



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 78 Milton St 336-H-017

Issued to Custom Built Homes of Maine

Date of Issue 3/29/95

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. _____, 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

APPROVED OCCUPANCY

Entire

Single Family

Limiting Conditions: ^{TEMPORARY} See attached memo from James Seymour to David Jordan dated March 28, 1995 with 6 (six) conditions.

This certificate supersedes certificate issued 3/28/95

Approved:

3-29-95

(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.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: David Jordan, Code Enforcement Officer

FROM: James Seymour, Acting Development Review Coordinator *GRS*

DATE: March 28, 1995

SUBJECT: Temporary Certificate of Occupancy for 78 Milton Street

I have reviewed the single family residence at 78 Milton Street and believe it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met.

1. The location of the house foundation was not in conformance with your approved site plan. The site plan required a 30 foot drainage easement adjacent to the house and lot line. Field measurements indicate that a 5 foot encroachment had occurred. To resolve this situation, Public Works and I discussed an option which allowed you to continue construction of this home. Please refer to a letter to Duane Christian dated February 8, 1995.

We required a 25 x 25 foot drainage easement which would be deeded to the City of Portland and reviewed in draft form. The existing field drain was to be contained within this easement. The remainder of the land along the property line was to be held in a private drainage easement. A drainage maintenance agreement then should have been provided to the city for the private easement. Instead, we received a 15 foot drainage easement along the entire northern property line without notification. This is currently being reviewed by Public Works. Prior to a permanent Certificate of Occupancy being issued, either this easement must be accepted by Public Works or an amended easement and drainage plan must be reviewed and accepted by Public Works and the Development Review Coordinator. This drainage easement or amended drainage plan shall be finalized by June 15, 1995 or prior to a Certificate for permanent occupancy, whichever occurs first.

2. The field inlet shall be protected with either hay bales or siltation fencing, from erosion and sedimentation due to soil disturbances from construction activities. This should be completed by April 7 and reviewed by the Development Review Coordinator.

3. The installation of a private drain under the driveway and across the house front to outlet above the field inlet is acceptable provide that the drain is located on private property and privately maintained. The outlet and inlet to the pipe should be riprapped to provide protection from erosion and sedimentation. The outlet should be constructed such that a riprap swale continue to the field inlet. This work shall be completed and reviewed by the Development Review Coordinator by April 7.
4. Two City of Portland approved species and size trees must be planted along the street frontage prior to issuance of a permanent Certificate of Occupancy. Trees shall also be approved by the Development Review Coordinator and planted by July 1, 1995.
5. Damaged sidewalk, curbing or streets shall be repaired. At my recent site visit I noticed that the sidewalk base was damaged where it crossed the driveway apron at Lot 136 and at 78 Milton Street. Under your conditional site plan approval as given by Owens McCullough, you are required to make these repairs. All excavated areas or dug areas near the sidewalks must be rough graded or filled by April 7. Final sidewalk repairs must be completed and reviewed by Public Works and the Development Review Coordinator by July 1, 1995.
6. Prior to loaming and seeding, I request that you contact the Development Review Coordinator so that grading and drainage infrastructure can be examined. Grading should include a swale at the rear of the house draining to the field drain or to the private drain pipe which also outlets above the field drain.

The disturbed lot area shall be loamed, seeded, and mulched no later than July 1, 1995 and approved by the Development Review Coordinator.

Please review and take notice to the conditions of site plan approval for the site plan as were made by Owens McCullough's review dated January 12, 1995. If you have any questions, please feel free to contact me at the Planning Department.

cc: Paul Niehoff, Materials Engineer



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