



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 73 Shepherd Ln (Lot #24) 351-B-008

Issued to Coleman Construction

Date of Issue 04 April 1995

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. 941252, 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 Dwelling

Limiting Conditions: TEMPORARY:

See attached memo from James Seymour to David Jordan dated 80 March 1995 with five (5) conditions of approval.

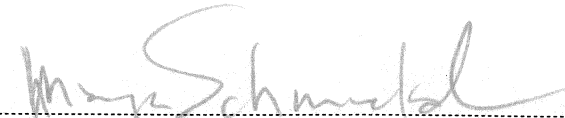
This certificate supersedes certificate issued

Approved:

4-4-95 

(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, MAINE  
MEMORANDUM

TO: David Jordan, Code Enforcement Officer

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

DATE: March 30, 1995

SUBJECT: Temporary Certificate of Occupancy for 73 Shepherd Lane

I have reviewed the single family residence at 73 Shepherd Lane 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. At the time of my site visit, the driveway had not been constructed. However, it now appears that final floor grades were established for the garage allowing the driveway grades to conform to the review conditions made by Owens McCullough, PE (former Acting Development Review Coordinator) in his 11/11/94 site review. Prior to any issuance of a permanent Certificate of Occupancy the applicant must complete the construction of the driveway with grading that provides positive drainage away from the garage to the curb line of Shepherd Lane. It will be required that the DRC approve this driveway construction.
2. The disturbed lot area shall be loamed, seeded and mulched no later than May 15, 1995 and approved by the Development Review Coordinator.
3. 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 DRC and planted by May 15, 1995.
4. Siltation fencing or hay bales should be installed at the limit of construction along the westerly property line which abuts Lot 23. Drainage flows traverse the rear of the lot and concentrate into a small swale. A short section of siltation fence or hay bales should be installed to protect Lot 23, and the open space from sedimentation during the time that soils will remain bare or disturbed due to construction. Erosion and sedimentation controls should be secured by either a date when ground surface becomes unfrozen enough to install or a date no later than April 7, 1995. Siltation fence or hay bales may be removed once areas disturbed by construction have become 80% revegetated.

5. The lot shall be graded such that it will conform to the grades existing on the abutting property (Lot 23.) No drainage shall discharge onto the front or side yard of the abutting lot (Lot 23) in a concentrated flow or in a swale form. Any swales constructed shall be contained on the applicant's lot and discharge to the rear of the site. All lot grading must be approved by the Development Review Coordinator by May 8, 1995.

cc: Paul Niehoff, Materials Engineer