

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

19970023

I. D. Number

Kasprzak, Inc.

Applicant

P.O. Box 26, No. Waterboro, ME 04061

Applicant's Mailing Address

John Roberts

Consultant/Agent

247-5482

247-3007

Applicant or Agent Daytime Telephone, Fax

6/16/97

Application Date

Shepherd Ln/Lot #10

Project Name/Description

82 Shepherd Ln

Address of Proposed Site

351-A-024

Assessor's Reference: Chart-Block-Lot

DRC Conditions for Approval

conditions 1,2,3 (82 Shepherd Lane),4,5,6,8,10,11,12 of the site plan review conditions of approval must be met

also the following conditions apply;

Silt fence shall be installed approximately 10' down gradient of the disturbed area.

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Shepherd Ln/Lot #10
Project Name/Description

82 Shepherd Ln
Address of Proposed Site
351-A-024
Assessor's Reference: Chart-Block-Lot

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

Proposed Building square Feet or # of Units 12,652 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 \$50.00 Subdivision _____ Engineer Review \$100.00 Date: _____

DRC Approval Status:

Approved Approved w/Conditions see attached Denied
 Reviewer Jim Wender
 Approval Date 6/23/97 Approval Expiration 4/27/98 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	_____	<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
 SITE PLAN REVIEW (ADDENDUM)
 CONDITIONS OF APPROVAL

APPLICANT: KASPRZAK INC.
 ADDRESS: P.O. Box 26, No WATERBORO, ME 04061
 SITE ADDRESS/LOCATION: 82 SHEPHERD LANE.
 DATE: 6/23/97

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 82 SHEPHERD LANE, 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. SILT FENCE SHALL BE INSTALLED APPROX
10' DOWN GRADIENT OF THE DISTURBED AREA.

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

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."

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: September 11, 1997

RE: Request for Certificate of Occupancy
82 Shepherd Lane (lot 10)

On September 10, 1997 I reviewed the site for compliance with the conditions of approval dated 6/23/97; my comments are:

1. The final grading is complete but the lot is not seeded. To protect and hold the loam in place, all slopes steeper than 4:1 must be heavily mulched. This should include the flat area at the base of the rear exterior stairway. This is the rainy season.
2. The number for the street address must be placed on the street frontage of the house.
3. Public Works does have the required as-built data for the sanitary and storm sewers.

It is my opinion that the project is in substantial compliance with the approved site plan however **no type of certificate of occupancy should be issued** until the above items are completed.

These are minor items that can be taken care of quickly by the applicant. When completed, and considered acceptable by the DRC, a permanent certificate of occupancy can be issued assuming code enforcement has no outstanding issues.

c: Kandi Talbot, Planning Department

JN1350.1082sheprd.doc

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 2, 1997

Kasprzak, Inc.
P.O.Box 26
Waterboro, Me.04061

RE: 82 Shepherd Ln. (lot # 10)

Dear Sir,

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

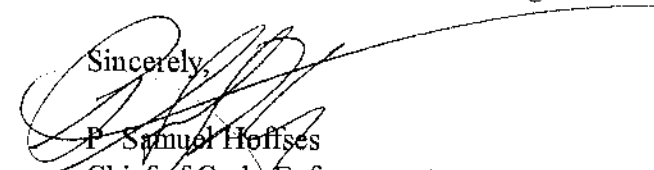
Site Plan Review Requirements

Building Inspection: Approved with conditions : M. Schmuckal
Development Review Coordinator: Approves with conditions : J. Wendel

Building Code Requirements

1. Please read and implement items 1,2,5,6,8,9,10,11,12, 16,21,25,26 and 27 of the attached building permit report.
2. All structural items must be designed to The BOCA National Building Code /1996. plans.

Sincerely,


P. Samuel Hoffses
Chief of Code Enforcement

c: M. Schmuckal
J. Wendel



CITY OF PORTLAND
Planning and Urban Development Department

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FROM: Jim Wendel, Development Review Coordinator
DATE: September 11, 1997
RE: Request for Certificate of Occupancy
82 Shepherd Lane (lot 10)

