

Approval w/ Resubmittals

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

1/27/00
Application Date
Single Family Home (Lots 26-28)
Project Name/Description

44 Verrill St, Lots 26-28
Address of Proposed Site
299-E-026
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) no garage, no large r.decks
26x36 7,492 R-3 zone
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:

Reviewer Gordon Smith

Approved Approved w/Conditions see attached Denied
Approval Date 3/17/00 Approval Expiration 3/17/01 Extension to _____ Additional Sheets Attached
 Condition Compliance Gordon Smith 3/17/00
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
 Temporary Certificate Of Occupancy _____ date Conditions (See Attached)
 Final Inspection _____ date _____ signature
 Certificate Of Occupancy _____ date
 Performance Guarantee Released _____ date _____ signature
 Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
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ADDENDUM

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299-E-026

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DRC Conditions of Approval

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.

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.

Your new street address is now 44 Verrill Street, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

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.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

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.

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.) Todd Merkle from the City of Portland's Public Works Department has stated that the street opening permit is required and will not inspect until at least April 1, 2000.

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance 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, 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.

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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 Verrill Street or any other City streets.

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. The rear shed shown on the plans SHALL be removed, if it hasn't been already, PRIOR to beginning construction on this new dwelling.
3. Separate permits shall be required for future decks, sheds, pools, and/or garage.

Denial

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

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I. D. Number

John Keene
Applicant
Verrill St., Portland, ME 04103
Applicant's Mailing Address
Stiffier & Close Builders
Consultant/Agent
892-3375
Applicant or Agent Daytime Telephone, Fax

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

Verrill St, Lots 26-28
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299-E-026
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) _____
26x36 7,492 _____
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 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 Reviewer Gordon Smith
 Denied
 Approval Date _____ Approval Expiration _____ 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

<input type="checkbox"/> Performance Guarantee Accepted	_____ date _____	_____ amount _____	_____ expiration date _____
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<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 _____

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 Vernill St. is not owned by the city AND EVIDENCE of an agreement with the Developer of Vernill St. (David Chase Excavating) must be submitted to Nancy Kimber
- 4.) IT IS UNKNOWN if this lot has utilities present on site. IF they are not a street opening permit will be required.

