

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

2001-0127

Application I. D. Number

05/29/2001

Application Date

Milton Street, Lot # 169

Project Name/Description

Holman Craig E

Applicant

138a Chute Rd, Windham, ME 04062

Applicant's Mailing Address

Consultant/Agent

Agent Ph: Agent Fax:

Applicant or Agent Daytime Telephone, Fax

152 Milton St, Portland, Maine

Address of Proposed Site

333 E035001

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) w/ 21' x 30' garage

2,630 s.f

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 \$250.00 Date 06/01/2001

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions See Attached Denied

Approval Date 06/06/2001 Approval Expiration 06/06/2002 Extension to Additional Sheets Attached

- Condition Compliance Jay Reynolds signature 06/06/2001 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

**CITY OF PORTLAND, MAINE
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ADDENDUM**

2001-0127

Application I. D. Number

05/29/2001

Application Date

Milton Street, Lot # 169

Project Name/Description

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138a Chute Rd , Windham , ME 04062

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Agent Ph:

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Milton St, Portland, Maine

Address of Proposed Site

333 E035001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 APPLICANT SHALL PERFORM FINAL GRADING TO BE IN CONFORMANCE WITH THE APPROVED SITE/SUBDIVISION PLANS. GRADING SHALL BE CONSISTANT WITH NEIGHBORING PROPERTIES AND SHALL NOT CREATE PONDING OF WATER.
- 2 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.
- 3 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.
- 4 Your new street address is now 152 Milton Street, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 5 The Development Review Coordinator (874-8632) 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.
- 6 A sewer permit is required for you 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 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.
- 8 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.
- 9 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.
- 10 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator
DATE: November 8, 2002
RE: C. of O. for # 152 Milton Street
Lead CBL (333E035) ID# (2001-0127)

After visiting # 152 Milton Street, I have the following comments:

Site work complete.


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

I

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
file

File: O:\drc\152milton2.doc

TO: Inspections
FROM: Jay Reynolds, Development Review Coordinator 
DATE: June 21, 2002
RE: C. of O. for # 152 Milton Street
Lead CBL (333E035) ID# (2001-0127)

After visiting # 152 Milton Street, I have the following comments:

Site work Incomplete. This is intentional, due to the swale issue (as part of the Milton Street Subdivision), in efforts to allow the developer to get to the swale without ruining other property's lawns.

Site work includes:

1. Final Grading
2. Loam and seed
3. Landscaping

I anticipate the swale issue will be resolved by September 1, 2002.

At this time, **I recommend issuing a Temporary Certificate of Occupancy.**
I recommend the Occupancy Permit **expire on September 30, 2002.**

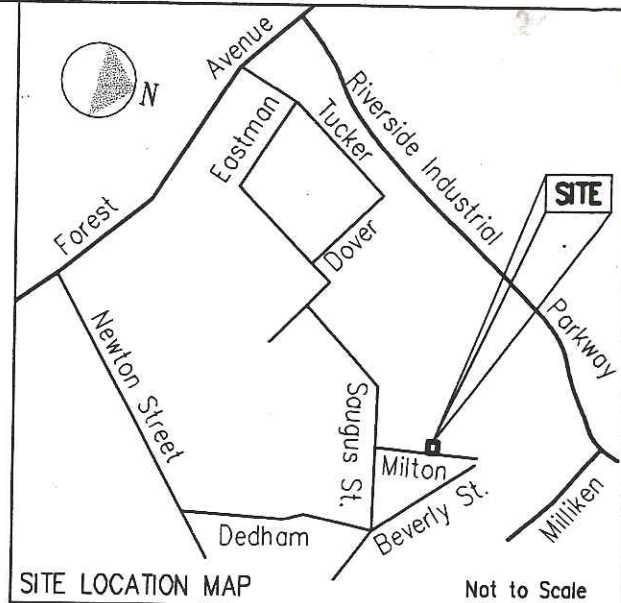
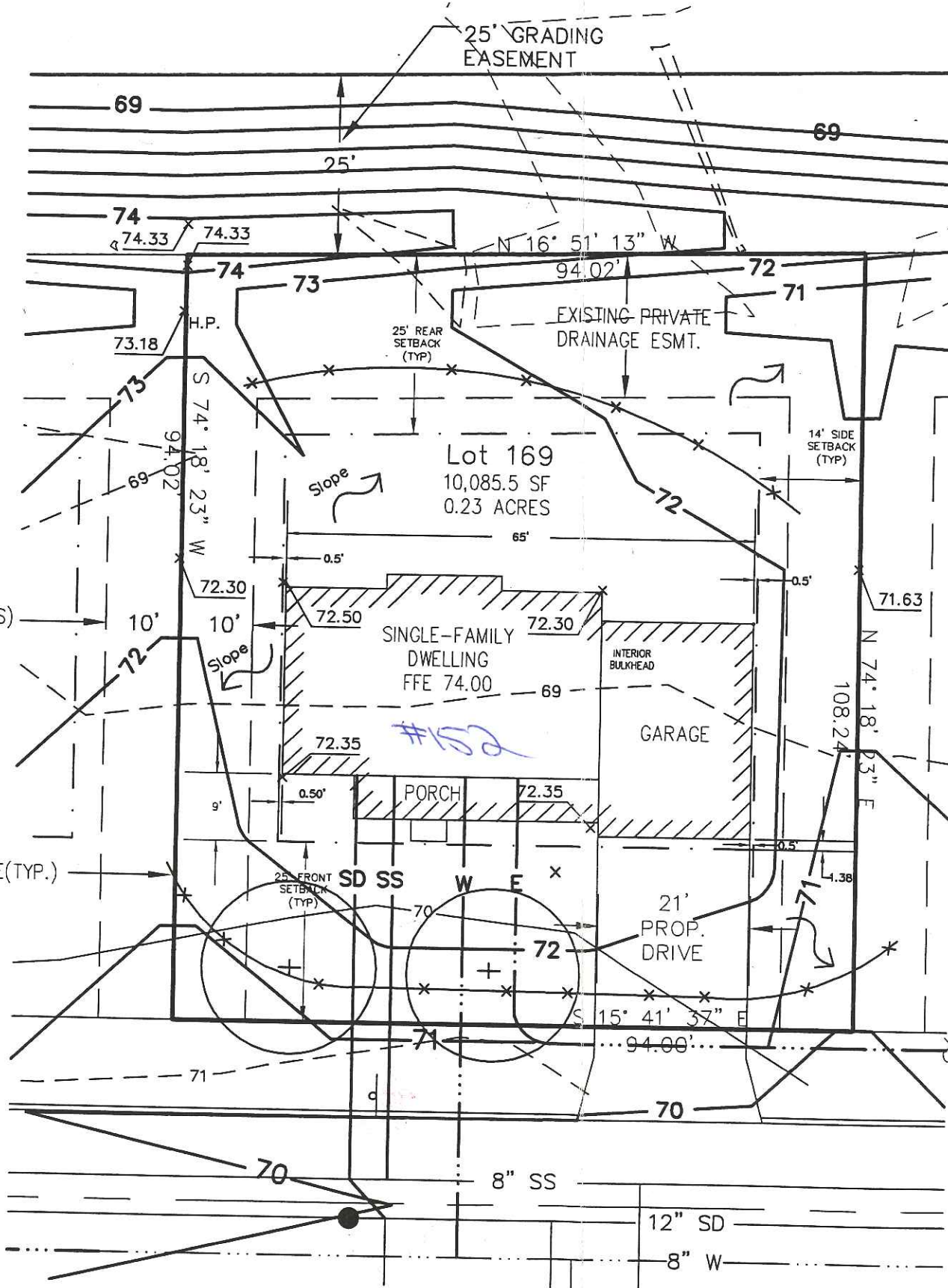
Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
file

