

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 124 Shepard Lane, Lot #16		Owner: Whalen Guilmond		Phone: 774-4075		Permit No: <b>960220</b>	
Owner Address: 28 Hammond St. Portland, ME		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: owner		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  APR - 3 1996  <b>CITY OF PORTLAND</b>                  Zone: CBL: R-2 351-A-031                  Zoning Approval: 3/29/96  <b>Special Zone or Reviews:</b>  <input type="checkbox"/> Shoreland  <input type="checkbox"/> Wetland  <input type="checkbox"/> Flood Zone  <input type="checkbox"/> Subdivision  <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> </div>	
Past Use: Vacant lot		Proposed Use: Single family/jw/attached garage		COST OF WORK: \$ 30,000.00 PERMIT FEE: \$ 420.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: 33 Type: 513 BOCA 93 Signature: <i>Huffman</i> Signature: <i>Huffman</i>			
Proposed Project Description: Build a single family with attached garage as per plans				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____			
Permit Taken By: Victoria A. Dover		Date Applied For: March 4, 1996					

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**PERMIT ISSUED WITH LETTER**

**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit

*Whalen Guilmond*  
 SIGNATURE OF APPLICANT      ADDRESS: 28 Hammond St. Portland 04101      DATE: 3/4/96      PHONE: 774-4075

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE      PHONE:

White-Permit Desk   Green-Assessor's   Canary-D.P.W.   Pink-Public File   Ivory Card-Inspector

CEO DISTRICT 7

*D. Jordan*

COMMENTS

4-12-96 - no Foundation yet. / 4-18-96 Excavation & Footings have started /  
 4-22-96 Found walls poured / Set bolts appear OK / int + ext drainage tile  
 in / Damp proofing completed / 4/24/96 - Plumbing Insp. under slab 4" PVC Sch 40  
 w/ 1 3" PVC Sch 40 branch then to 2" PVC Sch 40 (Vertical) (slope OK on 4" drain / 1" copper water  
 Fed under Esms / w Ami-Flex insulation type K  
 5-7-96 - Framing started \* Note steel I-Beam in basement Carry needs letter from  
 design Prof. / 2x10 Pl. Joist 16" oc / Partial daylight basement walls 2x6 16" oc + 2x6 Pt Sills  
 5-31-96 - Framing Insp. Comp. / 2 I-Beams (Basement & Garage) Need D.P. letter.  
 No notification of 10'0" sills on front porch /  
 6-6-96 Air Test OK (Pb)  
 3/5/98 CJO, OK, a Nurse

Inspection Record

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



**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** Dave Jordan, Code Enforcement Officer  
**FROM:** James Seymour, Acting Development Review Coordinator *JRS*  
**DATE:** July 9, 1996  
**SUBJECT:** Permanent Certificate of Occupancy for 124 Shepard Lane

I have reviewed the single family residence at 124 Shepard Lane and believe it would be acceptable to issue a permanent Certificate of Occupancy.

cc: Kathi Staples PE, City Engineer



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Planning and Urban Development Department

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**cc:** Kathi Staples PE, City Engineer

5-3-96

124 Shepard Framing 2x10 Fl joist 16" oc / 2x6 16" oc  
wall day lite basement / 2x6 pt sills 3/4" T+G  
ply wood floor / steel I-beam basement carry / need  
design plot letter

Applicant: Whelan Guimond  
Address: 124 Shepherd Lane  
Assessors No.: 351-A-31

Date: 3/28/96

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-2

Interior or <sup>Palmer</sup> corner lot -

Use - single family dwelling with attached garage

Sewage Disposal - City

Rear Yards - 25' req - 59' shown

Side Yards - 1<sup>st</sup> story = 12 ft - 2 stories = 14 ft. → 12' shown on left side

Front Yards - 25' req - 44' shown

20' req on side st. setback  
↓  
20' shown on right side

Projections -

Height - garage is 1 story house is 2 stories

Lot Area - 10,000<sup>+</sup> - 13,263<sup>+</sup> per assessors

Building Area - max 20% of lot area

Area per Family - 10,000<sup>+</sup> req

Width of Lot - 80' req - 88' ± shown

Lot Frontage - 50' req - 88' ± shown

Off-street Parking - 2 cars shown

Loading Bays - N/A

Site Plan - minor/minor

Shoreland Zoning - N/A

Flood Plains -

# PLUMBING APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 289-3826

## PROPERTY ADDRESS

Town Or Plantation	Portland
Street Subdivision Lot #	121/5 Sheppard Lane

## PROPERTY OWNERS NAME

Last: Guimond First: William

Applicant Name: S.P. Plumbing + HEA

Mailing Address of Owner/Applicant (If Different):  
42 Hinckley Ave  
Portland, ME

