

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

2001-0163

Application I. D. Number

06/26/2001

Application Date

Kansas Ave. Lot# 23

Project Name/Description

Pines of Portland

Applicant

426 Forest Ave, Portland, ME 04102

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 772-2127 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

82 - 82 Kansas Ave, Portland, Maine

Address of Proposed Site

399 D008001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 A CLEANOUT MUST BE INSTALLED ON THE SANITARY SEWER LEAD. PER CITY STANDARDS, A CLEANOUT IS REQUIRED WITHIN 80 FEET OF THE CONNECTION AT THE MAIN.
- 2 SILT FENCE SHALL BE INSTALLED ALONG THE ENTIRE FRONTAGE OF THE PROPERTY (EXCEPT WHERE THE ENTRANCE TO SITE IS ESTABLISHED).
- 3 ANY CHANGES IN ELEVATIONS ALWAYS REQUIRES RESUBMITTAL/REVIEW/APPROVAL. DRIVEWAY CONSTRUCTION WILL CONFORM TO THE CITY OF PORTLAND TECHNICAL STANDARDS (CONCERNING GRADE %).
- 4 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.
- 5 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.
- 6 Your new street address is now 82 Kansas Avenue, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 7 The Development Review Coordinator (874-8632) 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.
- 8 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.
- 9 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 10 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.
- 11 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.
- 12 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.
- 13 A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), 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 drainage from the property.
- 14 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

*D'way 870
Silt fence
Clearance 80'*

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DRC Copy

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7/2

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Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) w/ a/ Two Car Garage

2200 SqFt
Proposed Building square Feet or # of Units Acreage of Site Zoning

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 _____ Subdivision _____ Engineer Review _____ Date _____

DRC Approval Status:

Jay Reynolds

Reviewer _____

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date _____ Approval Expiration _____ 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

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date
- Inspection Fee Paid _____ date _____ amount
- Building Permit Issue _____ date
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature
- Temporary Certificate of Occupancy _____ date Conditions (See Attached) _____ expiration date
- Final Inspection _____ date _____ signature
- Certificate Of Occupancy _____ date
- Performance Guarantee Released _____ date _____ signature
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date
- Defect Guarantee Released _____ date _____ signature

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: October 4, 2002

RE: C. of O. for 82 Kansas Avenue
(399-D-008) (2001-0163)

After visiting 82 Kansas, I have the following comments:

Site work complete.

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Michael Nugent, Inspection Services Manager

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