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PLAN REFERENCES

1. "Milton Street Extension Subdivision," by Titcomb Associates, dated 10/18/99 and revised through 02/15/00, Recorded at CCRD 4/18/2000 in PB 200, PG. 184.
2. Architectural plans entitled "Holman Residence, Portland, Maine" by Planning Design Associates, dated 5/01/01.
3. An electronic file of Milton St. Extension Subdivision engineering design depicting Lots 168, 169, 170, only, as provided by Gorrill-Palmer Consulting Engineers, received 05/23/01.



- GENERAL NOTES:**
1. Lot 169 is located on Map __, Lot __ per City of Portland Assessor's Maps, within the R-2 Zoning District.
 2. A minimum of (2) trees per lot shall be planted in the front yard of the lot in accordance with the City of Portland Arboricultural Specifications and Standards of Design.
 4. Locations of all utilities and existing grade is based upon the street and subdivision being built as shown on the design plans. See Plan references, this sheet.
 5. Actual utility locations and depths may vary and need to be field determined in accordance with Maine State Law by contacting DIG-SAFE and respective utility companies at least 3 business days, but no more than 30 days, prior to the commencement of any excavation or as otherwise required by Maine State Law.
 6. Actual site grades to be field determined by contractor prior to construction.
 7. All work shall comply with all local, state and federal safety regulations.

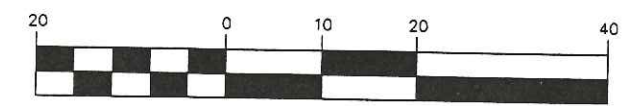
SURVEYORS STATEMENT

I hereby state to Holman Properties, Inc., exclusively, that the detail shown hereon is a compilation of the Plan References as noted, on this sheet. As such, reference is hereby made to statements on said plans.

The undersigned surveyor did not supervise any work performed for the creation of Plan References #2 & 3 and did not perform a comprehensive review of said plans. This compilation to the best of my knowledge, is correct.

David E. Titcomb
MPLS #1273

CITY OF PORTLAND
APPROVED SITE PLAN
SUBJECT TO DEPARTMENTAL CONDITIONS
DATE OF APPROVAL: _____
GRAPHIC SCALE



LAND USE CONSULTANTS, INC.
Planners * Engineers * Landscape Architects
966 Riverside Street Portland, Maine 04103
207-878-3313 fax 207-878-0201 landuse@wi.net

HOLMAN PROPERTIES, INC.
60 Leland Street, Suite One
Portland, Maine 04103

TITLE:
LIMITED SITE PLAN
LOT 169 MILTON STREET EXTENSION SUBDIVISION
MILTON STREET
PORTLAND, MAINE 04103

JOB #: 4030

DATE: 05/22/01
SCALE: 1"=20'