**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.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

FROM: James Seymour, Acting Development Review Coordinator

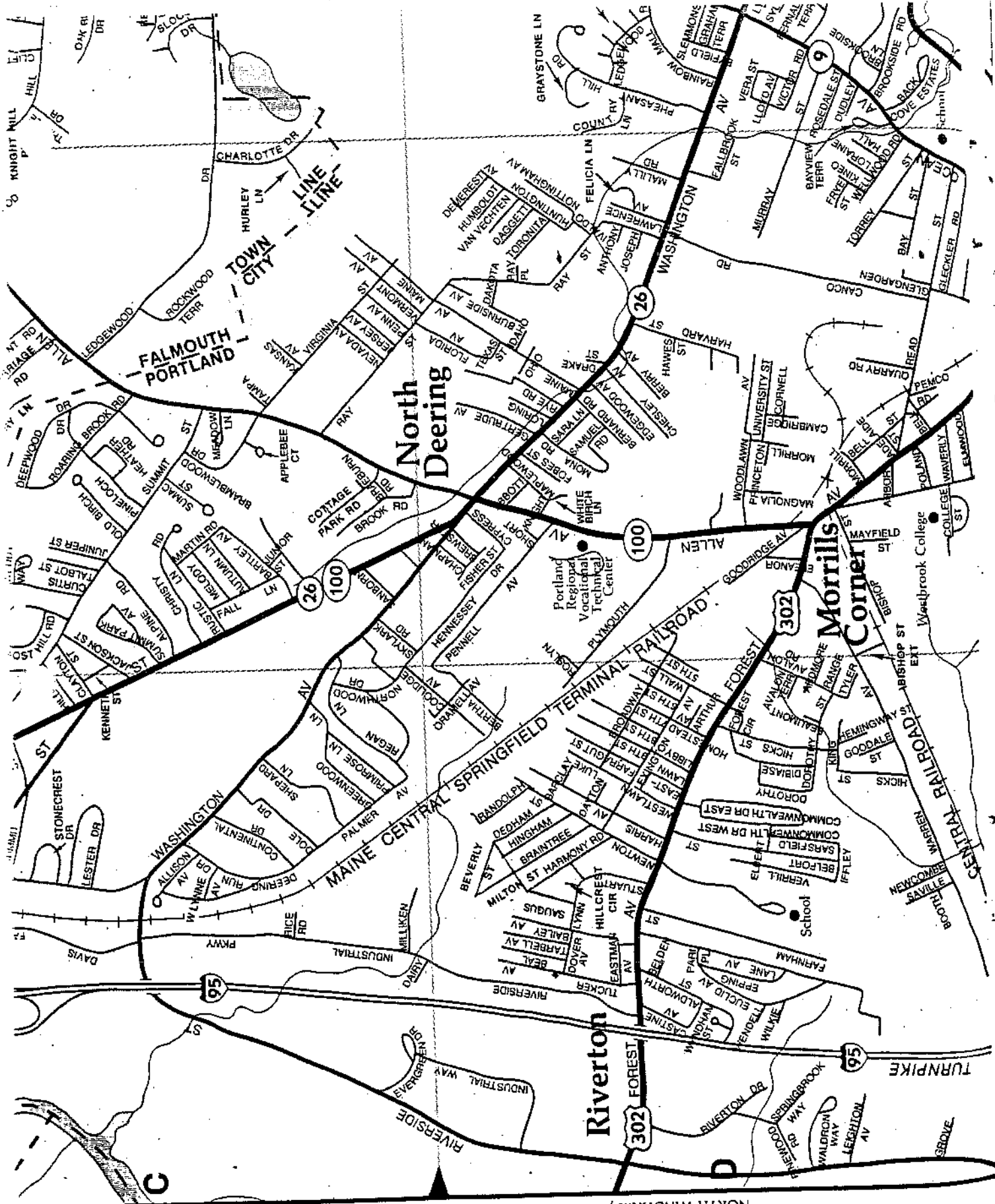
DATE: April 5, 1995

SUBJECT: Disclaimer Statement of Existing Poorly Drained Areas

It is the responsibility of the lot owner/homebuilder to assess drainage and provide for appropriate stormwater management design and engineering in an area which has evidence of poor hydrologic soil conditions, and/or a history of poor drainage, ponding, or soils saturation due to topography, fluctuation of seasonal ground water tables creating surface flooding, or as a result from rainfall events or snow/ice melts. The City of Portland is not responsible for resolving the drainage of land areas which could be described in any one of the above conditions.

The City of Portland Development Review Coordinator reviews lot grading for all single family homes to assure that field elevations will conform to the grades which exist at the abutting property line or to the grades which have been previously approved at the abutting property lines. The construction standards require that final foundation elevations be provided on site plans which are a minimum of 2 1/2 feet higher than street grades established at the frontage of the lot and provide positive drainage away from the entire foundation perimeter, including garage, and all basement accesses (ie. bulkheads, doorways and windows). As long as these standards are strictly enforced, most water problems on single family lots will be avoided. However, in locations with clear evidence of hydric soils, the following note shall be placed on all approved site plans:

"The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an areas that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."



44 Verrill St

Jerry, this was originally sent in 1-27-00. AND denied 2-7-00. They have No Sufficient information Need AND that information is Admitted. Revised 10/96

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

APPLICANT: Jerry Keene
 ADDRESS: Verrill St. Portland me 04103
 SITE ADDRESS/LOCATION: 44 Verrill St. (lots 26-28)
 DATE: 3-17-00

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.

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Stated that the street opening permit is required AND will not proceed until at least April 1, 2000.

8. X 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.
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The Applicant shall minimize & be responsible to sweep
all tracking of mud onto Udenill St or any city streets.

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

Jerry, this was orig. copy sent in 1-27-00. AAD Denied 2-7-00. They have No Sufficient info. Need AND that information is attached.

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

Revised 10/96

APPLICANT: Jerry Keene
 ADDRESS: Verrill St. Portland me 04103
 SITE ADDRESS/LOCATION: 44 Verrill St. (lot 526-28)
 DATE: 3-17-00

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The Applicant shall minimize and be responsible to stop
all tracking of mud onto U.S. or any city streets.

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



Stiffler & Close Builders

"CUSTOM BUILDING ... FOR LESS"

56 Roosevelt Trail • Windham, ME 04062
Phone: 892-3375 • Fax: 892-3374

Fax

Date: 3-15-00

To:

ATTN: Gordon Smith

From:

Keith Stiffler

Fax:

879-0896

of Pages: (incl. cover)

2

Re:

Verrill St.

Urgent

For Review

Please Reply

MESSAGE:

Gordon

This is a copy of Chases
Book, see Bottom Line

Thank you

Keith Stiffler

3/15/00
May 1st

CHASE EXCAVATING, INC.

50 GRAY ROAD FALMOUTH, MAINE 04105
PH (207) 797-9098 FAX (207) 797-4655

March 8, 2000

Stiffler & Close Builders
56 Roosevelt Trail
Windham, Maine 04062

Job Proposal: Sitework Verrill Street.

Scope of Work:

Clear lot of trees, brush and stumps.
Excavate for foundation.
Apply damp-proofing to foundation.
Install interior & exterior foundation drains with raydon vents.
Backfill foundation with sand.
Excavate into street and connect sewer and water bringing both line into foundation.
Install gravel base for drive.
Place 1/4" stone for garage floor slab.

For the Price of: \$16,000.00

Exclusions:

Loam and seed.
Acceptance of the proposal by Stiffler and Close should be recognized by city officials as permission to connect into existing utilities currently owned by Chase.

David A. Chase



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

FAX COVER SHEET

To: Nancy Krauber

From: Gordon Smith

Fax #: 874-8816

Date: 3-16-00

Phone: 874-8835

Pages (Incl. Cover): 2

Re: 44 Merrill St.

- Urgent
 For Review
 Please Comment
 Please Reply
 Please Recycle

COMMENTS: _____

Bottom line Exclusions -
 chase to giving permission to
 Stiffler to close if he
 does this work. As Todd
 had explained they will still
 have to get a street opening
 permit and that to open up
 until approx April 1st.

Y. Smith