

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

20000071

I. D. Number

2000-0171

Michael Flibbert
Applicant
25 Hillcrest Circle, Portland, ME 04103
Applicant's Mailing Address
Bob Mackenzie
Consultant/Agent
653-3017
Applicant or Agent Daytime Telephone, Fax

4/26/00
Application Date
Hillcrest Circle
Project Name/Description

25 Hillcrest Cir, Portland Maine 04103
Address of Proposed Site
336-L-029
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing New Building Warehouse/Distribution Building Addition Parking Lot Change Of Use Residential Other (specify) **fill 500 cy**

Proposed Building square Feet or # of Units 11,504 Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review **\$50.00** Date: **4/26/00**

DRC Approval Status:

Reviewer **Steve Bushey**

- Approved Approved w/Conditions see attached Denied

Approval Date **5/2/00** Approval Expiration **5/2/01** Extension to _____ Additional Sheets Attached

Condition Compliance _____ 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 | _____ date _____ | <input type="checkbox"/> Conditions (See Attached) | |
| <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 | | | |

**CITY OF PORTLAND, MAINE
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ADDENDUM**

20000071

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336-L-029

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DRC Conditions of Approval

Approved subject to Site Plan Review (Addendum) Conditions of Approval:

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.

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 not direct runoff towards abutting properties in a concentrated form. The proposed grades shall not exceed the abutting off-site grades.

Planning Conditions of Approval

Inspections Conditions of Approval

Fire Conditions of Approval

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

APPLICANT: Michael Flibbert

ADDRESS: 25 Hillcrest Circle

SITE ADDRESS/LOCATION: 25 Hillcrest Circle

DATE: 5/2/00

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.
3. Your new street address is now _____, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
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. 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. _____ 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. _____ 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. 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. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
13. The applicant shall not direct runoff towards
abutting properties in a concentrated form.
The proposed grades shall not exceed the abutting
off-site grades

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

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

APPLICANT: Michael Flibbert
 ADDRESS: 25 Hillcrest Circle
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Reviewer *Steve Smith*

Approval Date 5/2/00 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance signature _____ date _____

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	date	amount	expiration date
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	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



April 11, 2000

Ms. Tiffany Flibbert
25 Hillcrest Circle
Portland, Maine 04103

RE: Limited Existing Conditions Survey
25 Hillcrest Circle
Portland, Maine
Project No. 1-000071.00

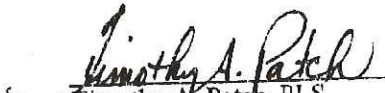
Dear Ms. Flibbert:

As discussed, this letter serves to confirm a conversation I had with Mr. Steve Bushey, PE of DeLuca-Hoffman regarding your property at 25 Hillcrest Circle in Portland, Maine.

I indicated to Mr. Bushy that it is our intention to provide a limited existing conditions survey depicting spot elevations in your back yard as well as spot elevation of abutting properties to the east, with you application to grade your back yard to solve the present drainage problem. Further, the limited existing conditions plan will be utilized by the contractor to ensure that the grades in your back yard are no higher than the backyards of the abutting properties to the east, as directed by officials at the City of Portland Department of Public works. As the reviewing engineer Mr. Bushy indicated that he felt that this methodology for correcting the drainage problem will be acceptable.

