



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 21 Buca Run (lot 16) 336-E-066

Issued to Custom Built Homes of Maine

Date of Issue May 28, 1999

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 990224, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

1st Floor & Basement

APPROVED OCCUPANCY

Single Family Dwelling
Use Group R3
Construction Type 5B
Boca '96

Limiting Conditions:

Temporary Til June 3, 1999

Site Work To Be Completed Per Development Review Coordinator

Separate Permit Required To Finish 2nd Floor

This certificate supersedes
certificate issued

Approved:

5/28/99

(Date) Inspector

[Signature]

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

COMMENTS

3/30/99 Foundation OK check setbacks w/ M. Pinaud OK

4/10/99 Framing & Rough Plumbing w/ M. Pinaud. - Require stairs to be adjusted for tread dimensions & headroom, Require attic scuttle & add roof ports under 2nd floor gables. OK
 4/28 Framing OK OK

5/27 Final w/ S.H. & M. Pinaud require additional consultation by bulkhead OK
 5/28 Final OK OK

Date	Foundation:	_____
	Framing:	_____
	Plumbing:	_____
	Final:	_____
	Other:	_____

Inspection Record
 Type

**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."

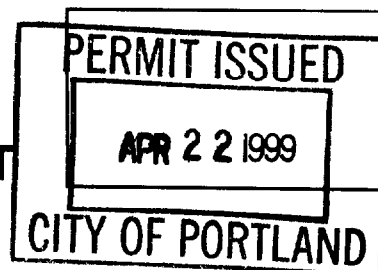


FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

99 036 6

336 E 066



To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL 336 E 066 Use of Building 1-family Date 4-16-99
 Name and address of owner of appliance Custom Built Homes of Maine
21 BACA Run
 Installer's name and address Thomas Strumh 191A Back St. Gorham, ME 04038
 Telephone 833-5479

Location of appliance:

- Basement Floor
 Attic Roof

Type of Fuel:

- Gas Oil Solid

Appliance Name:

Burnham

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain:

The Type of License of Installer:

- Master Plumber # _____
 Solid Fuel # _____
 Oil # 2 MS10008348 ✓
 Gas # _____
 Other _____

Type of Chimney:

- Masonry Lined ✓
 Factory built _____
 Metal
 Factory Built U.L. Listing # _____
 Direct Vent
 Type _____ UL# _____

Type of Fuel Tank

- Oil ✓
 Gas

Size of Tank 275

Number of Tanks 1

Distance from Tank to Center of Flame 7 feet.

Cost of Work: \$ 2500.00

Permit Fee: \$ 35.00

Approved

Fire: /

Ele.: _____

Bldg.: A

Signature of Installer Thomas Strumh

Approved with Conditions

- See attached letter or requirement

[Signature]
Inspector's Signature

6/1/99
Date Approved

DRAINAGE MAINTENANCE AGREEMENT

IN CONSIDERATION OF the drainage extension and fill approval granted by the City of Portland for lots 7 & 8 shown on the attached Exhibit A site plan and referring to the easement shown on the "2nd Amended Recording Plat, Buca Run" filed in the Cumberland County Registry of Deeds at Book 198, Page 70, and filed with the Department of Planning and Urban Development, City of Portland, 389 Congress Street, Portland, Maine, a portion of which is attached hereto as Exhibit B and pursuant to a condition thereof, ~~Joseph~~ ^{Joseph Josef} Mitchell and Craig Holman, residing at 32 Buca Run, Portland, ME 04103 and Lot # 7 Buca Run Portland, Maine, respectively, the owners of the subject premises, do hereby agree, for themselves, their heirs, successors and assigns (the "Owners"), as follows:

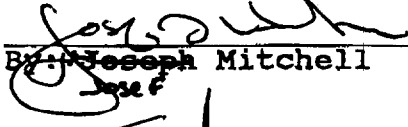
That they will, at their own cost and expense and at all times in perpetuity, maintain in good repair and in proper working order the surface water drainage system as shown on said site plan, including but not limited to the detention basin or basins and the outlet or outlets therefrom, for the benefit of the said City of Portland, all persons in lawful possession and said abutters thereto; further, that the said City of Portland, said persons in lawful possession and said abutters, or any of them, may enforce this Agreement by an action at law or in equity in any court of competent jurisdiction; further, that after giving the Owner written notice and a reasonable time to perform, the said City of Portland may, by its authorized agents or representatives, enter upon said premises or any of said surface water drainage system in the event of any failure or neglect thereof, the cost and expense thereof to be reimbursed in full to the said City of Portland by the Owner upon demand.


This agreement shall not confer upon the City of Portland or any other person the right to utilize said surface water drainage system for public use or for the development of any other property, and the Owner shall bear no financial responsibility by virtue of this Agreement for enlarging the capacity of said surface water drainage system for any reason whatsoever.

This Agreement shall bind the undersigned only so long as they retain any interest in said premises, and shall run with the land and be binding upon their successors and assigns as their interests may from time to time appear.

Dated at Portland, Maine, this 7th day of September, 1999.

Post-it® Fax Note	7671	Date	8-27	# of pages	4
To	Joe Mitchell	From	PLM/11		
Co./Dept.		Co.			
Phone #		Phone #	874-8480		
Fax #	773-3516	Fax #			


 By: Joseph Mitchell


 By: Craig Holman

STATE OF MAINE
CUMBERLAND, ss.

Dated: 9/7/99

Personally appeared the above-named Joseph Mitchell, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Joseph Mitchell.

Before me, Stacy M. Symbol
Notary Public, Maine
My Commission Expires March 13, 2004
Notary Public/Attorney at Law

STATE OF MAINE
CUMBERLAND, ss.

Dated: 9/7/99

Personally appeared the above-named Craig Holman, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Craig Holman.

Before me, Stacy M. Symbol
Notary Public/Attorney at Law
STACY M. SYMBOL
Notary Public, Maine
My Commission Expires March 13, 2004

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MEMORANDUM

TO: Kandi Talbot, Planner
Code Enforcement

FROM: Jim Wendel, PE, Development Review Coordinator

DATE: January 19, 1999

RE: Certificate of Occupancy
32 Buca Run (lot 8)

A site visit on 1/19/99 was made to review the completion of the conditions of the site plan approval dated 10/15/98; my comments are:

1. The final site landscaping has not been completed due to the time of year. The work must be completed by June 15, 1999.

It is my opinion that a **temporary certificate of occupancy could be issued** assuming code enforcement has no outstanding issues.

1350.10/disk#9/32buca



Certificate of Occupancy

LOCATION: 37 Boca Run Lot # 8 336-4-58

Issued to Custom Built Homes of Maine

Date of Issue

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PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Use Group R3
Construction Type 5B
Boca '96
Single Family Dwelling

Limiting Conditions:

Temporary till 6/15/99. Monies escrowed for final landscaping

This certificate supersedes certificate issued

Approved:

.....
(Date)

.....
Inspector

.....
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

1/20/99 (DC)

Need for EPO

~~Mortgage Co holder~~