

Approved Approved w/Conditions see attached Denied Additional Sheets Attached
 Approval Date _____ Approval Expiration _____ Extension to _____
 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	
<input type="checkbox"/> Building Permit	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____ date		<input type="checkbox"/> Conditions (See Attached)
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released			

CITY OF PORTLAND, MAINE
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ADDENDUM

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1/27/00
Application Date
Single Family Home
Project Name/Description

DRC Conditions of Approval

Reasons for Denial:

1. plot plan does not show existing and proposed contours.
2. the drainage easement behind lot 18 should be utilized rather than directing runoff toward the street.
3. the sewer on Verrill Street is not owned by the City and evidence of an agreement with the developer of Verrill Street (David Chase Excavating) must be submitted to Nancy Krauber.
4. It is unknown if this lot has utilities present on site. If they are not, a street opening permit will be required.

Planning Conditions of Approval

Inspections Conditions of Approval

Fire Conditions of Approval

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

APPLICANT: Jerry Keene
 ADDRESS: Verrill St. Portland Maine 04103
 SITE ADDRESS/LOCATION: 44 Verrill St.
 DATE: 2-7-2000

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 44 Verrill St, 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.)

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 city streets.

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

REASONS for Denial

- 1) plot plan does not show existing & proposed contours.
- 2) THE DRAINAGE EASEMENT BEHIND LOT 18 SHOULD BE UTILIZED RATHER THAN DIRECTING RUN OFF TOWARD THE STREET.
- 3) THE SEWER ON VERRILL ST. IS NOT OWNED BY THE CITY AND EVIDENCE OF AN AGREEMENT WITH THE DEVELOPER OF VERRILL ST. (DAVID CHASE EXCAVATING) MUST BE SUBMITTED TO NANCY KROBER
- 4) IT IS UNKNOWN IF THIS LOT HAS UTILITIES PRESENT ON SITE. IF THEY ARE NOT A STREET OPENING PERMIT WILL BE REQUIRED.

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

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