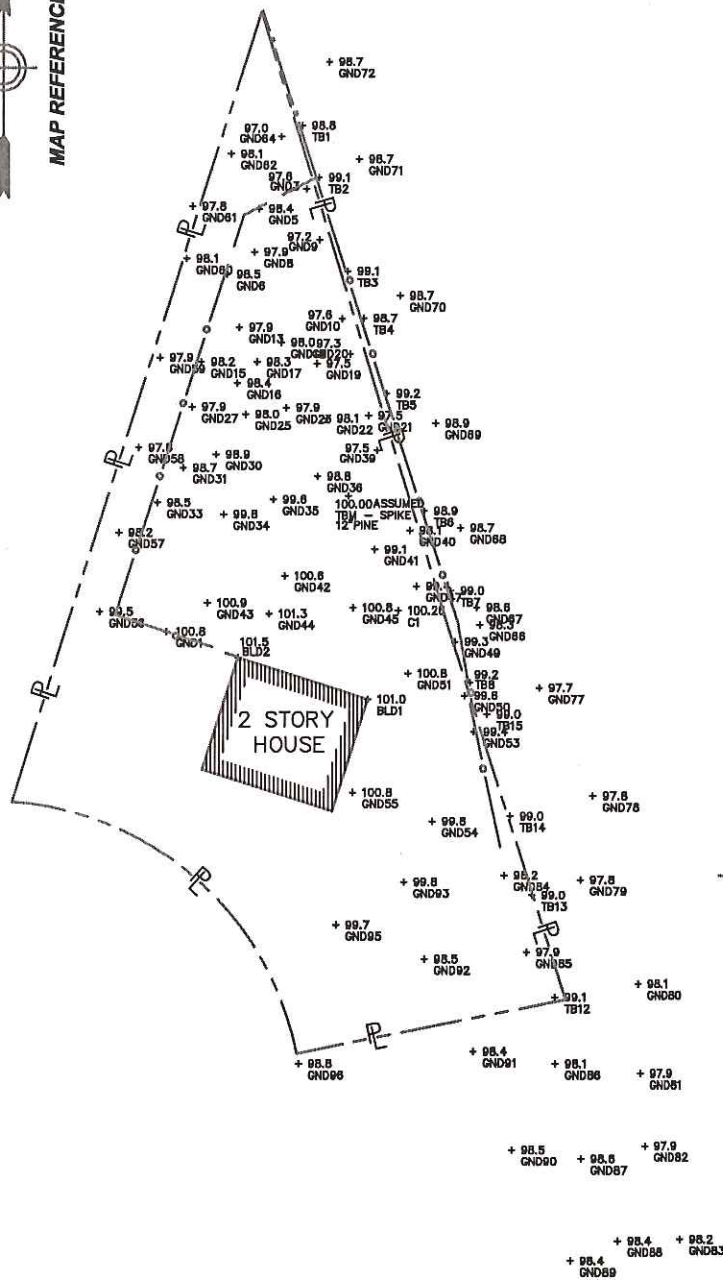
Please contact me directly if you have any questions regarding this submittal.

Sincerely,
Survey & Geodetic Consultants, Inc.


Timothy A. Patch, PLS
President

TAP/tap

966 Riverside Street Portland, Maine 04103
Phone 207-878-7800 Fax 207-878-0201 email sgc@gwi.net



GENERAL NOTES:

- 1) PLANIMETRIC AND TOPOGRAPHIC DETAIL SHOWN HERE ON IS A RESULT OF AN ON THE GROUND SURVEY PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. ON MARCH 30, 2000.
- 2) NORTH AS SHOWN HEREON IS REFERENCED TO MAP REFERENCE 1.
- 3) ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE AN ASSUMED BENCHMARK TBM = 100'.
- 4) APPROXIMATE PROPERTY LINES DEPICTED HEREON AS P ARE COMPILED FROM MAP REFERENCE 1 AND ARE NOT THE RESULT OF A STANDARD BOUNDARY SURVEY.

MAP REFERENCES:

- 1) STANDARD BOUNDARY SURVEY HILLCREST WEST PORTLAND, MAINE, SECOND AMENDED RECORDING PLAT, PREPARED FOR WOLF ASSOCIATES, PREPARED BY LAND USE CONSULTANTS, INC., DATED 5/9/88, LAST REVISED 11/3/89 AND RECORDED AT THE CUMBERLAND COUNTRY REGISTRY OF DEEDS IN PLAN BOOK 183 PAGE 51.

LEGEND:

- GND GROUND
- TB TOP OF BERM
- TBM TEMPORARY BENCHMARK
- CHAIN LINK FENCE (APPROX. 5' HIGH)



JOB NO.: 1-71.00

TITLE:

LIMITED EXISTING CONDITIONS SURVEY
 25 HILLCREST CIRCLE
 CUMBERLAND COUNTY
 PORTLAND, MAINE 04013

PREPARED FOR:

MICHAEL & TIFFANY FLIBBERT
 25 HILLCREST CIRCLE
 PORTLAND, MAINE 04013



966 Riverside Street
 Portland, Maine 04103
 Phone: 207-878-7800 Fax: 207-878-0201
 E-Mail: sgc@gwl.net

DWG NO.: 1-71.DWG

DATE: APRIL 3, 2000

DRAWN: TAP

SCALE: 1" = 40'