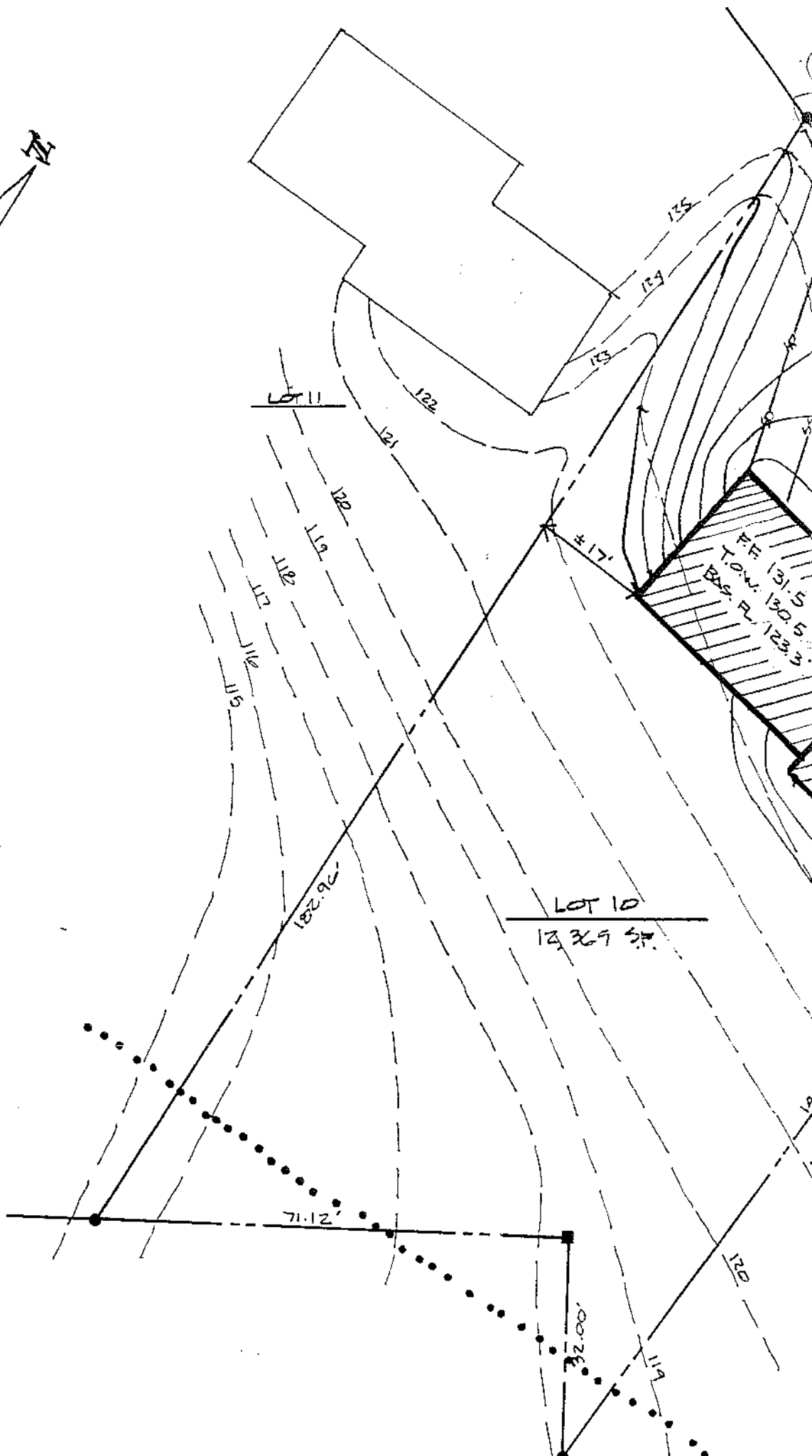
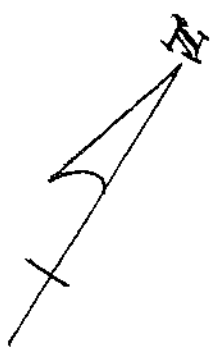
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2. The number for the street address must be placed on the street frontage of the house.
3. Public Works does have the required as-built data for the sanitary and storm sewers.

It is my opinion that the project is in substantial compliance with the approved site plan however, no type of certificate of occupancy should be issued until item #1 is completed.

These are minor items that can be taken care of quickly by the applicant. When complete, and considered acceptable by the DRC, a permanent certificate of occupancy can be issued assuming code enforcement has no outstanding issues.

cc: Kandi Talbot, Planner



KEY

- PROP. LINE
- CURB
- EXIST. CONTOUR
- PROP. CONTOUR
- STORM DR. LINE
- SON-SEW. LINE
- WATER LINE
- CATCH BASIN
- MANHOLE
- TRANSFORMER
- WETLAND BOUN.
- EL. TEL LINES