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

20000144		
I. D. Number	70.	

Custom Built Homes Applicant 27 Main Street, Windham, ME 04067		A	pplication Date
Applicant's Mailing Address SAA		174 Milton St, Portland Maine	roject Name/Description
Consultant/Agent		Address of Proposed Site	
892-3149	- h z -	333-E-045	
Applicant or Agent Daytime Telephone, Fax		Assessor's Reference: Chart-Bloo	k-Lot
Proposed Development (check all that apply):  Office Retail Manufacturing 1,408		Building Addition Change Of Use Dution Parking Lot Other (s	Residential pecify) no garage R-2 zone
Proposed Building square Feet or # of Units		e of Site	Zoning
Chook Povious Possesius de			
500	ubdivision of lots	PAD Review	☐ 14-403 Streets Review
☐ Flood Hazard ☐ S	horeland	HistoricPreservation	DEP Local Certification
Zoning Conditional Zouse (ZBA/PB)	oning Variance		Other
Fees Paid: Site Plan \$200.00	Subdivision	Engineer Revie \$100.00	Date: 7/14/00
DRC Approval Status:	*	Reviewer Steve Bushey	
Approved 🖂 A	pproved w/Conditions ee attache	☐ Denied	
☐ Condition Compliance Steve	Bushey ature	7/26/00 Extension to date	Additional Sheets Attached
Performance Guarantee R	equired*	☐ Not Required	
* No building permit may be issued until a perf	ormance guarantee has be	een submitted as indicated below	
Performance Guarantee Accepted			
	date	amount	expiration date
Inspection Fee Paid		У	9
	date	amount	
Building Permit		3	
	date		
Deviermence Currentes Reduced			
Performance Guarantee Reduced	date	remaining balance	signature
7-	dato		Signature
Temporary Certificate Of Occupancy	date	Conditions (See Attached)	
7	uate		
Final Inspection	4-4-		
Certificate Of Occupancy	date	signature	
	date	<del></del>	
Performance Guarantee Released			
Defect Guarantee Submitted			
	date	signature	
Defect Guarantee Released	date	signature amount	expiration date

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

20000144		
I.D.	Number	-

Custom Built Homes		7/14/00
Applicant	<del></del>	Application Date
27 Main Street, Windham, ME 04067		Milton St lot 172
Applicant's Mailing Address		Project Name/Description
SAA	174 Milton St, Portland	TO A STATE OF THE
Consultant/Agent	Address of Proposed Site	9
892-3149	333-E-045	
Applicant or Agent Daytime Telephone, Fax	Assessor's Reference: Cl	hart-Block-Lot
DRC Condition	ns of Approval	
All damage to sidewalk, curb, street, or public utilities shall be re		or to
Issuance of a Certificate of Occupancy.	- Fall of the state of the stat	
Two (2) City of Portland approved species and size trees must be	be planted on your street frontage prior to	0
issuance of a Certificate of Occupancy.	The state of the s	
Your new street address is now 174 Milton Street.	-	
, the number must be displayed on the street frontage of your hous	se prior to issuance of a Certificate of Oc	ccupancy.
The Development Review Coordinator (874-8300 ext.8722) mus		
prior to date required for final site inspection. Please make allowan		ents
determined to be incomplete or defective during the inspection. This		
be completed and approved by the Development Review Coordina		*)
Occupancy. Please schedule any property closing with these requi	Management of the second secon	
Show all utility connections: water, sanitary, sewer, storm drain,	Microbia Challes Com Microbia	
A sewer permit is required for you project. Please contact Carol	The state of the s	stewater
and Drainage section of Public Works must be notified five (5) work		- Constitution of the Cons
schedule an inspector for your site.		
A street opening permit(s) is required for your site. Please contain	ect Carol Merritt ay 874-8300, ext. 8828.	
(Only excavators licensed by the City of Portland are eligible.)	7////	
As-built record information for sewer and stormwater service con	nnections must be submitted to Public W	orks -
Engineering Section (55 Portland Street) and approved prior to issue	uance of a Certificate of Occupancy.	
The building contractor shall check the subdivision recording pla	t for pre-determined first floor elevation	-
and establish the first floor elevation (FFE) and sill elevation (SE) to	o be set above the finish street/curb elev	vation value
to allow for positive drainage away from entire footprint of building.		
The site contractor shall establish finish grades at the foundation	n, bulkhead and basement windows to be	e in .
conformance with the first floor elevation (FFE) and sill elevation (S	SE) set by the building contractor to provi	ide
for positive drainage away from entire footprint of building.		
A drainage plan shall be submitted to and approved by Developing	ment Review Coordinator showing first flo	oor
elevation (FFE), sill elevation (SE), finish street/curb elevation, lot g	grading, existing and proposed contours,	
drainage patterns and paths, drainage swales, grades at or near ab	outting property lines, erosion control dev	vices
and locations and outlets for drainage from the property.		
The Development Review Coordinator reserves the right to requi	ire additional lot grading or other drainag	e
improvements as necessary due to field conditions.		9
Applicant shall be responsible for all installation and maintenance	ce of necessary erosion control	100000000000000000000000000000000000000
measures. Also applicant shall minimize and be responsible to swe	eep all tracking of mud onto	-
city streets.		
The applicant shall coordinate with Diversified Properties, Inc. at	nd their general contractor	31
A. H. Grover for the completion of grading, utility services and drive	eway location to insure	-

Planning Conditions of Approval

compliance with the approved subdivision plan and completed construction.