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant \_\_\_\_\_ Date \_\_\_\_\_

PORTLAND Date Permit Issued: 4, 23, 96 PERMIT # 5731 STATE COPY \$ 56.00 FEE  If Double Fee Charged L.P.I. # 01124

171 \_\_\_\_\_ Local Plumbing Inspector Signature

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature \_\_\_\_\_ Date Approved \_\_\_\_\_

## PERMIT INFORMATION

<b>This Application is for</b>	<b>Type Of Structure To Be Served:</b>	<b>Plumbing To Be Installed By:</b>
1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER — SPECIFY _____	1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>2709</u>

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.  <b>OR</b> HOOK-UP: to an existing subsurface wastewater disposal system.	2	Hosebibb / Sillcock	2	Bathtub (and Shower)
		Floor Drain		Shower (Separate)
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal	1	Sink
		Drinking Fountain	3	Wash Basin
Number of Hook-Ups & Relocations		Indirect Waste	3	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	1	Clothes Washer
Hook-Up & Relocation Fee		Grease / Oil Separator	1	Dish Washer
		Dental Cuspidor	1	Garbage Disposal
<b>OR</b> TRANSFER FEE [\$6.00]		Bidet		Laundry Tub
		Other: _____		Water Heater
	Fixtures (Subtotal) Column 2		12	Fixtures (Subtotal) Column 1
			2	Fixtures (Subtotal) Column 2
			14	<b>Total Fixtures</b>
			\$56.00	<b>Fixture Fee</b>
			\$	<b>Transfer Fee</b>
			\$	<b>Hook-Up &amp; Relocation Fee</b>
			\$56.00	<b>Permit Fee (Total)</b>

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE





Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

April 1, 1996

Whalen Guimond  
28 Hammond Street  
Portland, Maine 04101

RE:124 Shepherd Lane  
Lot 16

Dear Mr. Guimond,

Your application to construct a single family dwelling with attached garage has been reviewed and a permit is herewith issued subject to the requirements listed below. 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

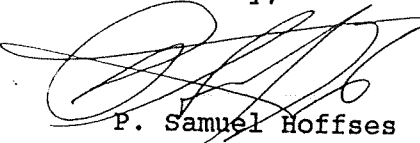
**Building Inspections** - Approved - M. Schmuckal  
**Development Review Coordinator** - 1) See attached standard conditions. 2) Attention shall be given to field verification of utility services stubs. 3) Establishing erosion control measures and not filling wetlands unless permitted by Maine D.E.P. and notifying the Development Review Coordinator of construction status, see note 15. - J. Seymour

### Building Code Requirements

1. Please read and implement items 1, 2, 7, 9, 10, 11, 13, 14, 15 and 16 of the attached Building Permit Report.
2. Foundation waterproofing and damp proofing shall be done in accordance with Chapter 18, Section 1813.0 of the City's Building Code (The BOCA National Building Code/1993).
3. Electrical and plumbing permits must be obtained by a master of their trade.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses  
Chief, Inspection Services

cc: M. Schmuckal, Asst C, Insp Svcs  
J. Seymour, DRC

BUILDING PERMIT REPORT

DATE: April 3, 1996 ADDRESS: 124 Shepherd Lane (Lot 16)

REASON FOR PERMIT: To construct a single family dwelling w/garage

BUILDING OWNER: Whalen Guimond

CONTRACTOR: Owner APPROVED: See Items 1, 2, 7, 9, 10, 11, 13, 14, 15 & 16

CONDITIONS OF APPROVAL

1. Before concrete for foundation is placed, approvals from Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precautions must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 square feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code, Chapter 9, Section 19, 919.3.2 (BOCA National Building Code/1993) and NFPA 101, Chapters 18 and 19. (Smoke detectors shall be installed and maintained at the following locations):
  - a. In the immediate vicinity of bedrooms
  - b. In all bedrooms
  - c. In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1 hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1993)
11. Guardrail and Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups, 42 inches, except Use Group R which is 36 inches. In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4 inches cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum is 11" tread, and 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued for demolition permit is granted.
17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

