

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

20000133
I. D. Number

Custom Built Homes Of Maine

Applicant _____

27 Main Street, Windham, ME 04062

Applicant's Mailing Address _____

Custom Built Homes of Maine

Consultant/Agent _____

892-3149

Applicant or Agent Daytime Telephone, Fax _____

7/3/00

Application Date _____

Lot 170 Milton St. Extension

Project Name/Description _____

160 Milton St

Address of Proposed Site _____

333 E039

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) **attached garage**

Proposed Building square Feet or # of Units 10044 sq ft Acreage of Site _____ Zoning R-2 zone

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 \$3,000.00 Subdivision _____ Engineer Review _____ Date: 7/3/00

DRC Approval Status:

Reviewer Steve Bushey

Approved Approved w/Conditions see attache Denied

Approval Date 7/8/00 Approval Expiration 7/8/01 Extension to _____ Additional Sheets Attached

Condition Compliance Steve Bushey 7/8/00
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	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<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	_____	_____	
	date	signature	

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

20000133

I. D. Number

7/3/00

Application Date

Lot 170 Milton St. Extension

Project Name/Description

Custom Built Homes Of Maine

Applicant

27 Main Street, Windham, ME 04062

Applicant's Mailing Address

Custom Built Homes of Maine

Consultant/Agent

892-3149

Applicant or Agent Daytime Telephone, Fax

160 Milton St

Address of Proposed Site

333 E039

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved subject to site plan review condition of approval sheet.

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 160 Milton 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 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.

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 coordinate with Diversified Properties Inc. for the rear and side yard grading to insure compliance with the approved subdivision plan (Drawing No 5, last revised 2-17-00)

The applicant shall be responsible for all erosion control measures including, but not limited to, silt fence, haybales, and stabilized entrance.

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. There are drainage easements around the rear and sides of this property. They shall not be disturbed without written approvals.
Any future home owners shall be notified of these drainage easements.
3. Please note and pass on to the future homeowner that with the construction of this building, maximum lot coverage is nearing a maximum.
4. Separate permits shall be required for future decks, sheds, pool, and/or garage.

Fire Conditions of Approval

**CITY OF PORTLAND, MAINE
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I. D. Number

DRC

Custom Built Homes Of Maine

Applicant

27 Main Street, Windham, ME 04062

Applicant's Mailing Address

Custom Built Homes of Maine

Consultant/Agent

892-3149

Applicant or Agent Daytime Telephone, Fax

7/3/00

Application Date

Lot 170 Milton St. Extension

Project Name/Description

160
Milton St

Address of Proposed Site

333 E039

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) attached garage
 New Building Building Addition Change Of Use Residential

10044 sq. ft

Proposed Building square Feet or # of Units

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

Fees Paid: Site Plan \$3,000.00 Subdivision _____ Engineer Review _____ Date: 7/3/00

DRC Approval Status:

- Approved
- Approved w/Conditions see attached
- Denied
- Approval Date 7/8/00
- Approval Expiration _____ Extension to _____
- Condition Compliance
- signature _____ date _____
- Additional Sheets Attached

Reviewer Steve Smith

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	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<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: Custom Built Homes of Maine
 ADDRESS: ~~Lot 170 Milton St Extension~~ 27 Main St Windham Me
 SITE ADDRESS/LOCATION: Lot 170 Milton Street Ext. #
 DATE: 7/8/00

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.

CONDITIONS CHECKED OFF BELOW WILL BE ENFORCED FOR YOUR SITE PLAN

1. K 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. Y 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. V Your new street address is now 160 Milton Street, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. X 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. V Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. X 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. 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.

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

13. X The applicant shall coordinate with Diversified Properties Inc. for the rear and side yard grading to insure compliance with the approved subdivision plan (Drawing No. 5, last revised 2/17/00)

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

14. X The Applicant shall be responsible for all erosion control measures including, but not limited to, silt fence, hay bales, and stabilized entrance.

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

APPLICANT: Cushman Built Homes of Maine
 ADDRESS: ~~Lot 170 Milton St Extension~~ 27 Main St Windham Me
 SITE ADDRESS/LOCATION: Lot 170 Milton Street Ext. # _____
 DATE: 7/8/00

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.

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.
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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.
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9. A 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. X 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. X The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. X The applicant shall coordinate with Diversified Properties Inc. for the rear and side yard grading to insure compliance with the approved subdivision plan (Drawing No. 5, last revised 2/17/00)

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

14. X The Applicant shall be responsible for all erosion control measures including, but not limited to, silt fence, hay bales, and stabilized entrance.

Diversified Properties, Inc.

P.O. Box 10127, Portland, ME 04104
Tel 207-773-4988 • Fax 207-773-6875

COPY

June 1, 2001

Peter and Karen Glass
144 Milton Street
Portland, ME 04103

RE: Drainage behind house

Dear Peter and Karen:

Enclosed please find a copy of my letter to Jim Lombardo.

I have spoken with Deluca Hoffman, the site inspector for our development and confirmed that the swale behind your property had been completed by my contractor. Therefore, the problem you are having is a result of the construction of your home.

Please contact Jim and ask him what he intends to do. I believe his problem should be resolved as part of your home warranty and builder guarantee as provided by state law. I will also try to contact Jim and ask his intentions.

Very truly yours,



James M. Wolf

JMW/jmy

cc. Jay Reynolds