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

20000144	
I. D. Number	

Custom Built Homes			7/14/00
Applicant			Application Date
27 Main Street, Windham, ME 04067			Milton St lot 172
Applicant's Mailing Address	â	174	Project Name/Description
SAA		Milton St, Portland Maine	
Consultant/Agent		Address of Proposed Site	
892-3149		333-E-045	
Applicant or Agent Daytime Telephone, Fa	X	Assessor's Reference: Chart-Blo	ock-Lot
Proposed Development (check all that appl ☐ Office ☐ Retail ☐ Manufact 1,408	uring   Warehouse/D	□ Building Addition □ Change Of Usitribution □ Parking Lot □ Other	
Proposed Building square Feet or # of Unit	s Ac	reage of Site	Zoning
Check Review Required:			
Site Plan (major/minor)	Subdivision # of lots	☐ PAD Review	☐ 14-403 Streets Review
☐ Flood Hazard	☐ Shoreland	☐ HistoricPreservation	☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB)	☐ Zoning Variance		Other
Fees Paid: Site Plan \$200.6	00 Subdivision	Engineer Review \$100	0.00 Date: 7/14/00
Approved  Approval Date	Approved w/Condition see attached  Approval Expiration signature	Extension to	Additional Sheets Attached
Performance Guarantee	☐ Required*	☐ Not Required	
* No building permit may be issued until a	performance guarantee has	been submitted as indicated below	
☐ Performance Guarantee Accepted			
☐ Inspection Fee Paid	date	amount	expiration date
mapedion ree raid	date	amount	
☐ Building Permit	date	-	v
☐ Performance Guarantee Reduced	date	remaining balance	signature
☐ Temporary Certificate Of Occupancy	date	Conditions (See Attached)	
☐ Final Inspection	15.		
☐ Certificate Of Occupancy	date	signature	
——————————————————————————————————————	date	<del></del>	
Performance Guarantee Released	date	signature	<del></del>
Defect Guarantee Submitted			ampetico dete

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

APPLICANT	: Custom Built Homes
ADDRESS:_	27 Main St. Windham, Me 14067
SITE ADDRE	ESS/LOCATION: (Lot 4/72) 174 Milton 5t.
DATE:	100100
only and does completely fin	Development Review Coordinator is for General Conformance with ordinances and standards not relieve the applicant, his contractors or agents from the responsibility to provide a ished site, including but not limited to: increasing or concentrating of all surface runoff onto wastream properties, issues regarding vehicle sight distance, location of public utilities and vations.
CONDIT	TIONS 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
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. <u>X</u>	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.)

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. 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 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. 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. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions. Applicant shall be responsible for all installations to maintenance of necessary crosson control measures. Also applicant shall minimize & beresponsible to sweep all tracking of mud onto city streets cc: Katherine Staples, P.E., City Engineer 14. x The Applicant shall coordinate with Diversified Augustis Fine. and their general contractor A. H. Every for the completing of grading, whilety services and driveney braken to visione compliance with the approved subdivision place and completed construction.

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

	APPLICANT	Custom Built Homes
	ADDRESS:_	27 Main St. Windham, Mr. 19067
	SITE ADDRI	ESS/LOCATION: (Lot #172) 1>4 Milton 5t.
	DATE:	7/27/00
	only and does completely fin	Development Review Coordinator is for General Conformance with ordinances and standards not relieve the applicant, his contractors or agents from the responsibility to provide a hished site, including but not limited to: increasing or concentrating of all surface runoff onto wastream properties, issues regarding vehicle sight distance, location of public utilities and evations.
	CONDIT	FIONS 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.
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	5. <u>X</u>	Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6	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.
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11. <u>X</u>	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. <u>X</u>	Applicant shall be responsible for all installations maintenance of newscary erosion control measures. 18/50 applicant shall minimize & be responsible to sweep all tracking of mud ando city streets
cc: Kathe	erine Staples, P.E., City Engineer
14	The Applicant shall considerate with Disensified Angentes Fire.
	and their general contractor A. H. Grove for the completing of grading, whilety services and drivery beating to insure compliance with the approved silberioning plan and completed construction.

H N Scale 1"=20' 10' 10' Easement 113.81 32 14' Sct Buch House 24 14' TFW 72 111.27 00000 DRIVEW AY 81.94 B"SS Milton ST

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