P. Samuel Hoffses  
Chief, Inspection Services



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

I. D. Number \_\_\_\_\_

Applicant Whalen Guimond 774-4075

March 4, 1996

Applicant's Mailing Address 28 Hammond Street, Portland 04101

Application Date Lot #16 Shepard Lane  
Project Name/Description

Consultant/Agent \_\_\_\_\_

124 Shepherd Lane

Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

Address of Proposed Site

351-A-031

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change of Use  Residential

Office  Retail  Manufacturing  Warehouse/Distribution  Other (specify) \_\_\_\_\_

Proposed Building Square Feet or # of Units 1482 GFC 1,664 sq. ft.

Acreage of Site 14,000 sq ft

R-2

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 checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____             |

Fees paid: site plan \$50.00 subdivision \_\_\_\_\_

**Approval Status:**

- Approved  Approved w/Conditions listed below  Denied

Reviewer Marge Schumetal

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Approval Date 3/29/96 Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  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            |                       |
| Performance Guarantee Reduced                           | _____ date           | _____ remaining balance | _____ signature       |
| Performance Guarantee Released                          | _____ date           | _____ signature         |                       |
| Defect Guarantee Submitted                              | _____ submitted date | _____ amount            | _____ expiration date |
| Defect Guarantee Released                               | _____ date           | _____ signature         |                       |

Address: 124 Shepherd Lane (Lot #16)



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

I. D. Number \_\_\_\_\_

Whalen Guimond 774-4075

March 4, 1996

Applicant  
28 Hammond Street, Portland 04101

Application Date

Applicant's Mailing Address

Lot #16 Shepard Lane  
Project Name/Description

Consultant/Agent

124 Shepard Lane  
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

351-A-081  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 Office  Retail  Manufacturing  Warehouse/Distribution  Change of Use  Residential  
1482 GFC 1,664 sq. ft. 14,000 sq ft R-2

Proposed Building Square Feet or # of Units 14,000 sq ft Acreage of Site 13,263 sq ft Zoning R-2

**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 checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____             |

Fees paid: site plan \$50.00 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer James Seymour

- Approved  Approved w/Conditions listed below  Denied

- SEE ATTACHED STANDARD CONDITIONS
- ATTENTION SHALL BE PAID TO FIELD VERIFICATION OF UTILITY SERVICE STUBS,
- ESTABLISHING EROSION CONTROL MEASURES, AND NOT FILLING WETLANDS UNLESS PERMITTED
- BY MAINE D.E.P., AND NOTIFYING DEVELOPMENT REV. COORD. OF CONSTRUCTION STATUS, SEE NOTE 15.

Approval Date 3/26/96 Approval Expiration 3/97 Extension to \_\_\_\_\_ date

Condition Compliance James Seymour 3/26/96 signature date

Additional Sheets Attached  
See attached suggested grading sheet

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	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

Address: 124 Shepard Lane (Lot #16)

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

APPLICANT: WHALEN GUIMOND  
ADDRESS: 28 HAMMOND STREET, PORTLAND, ME 04101  
SITE ADDRESS/LOCATION: 124 SHEPHERD LANE  
DATE: 3/25/96

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 124 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. **(FIELD VERIFY!)**
- 6.  A sewer permit is required for your project. Please contact Carol Poliskey 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 Poliskey 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.  NO WORK OR FILLING ACTIVITIES SHALL OCCUR IN OR NEAR THE LOCATED WETLANDS WITHOUT THE PERMIT APPROVAL FROM THE ME. D.E.P

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

\* 14.  SILTATION FENCE SHALL BE INSTALLED ALONG WETLAND LIMITS AND THE PALMER AVE. PROPERTY LINE. ALL DISTURBED AREAS SHALL BE MULCHED LOAMED, AND SEEDED IMMEDIATELY FOLLOWING CONSTRUCTION ACTIVITY.

15.  THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE DEVELOPMENT REVIEW COORDINATOR PRIOR TO ESTABLISHING SWALE GRADES, SETTING THE FOUNDATION FORMS, AND PRIOR TO FINAL GRADING.

16.  THE APPLICANT SHOULD RECONSIDER CROSSING ALL SERVICES WITH THE ELECTRICAL LINE. ELECTRIC SERVICE MAY BE CONDUITED UNDER THE DRIVEWAY INSTEAD.